



## MEMORANDUM

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

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DATE: September 10, 2018

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Summit Street Resurfacing – Special Assessment Resolution No 2

When deemed necessary, the city conducts a street improvement program. Public streets are selected for inclusion in the program either by citizen initiated petition or by selection of the city. **Summit Street, from Abbott Street to Rubelman Drive**, is proposed by the city for street resurfacing. Property owners are then specially assessed to cover the cost of the proposed improvement. Past practice has been to assess property owners along the street 40% of the proposed benefit and the remaining 60% to the community at large. Each property owner can pay an assessment in one lump sum or in installments over the multi-year period (the period being determined by the amount of the average assessment).

The special assessment process has five steps, each having its own purpose and accompanying resolution.

Step One/Resolution No. 1 identifies the special assessment district(s), directs the city manager to estimate project costs and the amounts to be specially assessed, and determines the life of the proposed improvements. Resolution No. 1 for the proposed improvement was approved by City Council at its **September 18, 2017** meeting.

Step Two/Resolution No. 2 sets the date for the hearing of necessity on the projects. It directs notices to be sent to each affected property owner detailing the proposed project, notifying them of the public hearing date, and the estimated amount of their assessment. City Council is asked to act upon Resolution No. 2 on **September 17, 2018** for the proposed improvement and set the public hearing date and time for Monday, October 1, 2018 at 7:30 p.m.

Step Three/Resolution No. 3 documents the hearing of necessity. This hearing provides affected residents with the opportunity to comment on whether they feel the project is necessary and of the proper scale. After hearing citizen comment on the project the city council has three options: if they agree that the project should proceed as proposed, the district is established and staff is directed to go on with the next steps of the proposed project, including obtaining bids; if they feel the project should go forward, but with some adjustments they may direct staff to make those adjustments and proceed; if they feel the project is not warranted and should not proceed at all they would simply fail to act on Resolution No. 3, effectively stopping the process.

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.

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 they feel all the assessments are fair and equitable they may pass the resolution as written.

Tonight the council will be considering Resolution No. 2 for the proposed district as a part of the Consent Agenda.

Staff recommends authorization of Resolution No. 2 for the following district:

**Summit Street, a Public Street, from Abbott Street to Rubelman Drive**

**RESOLUTION NO.**

**SUMMIT STREET  
FROM ABBOTT STREET TO RUBELMAN DRIVE  
FOR STREET RESURFACING  
SPECIAL ASSESSMENT RESOLUTION NO. 2**

WHEREAS, the City Council has ordered the City Manager to prepare a report for public improvement, more particularly hereinafter described; and

SUMMIT STREET, A PUBLIC STREET, FROM ABBOTT STREET TO RUBELMAN DRIVE  
FOR STREET RESURFACING

WHEREAS, the City Manager prepared said report and the same has been filed with the City Council as required by the Special Assessment Ordinance of the City of Owosso and the Council has reviewed said report.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The plans and estimate of cost and the report of the City Manager for said public improvement shall be filed in the office of the City Clerk and shall be available for public examination.
2. The City Council hereby determines that the Public Improvement hereinafter set forth may be necessary.
3. The City Council hereby approves the estimate of cost of said public improvement to be \$516,567.30 and determines that \$103,005.82 thereof shall be paid by special assessment imposed on the lots and parcels of land more particularly hereinafter set forth, which lots and parcels of land are hereby designated to be all of the lots and parcels of land to be benefited by said improvements and determines that \$413,561.48 of the cost thereof shall be paid by the City at large because of benefit to the City at large.
4. The City Council hereby determines that the portion of the cost of said public improvement to be specially assessed shall be assessed in accordance with the benefits to be received.
5. The City Council shall meet at the Owosso City Hall Council Chambers on Monday, October 1, 2018 at 7:30 p.m. for the purpose of hearing all persons to be affected by the proposed public improvement.
6. The City Clerk is hereby directed to cause notice of the time and place of the hearing to be published once in The Argus Press, the official newspaper of the City of Owosso, not less than seven (7) days prior to the date of said hearing and shall further cause notice of said hearing to be sent by first class mail to each owner of property subject to assessment, as indicated by the records in the City Assessor's Office as shown on the general tax roll of the City, at least (10) full days before the time of said hearing, said notice to be mailed to the addresses shown on said general tax rolls of the City.
7. The notice of said hearing to be published and mailed shall be in substantially the following form:

**NOTICE OF SPECIAL ASSESSMENT HEARING  
CITY OF OWOSSO, MICHIGAN**

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

TAKE NOTICE that the City Council intends to acquire and construct the following described public improvement:

Summit Street, a Public Street, from Abbott Street to Rubelman Drive  
Street Resurfacing

The City Council intends to defray apart or all of the cost of the above-described public improvement by special assessment against the above described property.

TAKE FURTHER NOTICE that City Council has caused plans and an estimate of the cost and report for the above described public improvement to be prepared and made by the City Manager and the same is on file with the City Clerk and available for public examination.

TAKE FURTHER NOTICE that the City Council will meet at the Owosso City Hall Council Chambers, Owosso, Michigan at 7:30 o'clock p.m. on Monday, October 1, 2018 for the purpose of hearing any person to be affected by the proposed public improvement.

**ENGINEER'S ESTIMATE  
SUMMIT STREET**

4-Sep-18

SUMMIT STREET ENGINEER'S ESTIMATE

WORK ITEM	UNIT	SUMMIT QUANTITIES	UNIT PRICE	AMOUNT	ELLIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
MOBILIZATION, MAX	LSUM	1.00	\$ 20,500.00	\$ 20,500.00	\$ 20,500.00	\$ 12,300.00	\$ 8,200.00	\$ 8,200.00
DR STRUCTURE, REM	EA	16.00	\$ 350.00	\$ 5,600.00				
SEWER, REM, LESS THAN 24 INCH	LFT	510.00	\$ 10.00	\$ 5,100.00				
CURB AND GUTTER, REM	LFT	818.00	\$ 7.00	\$ 5,726.00	\$ 5,726.00	\$ 3,435.60	\$ 2,290.40	\$ 2,290.40
PAVT, REM	SYD	25.00	\$ 8.00	\$ 200.00	\$ 200.00	\$ 120.00	\$ 80.00	\$ 80.00
SIDEWALK, REM	SYD	208.25	\$ 8.00	\$ 1,666.00				
SUBGRADE UNDERCUTTING, TYPE II	CYD	50.00	\$ 25.00	\$ 1,250.00				
MACHINE GRADING, MOD	STA	35.00	\$ 700.00	\$ 24,500.00				
EROSION CONTROL, INLET PROTECTION, FABRIC DROP	EA	14.00	\$ 100.00	\$ 1,400.00	\$ 1,400.00	\$ 840.00	\$ 560.00	\$ 560.00
EROSION CONTROL, SILT FENCE	FT	50.00	\$ 2.00	\$ 100.00	\$ 100.00	\$ 60.00	\$ 40.00	\$ 40.00
MAINTENANCE GRAVEL	TON	100.00	\$ 25.00	\$ 2,500.00				
APPROACH, CL II, LM	CYD	2.50	\$ 40.00	\$ 100.00	\$ 100.00	\$ 60.00	\$ 40.00	\$ 40.00
SEWER BULKHEAD, 12 INCH OR LESS	EA	0.00	\$ 300.00	\$ -				
SEWER BULKHEAD, 15 INCH OR LESS	EA	0.00	\$ 350.00	\$ -				
SEWER BULKHEAD, 18 INCH OR LESS	EA	0.00	\$ 400.00	\$ -				
SANITARY SERV CONFLICT	EA	1.00	\$ 1,500.00	\$ 1,500.00				
DR STRUCTURE COVER, TEMP LOWERING	EA	7.00	\$ 250.00	\$ 1,750.00	\$ 1,750.00	\$ 1,050.00	\$ 700.00	\$ 700.00
HMA SURFACE, REM	SYD	6380.00	\$ 3.00	\$ 19,140.00	\$ 19,140.00	\$ 11,484.00	\$ 7,656.00	\$ 7,656.00
COLD MILLING HMA SURFACE	SYD	0.00	\$ 3.00	\$ -				
SAWCUTTING	LFT	0.00	\$ 3.00	\$ -				
AGGREGATE BASE, 6 INCH, MOD	SYD	6380.00	\$ 9.50	\$ 60,610.00				
AGGREGATE BASE, 8 INCH, MOD	SYD	0.00	\$ 11.25	\$ -				
AGGREGATE BASE, 9 INCH, MOD	SYD	0.00	\$ 12.00	\$ -				
GEOTEXTILE SEPARATOR	SYD	6380.00	\$ 1.50	\$ 9,570.00				
SEWER, SDR-26, 6 INCH, TRENCH DET B-MOD	LFT	0.00	\$ 35.00	\$ -				
SEWER, SDR-26, 8 INCH, TRENCH DET B-MOD	LFT	0.00	\$ 37.50	\$ -				
SEWER, SDR-26, 10 INCH, TRENCH DET B-MOD	LFT	247.00	\$ 40.00	\$ 9,880.00				
SEWER, SDR-26, 12 INCH, TRENCH DET B-MOD	LFT	10.00	\$ 45.00	\$ 450.00				
SEWER, SDR-26, 15 INCH, TRENCH DET B-MOD	LFT	338.00	\$ 52.00	\$ 17,576.00				
SEWER, SDR-26, 18 INCH, TRENCH DET B-MOD	LFT	37.00	\$ 60.00	\$ 2,220.00				
SEWER, SDR-26, 24 INCH, TRENCH DET B-MOD	LFT	0.00	\$ 75.00	\$ -				
SEWER, SDR-26, 30 INCH, TRENCH DET B-MOD	LFT	0.00	\$ 100.00	\$ -				
DR STRUCTURE COVER, ADJ, CASE 1	EA	4.00	\$ 475.00	\$ 1,900.00	\$ 1,900.00	\$ 1,140.00	\$ 760.00	\$ 760.00
DR STRUCTURE. ADJ, ADD DEPTH	FT	0.00	\$ 325.00	\$ -				
DR STRUCTURE COVER, EJ 1030	EA	0.00	\$ 450.00	\$ -				
DR STRUCTURE COVER, EJ 1060	EA	6.00	\$ 600.00	\$ 3,600.00	\$ 3,600.00	\$ 2,160.00	\$ 1,440.00	\$ 1,440.00
DR STRUCTURE COVER, EJ 1060 W/ TYPE N OVAL GRATE	EA	0.00	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -
DR STRUCTURE COVER, EJ 1120 W/ GASKET SEAL	EA	7.00	\$ 650.00	\$ 4,550.00	\$ 4,550.00	\$ 2,730.00	\$ 1,820.00	\$ 1,820.00
DR STRUCTURE COVER, EJ 7000	EA	10.00	\$ 700.00	\$ 7,000.00	\$ 7,000.00	\$ 4,200.00	\$ 2,800.00	\$ 2,800.00
DR STRUCTURE, 24 INCH DIA, MOD	EA	0.00	\$ 1,200.00	\$ -				
DR STRUCTURE, 36 INCH DIA. MOD	EA	10.00	\$ 1,400.00	\$ 14,000.00				
DR STRUCTURE, 48 INCH DIA. MOD	EA	6.00	\$ 1,800.00	\$ 10,800.00				
DR STRUCTURE, 60 INCH DIA. MOD	EA	0.00	\$ 2,600.00	\$ -				
DR STRUCTURE, 72 INCH DIA. MOD	EA	0.00	\$ 5,000.00	\$ -				
DR STRUCTURE, ADD DEPTH, 60 INCH, 8'-15' DEPTH	FT	0.00	\$ 100.00	\$ -				
DR STRUCTURE, ADD DEPTH, 72 INCH, 8'-15' DEPTH	FT	0.00	\$ 150.00	\$ -				
HAND PATCHING	TON	0.00	\$ 125.00	\$ -				

**ENGINEER'S ESTIMATE  
SUMMIT STREET**

4-Sep-18

SUMMIT STREET ENGINEER'S ESTIMATE  
WORK ITEM

	UNIT	SUMMIT QUANTITIES	UNIT PRICE	AMOUNT	ELLIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
HMA, 2C@ 3"	TON	1125.00	\$ 75.00	\$ 84,375.00	\$ 84,375.00	\$ 50,625.00	\$ 23,962.50	\$ 33,750.00
HMA, 3C	TON	0.00	\$ 70.00	\$ -				
HMA, 4E3	TON	0.00	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -
HMA, 5E3@ 1.5"	TON	563.00	\$ 85.00	\$ 47,855.00	\$ 47,855.00	\$ 28,713.00	\$ 19,142.00	\$ 19,142.00
HMA APPROACH	TON	3.75	\$ 125.00	\$ 468.75	\$ 468.75	\$ 281.25	\$ 187.50	\$ 187.50
CEMENT	TON	1.25	\$ 250.00	\$ 312.50	\$ 312.50	\$ 187.50	\$ 125.00	\$ 125.00
CONCRETE PAVT, NONREINF, 9 INCH	SYD	0.00	\$ 60.00	\$ -				
DRIVEWAY, NONREINF CONC, 6 INCH	SYD	7.50	\$ 45.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -
CURB AND GUTTER, CONC, DET F4, MOD	LFT	818.00	\$ 20.00	\$ 16,360.00	\$ 16,360.00	\$ 9,816.00	\$ 6,544.00	\$ 6,544.00
DETECTABLE WARNING SURFACE	LFT	100.00	\$ 35.00	\$ 3,500.00				
SIDEWALK RAMP, CONC, 4 INCH	SFT	1605.00	\$ 5.00	\$ 8,025.00				
SIDEWALK, CONC, 4 INCH	SFT	440.00	\$ 4.50	\$ 1,980.00				
SIDEWALK, CONC, 6 INCH	SFT	25.00	\$ 5.00	\$ 125.00				
MINOR TRAF DEVICES	LSUM	0.25	\$ 30,000.00	\$ 7,500.00	\$ 3,750.00	\$ 2,250.00	\$ 1,500.00	\$ 1,500.00
BARRICADE, TYPE III, HIGH INTENSITY, FURN & OPER	EA	2.50	\$ 100.00	\$ 250.00				
PEDESTRIAN TYPE II BARRICADE, TEMP	EA	1.00	\$ 150.00	\$ 150.00				
LIGHTED ARROW, TYPE C, FURN AND OPER	EA	1.00	\$ 300.00	\$ 300.00				
PLASTIC DRUM, HIGH INTENSITY, FURN & OPER	EA	31.25	\$ 20.00	\$ 625.00				
SIGN, TYPE B, TEMP, PRISMATIC, FURN & OPER	SFT	175.00	\$ 5.00	\$ 875.00				
TRAF REGULATOR CONTROL	LSUM	0.00	\$ 5,000.00	\$ -				
TURF ESTABLISHMENT, PERFORMANCE	SYD	450.00	\$ 5.00	\$ 2,250.00				
SIGN, TYPE III, REM	EA	1.00	\$ 10.00	\$ 10.00				
SIGN, TYPE III, ERECT, SALV	EA	1.00	\$ 40.00	\$ 40.00				
POST, STEEL, 3 POUND	FT	16.00	\$ 6.00	\$ 96.00				
POST, MAILBOX	EA	5.00	\$ 80.00	\$ 400.00				
VALVE BOX, ADJ	EA	1.00	\$ 200.00	\$ 200.00				
ABANDONED GAS MAIN CONFLICT	EA	2.50	\$ 500.00	\$ 1,250.00				
MISCELLANEOUS WORK ITEMS	LSUM	1.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 12,000.00	\$ 8,000.00	\$ 8,000.00
SUB TOTALS				\$ 430,472.75	\$ 239,087.25	\$ 143,452.35	\$ 85,847.40	\$ 95,634.90
ENGINEERING AT 15% ASSESSABLE COST				\$ 64,570.91	\$ 35,863.09	\$ 21,517.85	\$ 12,877.11	\$ 14,345.24
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 21,523.64	\$ 11,954.36	\$ 7,172.62	\$ 4,292.37	\$ 4,781.75
GRAND TOTALS				\$ 516,567.30	\$ 286,904.70	\$ 172,142.82	\$ 103,016.88	\$ 114,761.88

ESTIMATED SPECIAL ASSESSMENT  
SUMMIT STREET

**SUMMIT STREET**

**SPECIAL ASSESSMENT ROLL**

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$286,904.70
TOTAL ASSESSABLE FRONT FEET	2731.53

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$275,159.70	\$286,904.70	
CITY SHARE ≥ 60%	\$172,142.82	\$172,142.82	
PROPERTY SHARE @ ≤40%	\$103,016.88	\$114,761.88	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/2731.53	\$37.71	\$42.01	
TOTAL FRONT FEET PER TYPE	2731.53	0.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$103,006.00	\$0.00	\$103,006.00

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$52,586.60
EAST SIDE	\$48,552.57
SOUTH SIDE (ABBOTT)	<u>\$1,866.65</u>
TOTAL SPECIAL ASSESSMENT	\$103,005.82

ESTIMATED INDIVIDUAL ASSESSMENTS  
SUMMIT STREET

SUMMIT ST. ABBOTT TO RUBELMAN  
WEST SIDE

SPECIAL ASSESSMENT ROLL

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	
447	ABBOTT	150-000-012	132	0.75	99.00	\$37.71	\$3,733.29	R-1
815	SUMMIT	150-000-013	66	1	66.00	\$37.71	\$2,488.86	R-1
436	BRANDON	150-000-014	66	0.75	49.50	\$37.71	\$1,866.65	R-1
901	SUMMIT	541-000-037	75	0.75	56.25	\$37.71	\$2,121.19	R-1
909	SUMMIT	541-000-039	82.5	1	82.50	\$37.71	\$3,111.08	R-1
917	SUMMIT	541-000-035	82.5	1	82.50	\$37.71	\$3,111.08	R-1
925	SUMMIT	541-000-036	90	1	90.00	\$37.71	\$3,393.90	R-1
1001	SUMMIT	541-000-044	99	1	99.00	\$37.71	\$3,733.29	R-1
1011	SUMMIT	541-000-045	76	1	76.00	\$37.71	\$2,865.96	R-1
1025	SUMMIT	541-000-047	89	1	89.00	\$37.71	\$3,356.19	R-1
1027	SUMMIT	541-000-048	66	1	66.00	\$37.71	\$2,488.86	R-1
1031	SUMMIT	541-000-053	82.5	1	82.50	\$37.71	\$3,111.08	R-1
1035	SUMMIT	541-000-054	82.5	1	82.50	\$37.71	\$3,111.08	R-1
1101	SUMMIT	541-000-059	82.5	1	82.50	\$37.71	\$3,111.08	R-1
1111	SUMMIT	541-000-058	82.5	1	82.50	\$37.71	\$3,111.08	R-1
1218	N. HICKORY	541-000-060	165	0.75	123.75	\$37.71	\$4,666.61	R-1
1311	SUMMIT	140-000-032	85	1	85.00	\$37.71	\$3,205.35	R-1

1504

1394.50

\$52,586.60



ESTIMATED INDIVIDUAL ASSESSMENTS  
SUMMIT STREET

SUMMIT ST. ABBOTT TO RUBELMAN  
EAST SIDE

SPECIAL ASSESSMENT ROLL

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	
501	ABBOTT	140-004-001	132	0.75	99.00	\$37.71	\$3,733.29	R-1
816	SUMMIT	140-004-014	132	0.75	99.00	\$37.71	\$3,733.29	R-1
501	BRANDON	140-005-002	64	1	64.00	\$37.71	\$2,413.44	R-1
914	SUMMIT	140-005-001	115	1	115.00	\$37.71	\$4,336.65	R-1
918	SUMMIT	104-005-003	132	1	132.00	\$37.71	\$4,977.72	R-1
1002	SUMMIT	140-000-001	99	1	99.00	\$37.71	\$3,733.29	R-1
1004	SUMMIT	140-000-002	66	1	66.00	\$37.71	\$2,488.86	R-1
1020	SUMMIT	211-000-002	105.7	1	105.70	\$37.71	\$3,985.95	R-1
1026	SUMMIT	210-000-011	156.3	1	156.30	\$37.71	\$5,894.07	R-1
1040	SUMMIT	210-000-010	75	1	75.00	\$37.71	\$2,828.25	R-1
1044	SUMMIT	140-000-009	75	0.75	56.25	\$37.71	\$2,121.19	R-1
505	MOORE	210-000-008	75	0.75	56.25	\$37.71	\$2,121.19	R-1
1208	SUMMIT	140-000-013	66	1	66.00	\$37.71	\$2,488.86	R-1
502	RUBELMAN	360-000-004	130.7	0.75	98.03	\$37.71	\$3,696.52	R-1
			1423.7		1287.53		\$48,552.57	

ABBOTT STREET SOUTH SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	
446	ABBOTT	140-001-007	66	0.75	49.50	\$37.71	\$1,866.65	R-1
			66		49.50		\$1,866.65	

TOTAL ASSESSABLE FRONT FOOTAGE

2731.53



# City of Owosso

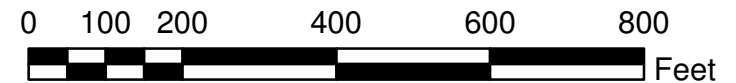
## Proposed Special Assessment

### Summit Street From Abbot St. to Rubelman Dr.



#### Legend

-  Summit Street Assessment Parcels
-  City Parcels 2018
- 501 Street Address Number



1 inch = 250 feet

