



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: March 22, 2019

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Seventh Street Rehabilitation

RECOMMENDATION:

Approval of Resolution No. 4 which sets the second public hearing for the Seventh Street Rehabilitation Project.

BACKGROUND:

This public hearing is intended to provide affected residents with the opportunity to comment regarding their individual assessments.

Step Four/Resolution No. 4 takes place after the bids are received. Estimated assessment amounts are adjusted if necessary to reflect the actual cost as dictated by the bids received. A second public hearing is set to allow property owners to comment on their particular assessment. Each property owner is sent a second notice containing the date and time of the public hearing and the amount of the proposed assessment for their property. City Council sets the second public hearing at its **April 15, 2019** meeting.

Step Five/Resolution No. 5 documents the second public hearing, finalizes the special assessment roll and sets the terms of payment. This public hearing is designed to allow affected citizens the opportunity to argue whether or not the amount of their assessment is fair and equitable in relation to the benefit they receive from the project. If, after hearing citizen comment, the council decides adjustments need to be made to the assessment roll they may do so. Alternately, if it is felt all the assessments are fair and equitable the resolution may be passed as written.

Tonight the council will be considering Resolution No. 4 for the proposed district as a part of the Consent Agenda. Staff recommends authorization of Resolution No. 4 setting a public hearing for Monday, **April 15, 2019** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Seventh Street, Public Street, from Oliver Street to King Street

Attachment(s): Seventh Street Resolution No. 4
Special Assessment Roll

RESOLUTION NO.
SEVENTH STREET
FROM OLIVER STREET TO KING STREET
SPECIAL ASSESSMENT RESOLUTION NO. 4

WHEREAS, the Assessor has prepared a special assessment roll for the purpose of specially assessing that portion of the cost of the public improvements more particularly hereinafter described to the properties specially benefited by said public improvement, and the same has been presented to the Council by the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is hereby accepted and shall be filed in the office of the City Clerk for public examination.
2. The Council shall meet at the Owosso City Hall, Owosso, Michigan at 7:30 o'clock p.m., on Monday, April 15, 2019 for the purpose of hearing all persons interested in said special assessment roll and reviewing the same.
3. The City Clerk is directed to publish the notice of said hearings once in the *Argus Press*, the official newspaper of the City of Owosso, not less than ten (10) days prior to said hearing and shall further cause notice of said hearing to be sent by first class mail to each owner of the property subject to assessment, as indicated by the records in the City Assessor's office as shown on the general tax rolls of the City, at least ten (10) days before the time of said hearing, said notice to be mailed to the addresses shown on said general tax rolls of the City.
4. The notice of said hearing to be published and mailed shall be in substantially the following form:

NOTICE OF HEARING
TO REVIEW SPECIAL ASSESSMENT ROLL
CITY OF OWOSSO, COUNTY OF SHIAWASSEE, MICHIGAN

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

SEVENTH STREET, A PUBLIC STREET, FROM OLIVER STREET TO KING STREET

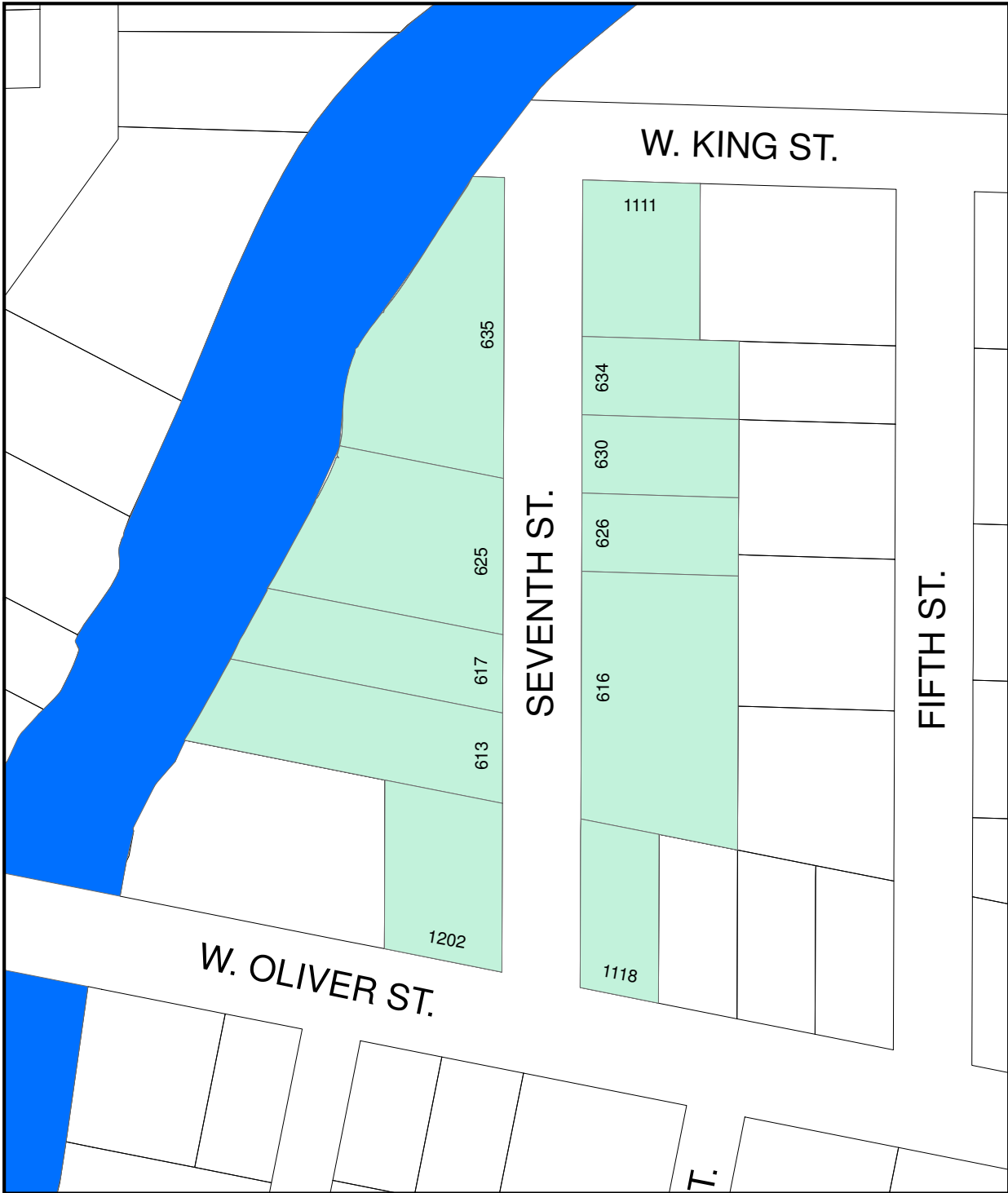
TAKE NOTICE that a Special Assessment roll has been prepared for the purpose of defraying the Special Assessment district's share of the cost of the following described improvements:

STREET RESURFACING

The said Special Assessment roll is on file for public examination with the City Clerk and any objections to said Special Assessment roll must be filed in writing with the City Clerk prior to the close of the hearing to review said Special Assessment roll.

TAKE FURTHER NOTICE that appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal if an appeal should be desired. A property owner or party in interest, his or her agent, may appear in person at the hearing to protest the special assessment or may file his or her appearance by letter and his or her personal appearance shall not be required. The property owner or any person having an interest in the property subject to the proposed special assessments may file a written appeal of the special assessment with the State Tax Tribunal within thirty days after confirmation of the special assessment roll if that special assessment was protested at this hearing.

TAKE FURTHER NOTICE that the City Council will meet at the Owosso City Hall, Owosso, Michigan at 7:30 p.m. on Monday, April 15, 2019 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.



City of Owosso

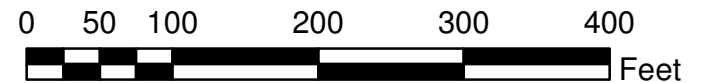
Proposed Special Assessment

Seventh Street
from Oliver Street to King Street



Legend

- Special Assessment Parcels
- City Parcels 2018 Edition
- Shiawassee River
- 501 Street Address Number



1 inch = 132 feet

WEST SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
1202	W OLIVER	SMITH, BETTY J	670-006-005	142.5	0.75	106.88	\$37.55	\$4,013.16	R1
613	SEVENTH	VREIBEL, DAVID M & CAROL R	670-006-003	76.5	1	76.50	\$37.55	\$2,872.58	R1
617	SEVENTH	MATZNICK, DENNIS A & SUSAN	670-006-002	66	1	66.00	\$37.55	\$2,478.30	R1
625	SEVENTH	BRUFF, ROBERT H & JACQUELINE	670-006-001	132	1	132.00	\$37.55	\$4,956.60	R1
635	SEVENTH	VACHHANI, DENISE L TRUST	670-006-004	253.5	1	253.50	\$37.55	\$9,518.93	R1
				670.5		634.88		\$23,839.56	

EAST SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
1118	W OLIVER	JORDAN, DAVID	670-005-015	142.5	0.75	106.88	\$37.55	\$4,013.16	R1
616	SEVENTH	KITCHEN, MARY ANN	670-005-010	209	1	209.00	\$37.55	\$7,847.95	R1
626	SEVENTH	BRUFF, BRIAN C	670-005-007	66	1	66.00	\$37.55	\$2,478.30	R1
630	SEVENTH	CLAYTON, DANIEL R & VICKIE A TR	670-005-006	66	1	66.00	\$37.55	\$2,478.30	R1
634	SEVENTH	MATIYOW, CHARLES & MARIAN	670-005-003	66	1	66.00	\$37.55	\$2,478.30	R1
1111	W KING	CAMPBELL, MARY ALICE TRUST	670-005-002	132	0.75	99.00	\$37.55	\$3,717.45	R1
				681.5		612.88		\$23,013.46	

TOTAL ASSESSABLE FRONT FOOTAGE

1247.75

SEE SHEET TWO FOR EXPLANATION OF ASSESSMENT ROLL

**POST-BID ASSESSMENT CALCULATIONS
SEVENTH STREET**

SEVENTH STREET FROM OLIVER TO KING

SPECIAL ASSESSMENT 2019-11 ROLL

RESO 4

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$123,863.57
TOTAL ASSESSABLE FRONT FEET RESIDENTIAL	1247.75
TOTAL ASSESSABLE FRONT FEET COMMERCIAL	0.00
TOTAL ASSESSABLE FRONT FEET	1247.75

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ELIGIBLE FOR ASSESSMENT PER TYPE	\$123,863.57	\$123,863.57	
CITY SHARE $\geq 60\%$	\$77,005.50	\$74,318.14	
PROPERTY SHARE @ $\leq 40\%$	\$46,858.07	\$49,545.43	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/TOTAL FRONT FOOTAGE	\$37.55	\$39.71	
TOTAL FRONT FEET PER TYPE	1247.75	0.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$46,858.07	\$0.00	\$46,858.07

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$23,839.56
EAST SIDE	\$23,013.46
TOTAL SPECIAL ASSESSMENT	<u>\$46,853.01</u>

**POST-BID ENGINEER'S ESTIMATE
SEVENTH STREET**

20-Mar-19

RESO 4

SEVENTH STREET ENGINEER'S POST-BID ESTIMATE

WORK ITEM	UNIT	SEVENTH QUANTITIES	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
MOBILIZATION, MAX	LSUM	1.00	\$ 11,790.00	\$ 11,790.00	\$ 11,790.00	\$ 7,074.00	\$ 4,716.00	\$ 4,716.00
DR STRUCTURE, REM	EA	6.00	\$ 300.00	\$ 1,800.00				
SEWER, REM, LESS THAN 24 INCH	LFT	70.00	\$ 6.00	\$ 420.00				
CURB AND GUTTER, REM	LFT	896.00	\$ 5.00	\$ 4,480.00	\$ 4,480.00	\$ 2,688.00	\$ 1,792.00	\$ 1,792.00
PAVT, REM	SYD	168.00	\$ 6.00	\$ 1,008.00				
SIDEWALK, REM	SYD	73.00	\$ 5.00	\$ 365.00				
SUBGRADE UNDERCUTTING, TYPE I	CYD	50.00	\$ 25.00	\$ 1,250.00				
EXCAVATION, EARTH	CYD	731.00	\$ 12.25	\$ 8,954.75				
EROSION CONTROL, INLET PROTECTION, FABRIC DROF	EA	5.00	\$ 95.00	\$ 475.00	\$ 475.00	\$ 285.00	\$ 190.00	\$ 190.00
MAINTENANCE GRAVEL	TON	30.00	\$ 30.00	\$ 900.00	\$ 900.00	\$ 540.00	\$ 360.00	\$ 360.00
DR STRUCTURE COVER, TEMP LOWERING	EA	2.00	\$ 250.00	\$ 500.00	\$ 500.00	\$ 300.00	\$ 200.00	\$ 200.00
HMA SURFACE, REM	SYD	2681.00	\$ 2.00	\$ 5,362.00	\$ 5,362.00	\$ 3,217.20	\$ 2,144.80	\$ 2,144.80
EMBANKMENT, CIP	CYD	37.00	\$ 10.00	\$ 370.00				
APPROACH, CL II, LM	CYD	10.00	\$ 40.00	\$ 400.00				
AGGREGATE BASE, 8 INCH, MOD	SYD	2681.00	\$ 13.10	\$ 35,121.10				
GEOTEXTILE SEPARATOR	SYD	2681.00	\$ 1.75	\$ 4,691.75				
SEWER, SDR-26, 10 INCH, TRENCH DET B-MOD	LFT	73.00	\$ 49.00	\$ 3,577.00				
SEWER, SDR-26, 12 INCH, TRENCH DET B-MOD	LFT	70.00	\$ 54.55	\$ 3,818.50				
DR STRUCTURE COVER, ADJ, CASE 1	EA	2.00	\$ 450.00	\$ 900.00	\$ 900.00	\$ 540.00	\$ 360.00	\$ 360.00
DR STRUCTURE COVER, EJ 1060	EA	3.00	\$ 700.00	\$ 2,100.00	\$ 2,100.00	\$ 1,260.00	\$ 840.00	\$ 840.00
DR STRUCTURE COVER, EJ 1120 W/ GASKET SEAL	EA	2.00	\$ 700.00	\$ 1,400.00	\$ 1,400.00	\$ 840.00	\$ 560.00	\$ 560.00
DR STRUCTURE COVER, EJ 7000	EA	4.00	\$ 900.00	\$ 3,600.00	\$ 3,600.00	\$ 2,160.00	\$ 1,440.00	\$ 1,440.00
DR STRUCTURE, 36 INCH DIA. MOD	EA	4.00	\$ 1,500.00	\$ 6,000.00				
DR STRUCTURE, 48 INCH DIA. MOD	EA	3.00	\$ 2,000.00	\$ 6,000.00				
HMA, 2C@3.0"	TON	442.00	\$ 76.00	\$ 33,592.00	\$ 33,592.00	\$ 20,155.20	\$ 11,197.33	\$ 13,436.80
HMA, 5E3@ 1.5"	TON	221.00	\$ 82.84	\$ 18,307.64	\$ 18,307.64	\$ 10,984.58	\$ 7,323.06	\$ 7,323.06
HMA APPROACH	TON	15.00	\$ 78.30	\$ 1,174.50				
CEMENT	TON	1.00	\$ 175.00	\$ 175.00				
DRIVEWAY, NONREINF CONC, 6 INCH	SYD	98.00	\$ 28.20	\$ 2,763.60				
CURB AND GUTTER, CONC, DET F4, MOD	LFT	896.00	\$ 18.00	\$ 16,128.00	\$ 16,128.00	\$ 9,676.80	\$ 6,451.20	\$ 6,451.20
DETECTABLE WARNING SURFACE, MODIFIED	LFT	10.00	\$ 72.00	\$ 720.00				
SIDEWALK RAMP, CONC, 7 INCH	SFT	198.00	\$ 5.25	\$ 1,039.50				
MINOR TRAF DEVICES	LSUM	1.00	\$ 3,685.00	\$ 3,685.00	\$ 3,685.00	\$ 2,211.00	\$ 1,474.00	\$ 1,474.00
BARRICADE, TYPE III, HIGH INTENSITY, FURN & OPEF	EA	2.00	\$ 85.00	\$ 170.00				
PEDESTRIAN TYPE II BARRICADE, TEMP	EA	5.00	\$ 120.00	\$ 600.00				
PLASTIC DRUM, HIGH INTENSITY, FURN & OPEF	EA	25.00	\$ 11.50	\$ 287.50				
SIGN, TYPE B, TEMP, PRISMATIC, FURN & OPER	SFT	191.00	\$ 3.25	\$ 620.75				
TURF ESTABLISHMENT, PERFORMANCE	SYD	765.00	\$ 5.00	\$ 3,825.00				
VALVE BOX, ADJ	EA	3.00	\$ 200.00	\$ 600.00				
SUB TOTALS				\$ 188,971.59	\$ 103,219.64	\$ 61,931.78	\$ 39,048.39	\$ 41,287.86
ENGINEERING AT 15% ASSESSABLE COST				\$ 28,345.74	\$ 15,482.95	\$ 9,289.77	\$ 5,857.26	\$ 6,193.18
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 9,448.58	\$ 5,160.98	\$ 3,096.59	\$ 1,952.42	\$ 2,064.39
GRAND TOTALS				\$ 226,765.91	\$ 123,863.57	\$ 74,318.14	\$ 46,858.07	\$ 49,545.43