



## MEMORANDUM

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DATE: January 28, 2019

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

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

### RECOMMENDATION:

Approval of Resolution No. 4 which sets the second public hearing for the Williams 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 **February 4, 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 Tuesday, **February 19, 2019** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

**Williams Street, a Public Street, from Shiawassee Street to Washington Street**

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

**RESOLUTION NO.**

**WILLIAMS STREET  
FROM SHIAWASSEE STREET TO WASHINGTON 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 Tuesday, February 19, 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:

WILLIAMS STREET, A PUBLIC STREET, FROM SHIAWASSEE STREET TO WASHINGTON 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 REHABILITATION**

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 Tuesday, February 19, 2019 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.

# OWOSSO



**SPECIAL ASSESSMENT ROLL  
DISTRICT NO. 2019-14  
WILLIAMS STREET**

**WILLIAMS STREET FROM SHIAWASSE TO WASHINGTON**

**SPECIAL ASSESSMENT ROLL**

**RESO #4**

NORTH SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
508	WILLIAMS	470-001-006	130.62	1	130.62	\$46.41	\$6,062.07	RM-1
502	WILLIAMS	470-001-005	130.62	0.75	97.965	\$46.41	\$4,546.56	RM-1
422-424	WILLIAMS	470-002-010	61	0.75	45.75	\$46.41	\$2,123.26	RM-1
416	WILLIAMS	470-002-009	61	1	61	\$46.41	\$2,831.01	RM-1
408	WILLIAMS	470-002-008	56	1	56	\$46.41	\$2,598.96	RM-1
402-404	WILLIAMS	470-002-007	66	0.75	49.5	\$46.41	\$2,297.30	RM-1
318	WILLIAMS	470-003-007	122	0.75	91.5	\$46.41	\$4,246.52	RM-1
310	WILLIAMS	470-003-008	61	1	61	\$46.41	\$2,831.01	RM-1
401	N WATER	470-003-009	61	0.75	45.75	\$46.41	\$2,123.26	RM-1
402	N WATER	470-004-011	122	0.75	91.5	\$46.41	\$4,246.52	RM-1
210	WILLIAMS	470-004-008	32	1	32	\$46.41	\$1,485.12	RM-1
403	N BALL	470-004-012	94	0.75	70.5	\$46.41	\$3,271.91	RM-1
404-410	N BALL	470-005-001	122	0.75	91.5	\$57.70	\$5,279.55	OS-1
110	WILLIAMS	470-005-007	56	1	56	\$57.70	\$3,231.20	OS-1
401	N WASHINGTON	470-005-008	66	0.75	49.5	\$57.70	\$2,856.15	OS-1
			1241.24			1030.085	\$50,030.37	

SOUTH SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
521	WILLIAMS	470-037-001	66	1	66	\$46.41	\$3,063.06	RM-2
509	WILLIAMS	470-037-002	66	1	66	\$46.41	\$3,063.06	RM-2
505	WILLIAMS	470-037-003	78	1	78	\$46.41	\$3,619.98	RM-2
501	WILLIAMS	470-037-004	65	1	65	\$46.41	\$3,016.65	RM-2
415	WILLIAMS	470-037-005	55	1	55	\$46.41	\$2,552.55	RM-2
409	WILLIAMS	470-038-003	115.5	1	115.5	\$46.41	\$5,360.36	RM-2
405	WILLIAMS	470-038-004	57.75	1	57.75	\$46.41	\$2,680.18	RM-2
401	WILLIAMS	470-038-005	57.75	1	57.75	\$46.41	\$2,680.18	RM-2
327	WILLIAMS	470-038-006	99	1	99	\$46.41	\$4,594.59	RM-2
321	WILLIAMS	470-038-007	82.5	1	82.5	\$46.41	\$3,828.83	RM-2
317	WILLIAMS	470-038-008	43.7	1	43.7	\$46.41	\$2,028.12	RM-2
303-311	WILLIAMS	470-038-009	138.8	0.75	104.1	\$46.41	\$4,831.28	RM-2
332-334	N WATER	470-013-003	93	0.75	69.75	\$57.70	\$4,024.58	B-3
215	WILLIAMS	470-013-004	33	1	33	\$57.70	\$1,904.10	B-3
331	N BALL	470-013-001	122	0.75	91.5	\$57.70	\$5,279.55	B-3
327-329	N WASHINGTON	470-012-001	264	0.75	198	\$57.70	\$11,424.60	OS-1
			1437			1282.55	\$63,951.65	

SEE SHEET TWO FOR EXPLANATION OF ASSESSMENT ROLL

**POST BID ASSESSMENT CALCULATIONS  
WILLIAMS STREET**

<b>WILLIAMS STREET FROM SHIAWASSEE TO WASHINGTON</b>	<b>SPECIAL ASSESSMENT ROLL</b>	<b>RESO #4</b>	
ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$300,331.50		
TOTAL ASSESSABLE FRONT FEET	2312.64		
 CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:			
PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
CITY SHARE $\geq$ 60%	\$200,163.25	\$200,163.25	
PROPERTY SHARE @ $\leq$ 40%	\$107,329.40	\$133,442.17	
TOTAL	\$307,492.65	\$333,605.42	
ASSESSABLE FRONT FOOT RATE	\$46.41	\$57.70	
TOTAL FRONT FEET PER TYPE	1723.39	589.25	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$79,982.31	\$34,000.52	\$113,982.83
 TOTAL ASSESSMENT AMOUNTS PER SIDE OF STREET:			
NORTH SIDE			\$50,030.37
SOUTH SIDE			<u>\$63,951.65</u>
TOTAL BOTH SIDES			\$113,982.02

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

24-Jan-19

**WILLIAMS STREET ENGINEER'S ESTIMATE - POST BID, RESO #4**

WORK ITEM	UNIT	WILLIAMS QUANTITIES	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT	ASSESSMENT
							AT 40% RESIDENTIAL	AT 40% COMMERCIAL
MOBILIZATION, MAX	LSUM	0.91	\$ 32,972.00	\$ 30,004.52	\$ 30,004.52	\$ 18,002.71	\$ 12,001.81	\$ 12,001.81
DR STRUCTURE, REM	EA	26	\$ 300.00	\$ 7,800.00				
SEWER, REM, LESS THAN 24 INCH	LFT	1725	\$ 10.00	\$ 17,250.00				
CURB AND GUTTER, REM	LFT	1005	\$ 4.00	\$ 4,020.00	\$ 4,020.00	\$ 2,412.00	\$ 1,608.00	\$ 1,608.00
PAVT, REM	SYD	235	\$ 5.00	\$ 1,175.00	\$ 1,175.00	\$ 705.00	\$ 470.00	\$ 470.00
SIDEWALK, REM	SYD	436	\$ 6.00	\$ 2,616.00				
SUBGRADE UNDERCUTTING, TYPE II	CYD	150	\$ 25.00	\$ 3,750.00				
MACHINE GRADING, MOD	STA	31	\$ 900.00	\$ 27,900.00				
EROSION CONTROL, INLET PROTECTION, FABRIC DROP	EA	20	\$ 85.00	\$ 1,700.00	\$ 1,700.00	\$ 1,020.00	\$ 680.00	\$ 680.00
EROSION CONTROL, SILT FENCE	FT	200	\$ 2.00	\$ 400.00	\$ 400.00	\$ 240.00	\$ 160.00	\$ 160.00
MAINTENANCE GRAVEL	TON	255	\$ 10.00	\$ 2,550.00	\$ 2,550.00	\$ 1,530.00	\$ 1,020.00	\$ 1,020.00
APPROACH, CL II, LM	CYD	10	\$ 40.00	\$ 400.00	\$ 400.00	\$ 240.00	\$ 160.00	\$ 160.00
SANITARY SERV CONFLICT	EA	5	\$ 1,000.00	\$ 5,000.00				
DR STRUCTURE COVER, TEMP LOWERING	EA	7	\$ 200.00	\$ 1,400.00	\$ 1,400.00	\$ 840.00	\$ 560.00	\$ 560.00
HMA SURFACE, REM	SYD	5160	\$ 4.00	\$ 20,640.00	\$ 20,640.00	\$ 12,384.00	\$ 8,256.00	\$ 8,256.00
SAWCUTTING	LFT	200	\$ 3.00	\$ 600.00				
AGGREGATE BASE, 6 INCH, MOD	SYD	1509	\$ 14.00	\$ 21,126.00				
AGGREGATE BASE, 8 INCH, MOD	SYD	0	\$ 15.25	\$ -				
AGGREGATE BASE, 9 INCH, MOD	SYD	3650	\$ 16.00	\$ 58,400.00				
GEOTEXTILE SEPARATOR	SYD	5159	\$ 1.50	\$ 7,738.50				
SEWER, SDR-26, 10 INCH, TRENCH DET B-MOD	LFT	345	\$ 45.00	\$ 15,525.00				
SEWER, SDR-26, 12 INCH, TRENCH DET B-MOD	LFT	231	\$ 50.00	\$ 11,550.00				
SEWER, SDR-26, 15 INCH, TRENCH DET B-MOD	LFT	32	\$ 59.00	\$ 1,888.00				
SEWER, SDR-26, 18 INCH, TRENCH DET B-MOD	LFT	10	\$ 65.00	\$ 650.00				
SEWER, SDR-26, 24 INCH, TRENCH DET B-MOD	LFT	872	\$ 90.00	\$ 78,480.00				
SEWER, SDR-26, 30 INCH, TRENCH DET A-MOD	LFT	145	\$ 145.00	\$ 21,025.00				
SEWER, SDR-26, 30 INCH, TRENCH DET B-MOD	LFT	507	\$ 130.00	\$ 65,910.00				
SEWER BULKHEAD, 12 INCH	EACH	6	\$ 200.00	\$ 1,200.00				
SEWER BULKHEAD, 15 INCH	EACH	2	\$ 200.00	\$ 400.00				
SEWER BULKHEAD, 18 INCH	EACH	3	\$ 200.00	\$ 600.00				
DR STRUCTURE TAP, 10 INCH	EACH	3	\$ 750.00	\$ 2,250.00				
DR STRUCTURE TAP, 12 INCH	EACH	1	\$ 800.00	\$ 800.00				
DR STRUCTURE COVER, ADJ, CASE 1	EACH	8	\$ 450.00	\$ 3,600.00	\$ 3,600.00	\$ 2,160.00	\$ 1,440.00	\$ 1,440.00
DR STRUCTURE COLLAR, MODIFIED	EACH	17	\$ 650.00	\$ 11,050.00				
DR STRUCTURE COVER, EJ 1060	EA	13	\$ 550.00	\$ 7,150.00	\$ 7,150.00	\$ 4,290.00	\$ 2,860.00	\$ 2,860.00
DR STRUCTURE COVER, EJ 1120 W/ GASKET SEAL	EA	5	\$ 600.00	\$ 3,000.00	\$ 3,000.00	\$ 1,800.00	\$ 1,200.00	\$ 1,200.00
DR STRUCTURE COVER, EJ 7000	EA	14	\$ 725.00	\$ 10,150.00	\$ 10,150.00	\$ 6,090.00	\$ 4,060.00	\$ 4,060.00

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

**WILLIAMS STREET ENGINEER'S ESTIMATE - POST BID, RESO #4**

<b>WORK ITEM</b>	<b>UNIT</b>	<b>WILLIAMS QUANTITIES</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>	<b>ELIGIBLE AMOUNT</b>	<b>CITY COST 60 PERCENT</b>	<b>ASSESSMENT AT 40% RESIDENTIAL</b>	<b>ASSESSMENT AT 40% COMMERCIAL</b>
DR STRUCTURE, 36 INCH DIA. MOD	EA	11	\$ 1,500.00	\$ 16,500.00				
DR STRUCTURE, 48 INCH DIA. MOD	EA	8	\$ 1,950.00	\$ 15,600.00				
DR STRUCTURE, 60 INCH DIA. MOD	EA	7	\$ 3,000.00	\$ 21,000.00				
DR STRUCTURE, 72 INCH DIA. MOD	EA	1	\$ 6,000.00	\$ 6,000.00				
DR STRUCTURE, ADD DEPTH, 48 INCH, 8'-15' DEPTH	FT	4	\$ -	\$ -				
DR STRUCTURE, ADD DEPTH, 60 INCH, 8'-15' DEPTH	FT	18	\$ -	\$ -				
DR STRUCTURE, ADD DEPTH, 72 INCH, 8'-15' DEPTH	FT	3	\$ -	\$ -				
CULV END SECT, METAL, 30 INCH	EACH	1	\$ -	\$ -				
RIPRAP, HEAVY, LM	CYD	10	\$ 125.00	\$ 1,250.00				
HAND PATCHING	TON	10	\$ 115.00	\$ 1,150.00				
HMA, 2C@ 4.5"	TON	1405	\$ 88.00	\$ 123,640.00	\$ 123,640.00	\$ 74,184.00	\$ 27,695.36	\$ 49,456.00
HMA, 5E3@ 1.5"	TON	469	\$ 90.00	\$ 42,210.00	\$ 42,210.00	\$ 25,326.00	\$ 16,884.00	\$ 16,884.00
HMA APPROACH	TON	15	\$ 115.00	\$ 1,725.00	\$ 1,725.00	\$ 1,035.00	\$ 690.00	\$ 690.00
CEMENT	TON	2	\$ 250.00	\$ 500.00	\$ 500.00	\$ 300.00	\$ 200.00	\$ 200.00
DRIVEWAY, NONREINF CONC, 6 INCH	SYD	165	\$ 45.00	\$ 7,425.00				
CURB AND GUTTER, CONC, DET F4, MOD	LFT	1005	\$ 20.00	\$ 20,100.00	\$ 20,100.00	\$ 12,060.00	\$ 8,040.00	\$ 8,040.00
DETECTABLE WARNING SURFACE	LFT	145	\$ 70.00	\$ 10,150.00				
SIDEWALK RAMP, CONC, 4 INCH	SFT	2465	\$ 6.00	\$ 14,790.00				
SIDEWALK, CONC, 4 INCH	SFT	1075	\$ 4.50	\$ 4,837.50				
SIDEWALK, CONC, 6 INCH	SFT	415	\$ 5.50	\$ 2,282.50				
MINOR TRAF DEVICES	LSUM	0.91	\$ 4,000.00	\$ 3,640.00	\$ 3,640.00	\$ 2,184.00	\$ 1,456.00	\$ 1,456.00
BARRICADE, TYPE III, HIGH INTENSITY, FURN & OPER	EA	8	\$ 60.00	\$ 480.00				
PEDESTRIAN TYPE II BARRICADE, TEMP	EA	20	\$ 60.00	\$ 1,200.00				
LIGHTED ARROW, TYPE C, FURN AND OPER	EA	2	\$ 400.00	\$ 800.00				
PLASTIC DRUM, HIGH INTENSITY, FURN & OPER	EA	80	\$ 11.00	\$ 880.00				
SIGN, TYPE B, TEMP, PRISMATIC, FURN & OPER	SFT	450	\$ 4.25	\$ 1,912.50				
TURF ESTABLISHMENT, PERFORMANCE	SYD	1492	\$ 5.00	\$ 7,460.00				
TREE, REM, 6 INCH TO 18 INCH	EACH	2	\$ 800.00	\$ 1,600.00				
VALVE BOX, ADJ	EA	4	\$ 175.00	\$ 700.00				
ABANDONED GAS MAIN CONFLICT	EA	10	\$ 250.00	\$ 2,500.00				
<b>SUB TOTALS</b>				\$ 760,030.52	\$ 278,004.52	\$ 166,802.71	\$ 89,441.17	\$ 111,201.81
ENGINEERING AT 15% ASSESSABLE COST				\$ 114,004.58	\$ 41,700.68	\$ 25,020.41	\$ 13,416.18	\$ 16,680.27
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 38,001.53	\$ 13,900.23	\$ 8,340.14	\$ 4,472.06	\$ 5,560.09
<b>GRAND TOTALS</b>				\$ 912,036.62	\$ 333,605.42	\$ 200,163.25	\$ 107,329.40	\$ 133,442.17