



MEMORANDUM

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

DATE: January 26, 2020

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Cedar Street Resurfacing

RECOMMENDATION:

Approval of Resolution No. 4, setting the second public hearing for Cedar Street Resurfacing 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 3, 2020** 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, **February 17, 2020** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Cedar Street, a Public Street, from South Street to Hampton Avenue

Attachment(s): Cedar Street Resolution No. 4
Cedar Street Special Assessment Roll
Cedar Street Special Assessment District Map

RESOLUTION NO.

**SPECIAL ASSESSMENT DISTRICT NO. 2020-01
CEDAR STREET
FROM SOUTH STREET TO HAMPTON AVENUE
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, February 17, 2020 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:

CEDAR STREET, A PUBLIC STREET, FROM SOUTH STREET TO HAMPTON AVENUE

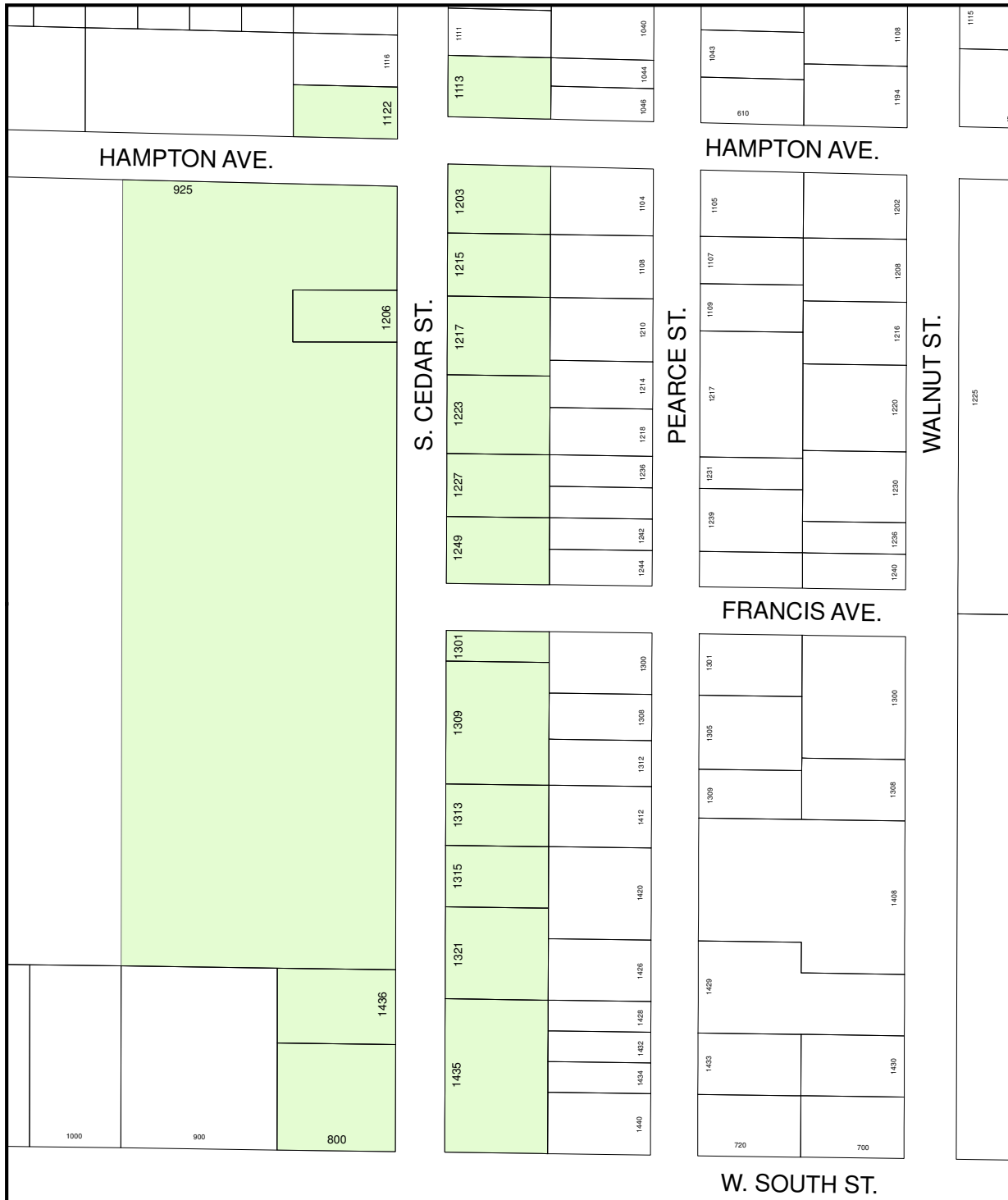
TAKE NOTICE that a Special Assessment roll has been prepared for the purpose of defraying the Special Assessment district's share of the cost of the following described improvements:

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, February 17, 2020 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

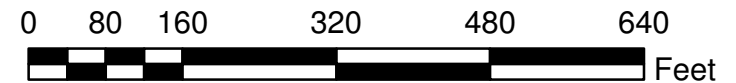
Proposed Special Assessment

S. Cedar St.
from South St. to Hampton Ave.



Legend

- Special Assessment Parcels
- City Parcels
- 501 Street Address Number



1 inch = 200 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	PROPERTY TYPE
800	W. SOUTH	HANSON, BARBARA J	114-005-004	136	0.75	102.00	\$43.61	\$4,448.22	R1
1436	S CEDAR	OCHODNICKY, TERRY & JUDITH	114-005-005	95	1	95.00	\$43.61	\$4,142.95	R1
925	HAMPTON	OWOSSO PUBLIC SCHOOLS	114-006-008	918	0.75	688.50	\$43.61	\$30,025.49	R1
1206	S CEDAR	LONG, RONALD	114-006-007	66	1	66.00	\$43.61	\$2,878.26	R1
1122	S CEDAR	MOSKAL PHILLIP	114-006-001	52	0.75	39.00	\$43.61	\$1,700.79	R1
				1267		990.50		\$43,195.71	

EAST SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	PROPERTY TYPE
1435	S CEDAR	HARRAND, RICHARD	270-000-162	195	0.75	146.25	\$43.61	\$6,377.96	R2
1321	S CEDAR	SCHAFFER, DENNIS L	270-000-163	117	1	117.00	\$43.61	\$5,102.37	R2
1315	S CEDAR	TEJKL, MICHAEL W	270-000-025	78	1	78.00	\$43.61	\$3,401.58	R2
1313	S CEDAR	CROWE PROPERTIES, LLC	270-000-024	78	1	78.00	\$43.61	\$3,401.58	R2
1309	S CEDAR	LAWRENCE, ALAN R & KAREN A	270-000-022	156	1	156.00	\$43.61	\$6,803.16	R2
1301	S CEDAR	HOENSHELL, SCOTT	270-000-021	39	0.75	29.25	\$43.61	\$1,275.59	R2
1249	S CEDAR	REED, ANNA M	270-000-020	85	0.75	63.75	\$43.61	\$2,780.14	R2
1227	S CEDAR	MARTIN LARRY R	270-000-018	80	1	80.00	\$43.61	\$3,488.80	R2
1223	S CEDAR	MOWEN, DANIEL T	270-000-016	100	1	100.00	\$43.61	\$4,361.00	R2
1217	S CEDAR	WADLINGTON, IRVING H & BETTY J	270-000-013	100	1	100.00	\$43.61	\$4,361.00	R2
1215	S CEDAR	NESBIT KYLE W & SAMANTHA J	270-000-012	80	1	80.00	\$43.61	\$3,488.80	R2
1203	S CEDAR	BOUGHNER, PATRICK A & CYNTH	270-000-011	88	0.75	66.00	\$43.61	\$2,878.26	R2
1113	S CEDAR	WALLHEAD, DAVID G	270-000-010	21	0.75	15.75	\$43.61	\$686.86	R1
				1217		1110.00		\$48,407.10	

TOTAL ASSESSABLE FRONT FOOTAGE

2100.50

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

21-Jan-20

RESO 4

S CEDAR STREET FROM SOUTH TO HAMPTON ENGINEER'S ESTIMATE

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
Mobilization, Max \$36,800 (Road and Storm)	LSUM	0.6	\$ 36,800.00	\$ 22,080.00	\$ 22,080.00	\$ 13,248.00	\$ 8,832.00	\$ 8,832.00
Dr Structure, Rem	EA	16	\$ 448.00	\$ 7,168.00		\$ -	\$ -	\$ -
Sewer, Rem, Less than 24 inch	FT	955	\$ 4.70	\$ 4,488.50		\$ -	\$ -	\$ -
Curb and Gutter, Rem	FT	1048	\$ 5.80	\$ 6,078.40	\$ 6,078.40	\$ 3,647.04	\$ 2,431.36	\$ 2,431.36
Pavt, Rem	SYD	75	\$ 8.50	\$ 637.50	\$ 637.50	\$ 382.50	\$ 255.00	\$ 255.00
Sidewalk, Rem	SYD	133	\$ 13.00	\$ 1,729.00		\$ -	\$ -	\$ -
Embankment, CIP	CYD	66	\$ 4.70	\$ 310.20		\$ -	\$ -	\$ -
Subbase, CIP	CYD	17	\$ 28.50	\$ 484.50		\$ -	\$ -	\$ -
Excavation, Earth	CYD	1750	\$ 17.50	\$ 30,625.00		\$ -	\$ -	\$ -
Subgrade Undercutting, Type II	CYD	50	\$ 30.00	\$ 1,500.00		\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	EA	12	\$ 104.00	\$ 1,248.00	\$ 1,248.00	\$ 748.80	\$ 499.20	\$ 499.20
Aggregate Base, 8 inch, Modified	SYD	4860	\$ 14.00	\$ 68,040.00		\$ -	\$ -	\$ -
Maintenance Gravel	TON	30	\$ 36.50	\$ 1,095.00	\$ 1,095.00	\$ 657.00	\$ 438.00	\$ 438.00
Geotextile, Separator	SYD	4860	\$ 1.80	\$ 8,748.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	FT	279	\$ 64.00	\$ 17,856.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 12 inch, Tr Det B, Modified	FT	676	\$ 65.00	\$ 43,940.00		\$ -	\$ -	\$ -
Sewer Bulkhead, 12 inch	EA	3	\$ 211.00	\$ 633.00		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	EA	5	\$ 174.00	\$ 870.00	\$ 870.00	\$ 522.00	\$ 348.00	\$ 348.00
Dr Structure Cover, Adj, Case 1	EA	7	\$ 525.00	\$ 3,675.00	\$ 3,675.00	\$ 2,205.00	\$ 1,470.00	\$ 1,470.00
Dr Structure Cover, EJ 1040 w/ Vented Gasket Sealed Cover	EA	5	\$ 737.00	\$ 3,685.00	\$ 3,685.00	\$ 2,211.00	\$ 1,474.00	\$ 1,474.00
Dr Structure Cover, EJ 1040 w/ Solid Gasket Sealed Cover	EA	5	\$ 770.00	\$ 3,850.00	\$ 3,850.00	\$ 2,310.00	\$ 1,540.00	\$ 1,540.00
Dr Structure Cover, EJ 7000	EA	14	\$ 916.00	\$ 12,824.00	\$ 12,824.00	\$ 7,694.40	\$ 5,129.60	\$ 5,129.60
Dr Structure 36 inch dia, Modified	EA	12	\$ 1,895.00	\$ 22,740.00		\$ -	\$ -	\$ -
Dr Structure 48 inch dia, Modified	EA	4	\$ 2,950.00	\$ 11,800.00		\$ -	\$ -	\$ -
Dr Structure 60 inch dia, Modified	EA	1	\$ 4,090.00	\$ 4,090.00		\$ -	\$ -	\$ -
Dr Structure, Add Depth of 48 inch dia, 8 foot to 15 foot	FT	1	\$ 355.00	\$ 355.00		\$ -	\$ -	\$ -
HMA Surface, Rem	SYD	4860	\$ 2.30	\$ 11,178.00	\$ 11,178.00	\$ 6,706.80	\$ 2,235.60	\$ 3,353.40
Hand Patching	TON	5	\$ 126.00	\$ 630.00	\$ 630.00	\$ 378.00	\$ 252.00	\$ 252.00
HMA, 3E3 @ 3.75"	TON	1097	\$ 84.00	\$ 92,148.00	\$ 92,148.00	\$ 55,288.80	\$ 19,658.24	\$ 36,859.20
HMA, 5E3 @2.0"	TON	589	\$ 91.50	\$ 53,893.50	\$ 53,893.50	\$ 32,336.10	\$ 21,557.40	\$ 21,557.40
HMA Approach	TON	10	\$ 84.00	\$ 840.00	\$ 840.00	\$ 504.00	\$ 336.00	\$ 336.00
Cement	TON	1	\$ 201.00	\$ 201.00	\$ 201.00	\$ 120.60	\$ 80.40	\$ 80.40
Saw Cutting	FT	100	\$ 3.50	\$ 350.00		\$ -	\$ -	\$ -
Driveway, Nonreinf Conc, 6 inch	SYD	70	\$ 44.00	\$ 3,080.00		\$ -	\$ -	\$ -
Approach, CI II, LM	TON	10	\$ 58.50	\$ 585.00	\$ 585.00	\$ 351.00	\$ 234.00	\$ 234.00
Curb and Gutter, Conc, Det F4, Modified	FT	1048	\$ 20.50	\$ 21,484.00	\$ 21,484.00	\$ 12,890.40	\$ 8,593.60	\$ 8,593.60
Detectable Warning Surface, Modified	FT	40	\$ 80.50	\$ 3,220.00		\$ -	\$ -	\$ -
Sidewalk Ramp, Conc, 7 inch	SFT	772	\$ 6.80	\$ 5,249.60		\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	SFT	300	\$ 4.10	\$ 1,230.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 6 inch	SFT	150	\$ 4.90	\$ 735.00		\$ -	\$ -	\$ -
Sanitary Serv Conflict	EA	3	\$ 1,525.00	\$ 4,575.00		\$ -	\$ -	\$ -
Abandoned Gas Main Conflict	EA	5	\$ 312.00	\$ 1,560.00		\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Furn & Oper	EA	8	\$ 106.00	\$ 848.00		\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	EA	20	\$ 93.50	\$ 1,870.00		\$ -	\$ -	\$ -
Lighted Arrow, Type C, Furn & Oper	EA	1	\$ 749.00	\$ 749.00		\$ -	\$ -	\$ -
Minor Traf Devices	LSUM	0.6	\$ 4,025.00	\$ 2,415.00	\$ 2,415.00	\$ 1,449.00	\$ 966.00	\$ 966.00
Plastic Drum, High Intensity, Furn & Oper	EA	55	\$ 25.00	\$ 1,375.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	SFT	181	\$ 4.10	\$ 742.10		\$ -	\$ -	\$ -
Turf Establishment, Performance	SYD	355	\$ 6.30	\$ 2,236.50		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, 6 inch, Cross Walk	FT	220	\$ 4.60	\$ 1,012.00		\$ -	\$ -	\$ -
Audio Visual Filming	LSUM	0.6	\$ 1,260.00	\$ 756.00		\$ -	\$ -	\$ -
SUB TOTALS				\$ 493,512.80	\$ 239,417.40	\$ 143,650.44	\$ 76,330.40	\$ 94,649.16

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

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
ENGINEERING AT 15% ASSESSABLE COST				\$ 74,026.92	\$ 35,912.61	\$ 21,547.57	\$ 11,449.56	\$ 14,197.37
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 24,675.64	\$ 11,970.87	\$ 7,182.52	\$ 3,816.52	\$ 4,732.46
GRAND TOTALS				\$ 592,215.36	\$ 287,300.88	\$ 172,380.53	\$ 91,596.48	\$ 113,578.99