



## MEMORANDUM

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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 Clark Avenue Resurfacing

### RECOMMENDATION:

Approval of Resolution No. 4, setting the second public hearing for the Clark Avenue 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 **Tuesday, February 18, 2020** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

### **Clark Avenue, a Public Street, from Oliver Street to King Street**

Attachment(s): Clark Avenue Resolution No. 4  
Clark Avenue Special Assessment Roll  
Clark Avenue Special Assessment District Map

**RESOLUTION NO.**

**SPECIAL ASSESSMENT DISTRICT NO. 2020-02  
CLARK AVENUE  
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 Tuesday, February 18, 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:

**CLARK AVENUE, 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 Tuesday, February 18, 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

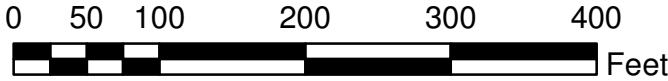
## Proposed Special Assessment

Clark Street  
from King St. to Oliver St.



### Legend

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



1 inch = 132 feet

**POST BID ASSESSMENT CALCULATIONS  
CLARK AVENUE**

**CLARK AVENUE FROM OLIVER TO KING**

**SPECIAL ASSESSMENT DISTRICT NO. 2020-02 ROLL**

**RESO 4**

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$145,889.76
TOTAL ASSESSABLE FRONT FEET	1548.58

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$145,889.76	\$145,889.76	
CITY SHARE ≥ 60%	\$94,292.93	\$88,298.35	
PROPERTY SHARE @ ≤40%	\$51,596.83	\$57,591.41	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/1548.58	\$33.32	\$37.19	
TOTAL FRONT FEET PER TYPE	1548.58	0.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$51,596.83	\$0.00	\$51,596.83

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$26,872.58
EAST SIDE	\$24,725.94
TOTAL SPECIAL ASSESSMENT	\$51,598.52

CLARK AVE FROM OLIVER TO KING

SPECIAL ASSESSMENT DISTRICT NO. 2020-02 ROLL

RESO 4

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 OLIVER	VALASEK, ROBERT E & KATHY M	670-002-016	132	0.75	99.00	\$33.32	\$3,298.68	R1
515	CLARK	PATTERSON ELEANOR S	670-002-015	80.5	1	80.50	\$33.32	\$2,682.26	R1
523	CLARK	VANEPPS, MARK & BRENDA	670-002-013	66	1	66.00	\$33.32	\$2,199.12	R1
529	CLARK	COMRIE, DANIEL A & SUEANN	670-002-012	66	1	66.00	\$33.32	\$2,199.12	R1
603	CLARK	HENRY, ROSALYN A LIVING TRUST	670-002-010	132	1	132.00	\$33.32	\$4,398.24	R1
607	CLARK	HENRY, ROSALYN A LIVING TRUST	670-002-008	66	1	66.00	\$33.32	\$2,199.12	R1
609	CLARK	YOUNG, ANDREW V & BARBARA J	670-002-007	66	1	66.00	\$33.32	\$2,199.12	R1
615	CLARK	IHILEVICH, SUZANNE	670-002-005	66	1	66.00	\$33.32	\$2,199.12	R1
625	CLARK	SCHLUCKEBIER KELLY	670-002-004	66	1	66.00	\$33.32	\$2,199.12	R1
805	W KING	BOND, DAVID M & KATHY L	670-002-001	132	0.75	99.00	\$33.32	\$3,298.68	R1
				872.5		806.50		\$26,872.58	

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
728	W OLIVER	LUPU, TAVI M	660-003-008	120.1	0.75	90.08	\$33.32	\$3,001.30	R1
516	CLARK	TAP ENTERPRISES, INC	660-003-009	58	1	58.00	\$33.32	\$1,932.56	R1
522	CLARK	SCHINDLER, KEITH, ET AL	660-003-010	66	1	66.00	\$33.32	\$2,199.12	R1
721	LEE	KURTZ, THOMAS E & ATHENA S	660-003-011	66	0.75	49.50	\$33.32	\$1,649.34	R1
600	CLARK	JONES, MATHEW P & INITA L	670-001-016	66	0.75	49.50	\$33.32	\$1,649.34	R1
610	CLARK	FLIPPONE, NICOLE	670-001-015	66	1	66.00	\$33.32	\$2,199.12	R1
620	CLARK	BURROUGHS, LAURA	670-001-014	66	1	66.00	\$33.32	\$2,199.12	R1
622	CLARK	KILEY, SHAWN	670-001-011	66	1	66.00	\$33.32	\$2,199.12	R1
626	CLARK	PRESCOTT, DAVID E & LISA M	670-001-010	66	1	66.00	\$33.32	\$2,199.12	R1
630	CLARK	BACK, WILLIAM H & LINN M TRUST	670-001-007	66	1	66.00	\$33.32	\$2,199.12	R1
636	CLARK	LAB ERIC P & FORMAN SIERRA L	670-001-006	132	0.75	99.00	\$33.32	\$3,298.68	R1
				838.1		742.08		\$24,725.94	

TOTAL ASSESSABLE FRONT FOOTAGE

1548.58

**ENGINEER'S ESTIMATE - POST BID  
CLARK AVENUE**

21-Jan-20

RESO 4

**CLARK AVENUE FROM OLIVER ST TO KING ST ENGINEER'S ESTIMATE**

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40%	
							RESIDENTIAL	COMMERCIAL
Mobilization, Max \$36,800 (Road and Storm)	LSUM	0.4	\$ 36,800.00	\$ 14,720.00	\$ 14,720.00	\$ 8,832.00	\$ 5,888.00	\$ 5,888.00
Dr Structure, Rem	EA	2	\$ 448.00	\$ 896.00		\$ -	\$ -	\$ -
Curb and Gutter, Rem	FT	1005	\$ 5.80	\$ 5,829.00	\$ 5,829.00	\$ 3,497.40	\$ 2,331.60	\$ 2,331.60
Pavt, Rem	SYD	162	\$ 8.50	\$ 1,377.00	\$ 1,377.00	\$ 826.20	\$ 550.80	\$ 550.80
Sidewalk, Rem	SYD	231	\$ 13.00	\$ 3,003.00		\$ -	\$ -	\$ -
Embankment, CIP	CYD	45	\$ 4.70	\$ 211.50		\$ -	\$ -	\$ -
Subbase, CIP	CYD	39	\$ 28.50	\$ 1,111.50		\$ -	\$ -	\$ -
Excavation, Earth	CYD	615	\$ 17.50	\$ 10,762.50		\$ -	\$ -	\$ -
Subgrade Undercutting, Type II	CYD	50	\$ 30.00	\$ 1,500.00		\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	EA	5	\$ 104.00	\$ 520.00	\$ 520.00	\$ 312.00	\$ 208.00	\$ 208.00
Aggregate Base, 8 inch, Modified	SYD	2496	\$ 14.00	\$ 34,944.00				
Maintenance Gravel	TON	30	\$ 36.50	\$ 1,095.00	\$ 1,095.00	\$ 657.00	\$ 438.00	\$ 438.00
Geotextile, Separator	SYD	2496	\$ 1.80	\$ 4,492.80		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	FT	93	\$ 64.00	\$ 5,952.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 12 inch, Tr Det B, Modified	FT	593	\$ 65.00	\$ 38,545.00		\$ -	\$ -	\$ -
Sewer Bulkhead, 12 inch	EA	2	\$ 211.00	\$ 422.00		\$ -	\$ -	\$ -
Sewer Tap, 12 inch	EA	1	\$ 205.00	\$ 205.00		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	EA	2	\$ 174.00	\$ 348.00	\$ 348.00	\$ 208.80	\$ 139.20	\$ 139.20
Dr Structure Cover, Adj, Case 1	EA	3	\$ 525.00	\$ 1,575.00	\$ 1,575.00	\$ 945.00	\$ 630.00	\$ 630.00
Dr Structure Cover, EJ 1040 w/ Vented Gasket Sealed Cover	EA	3	\$ 737.00	\$ 2,211.00	\$ 2,211.00	\$ 1,326.60	\$ 884.40	\$ 884.40
Dr Structure Cover, EJ 1040 w/ Solid Gasket Sealed Cover	EA	2	\$ 770.00	\$ 1,540.00	\$ 1,540.00	\$ 924.00	\$ 616.00	\$ 616.00
Dr Structure Cover, EJ 7000	EA	4	\$ 916.00	\$ 3,664.00	\$ 3,664.00	\$ 2,198.40	\$ 1,465.60	\$ 1,465.60
Dr Structure 36 inch dia, Modified	EA	4	\$ 1,895.00	\$ 7,580.00		\$ -	\$ -	\$ -
Dr Structure 48 inch dia, Modified	EA	2	\$ 2,950.00	\$ 5,900.00		\$ -	\$ -	\$ -
HMA Surface, Rem	SYD	2496	\$ 2.30	\$ 5,740.80	\$ 5,740.80	\$ 3,444.48	\$ 1,148.16	\$ 1,722.24
Hand Patching	TON	5	\$ 126.00	\$ 630.00	\$ 630.00	\$ 378.00	\$ 126.00	\$ 189.00
HMA, 2C @ 3.5"	TON	454	\$ 84.00	\$ 38,136.00	\$ 38,136.00	\$ 22,881.60	\$ 10,896.00	\$ 15,254.40
HMA, 5E3 @ 1.5"	TON	227	\$ 91.50	\$ 20,770.50	\$ 20,770.50	\$ 12,462.30	\$ 8,308.20	\$ 8,308.20
HMA Approach	TON	5	\$ 84.00	\$ 420.00	\$ 420.00	\$ 252.00	\$ 168.00	\$ 168.00
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	150	\$ 44.00	\$ 6,600.00		\$ -	\$ -	\$ -
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	1005	\$ 20.50	\$ 20,602.50	\$ 20,602.50	\$ 12,361.50	\$ 8,241.00	\$ 8,241.00
Detectable Warning Surface, Modified	FT	30	\$ 80.50	\$ 2,415.00		\$ -	\$ -	\$ -
Sidewalk Ramp, Conc, 7 inch	SFT	838	\$ 6.80	\$ 5,698.40		\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	SFT	1004	\$ 4.10	\$ 4,116.40		\$ -	\$ -	\$ -
Sidewalk, Conc, 6 inch	SFT	536	\$ 4.90	\$ 2,626.40		\$ -	\$ -	\$ -
Sanitary Serv Conflict	EA	2	\$ 1,525.00	\$ 3,050.00		\$ -	\$ -	\$ -
Abandoned Gas Main Conflict	EA	5	\$ 312.00	\$ 1,560.00		\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Furn & Oper	EA	3	\$ 106.00	\$ 318.00		\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	EA	10	\$ 93.50	\$ 935.00		\$ -	\$ -	\$ -
Lighted Arrow, Type C, Furn & Oper	EA	1	\$ 749.00	\$ 749.00		\$ -	\$ -	\$ -
Minor Traf Devices	LSUM	0.4	\$ 4,025.00	\$ 1,610.00	\$ 1,610.00	\$ 966.00	\$ 644.00	\$ 644.00
Plastic Drum, High Intensity, Furn & Oper	EA	40	\$ 25.00	\$ 1,000.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	SFT	110	\$ 4.10	\$ 451.00		\$ -	\$ -	\$ -
Turf Establishment, Performance	SYD	336	\$ 6.30	\$ 2,116.80		\$ -	\$ -	\$ -
Audio Visual Filming	LSUM	0.4	\$ 1,260.00	\$ 504.00		\$ -	\$ -	\$ -
<b>SUB TOTALS</b>				\$ 269,590.10	\$ 121,574.80	\$ 72,944.88	\$ 42,997.36	\$ 47,992.84

**ENGINEER'S ESTIMATE - POST BID  
CLARK AVENUE**

<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QUANTITY</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>
ENGINEERING AT 15% ASSESSABLE COST				\$ 40,438.52	\$ 18,236.22	\$ 10,941.73	\$ 6,449.60	\$ 7,198.93
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 13,479.51	\$ 6,078.74	\$ 3,647.24	\$ 2,149.87	\$ 2,399.64
<b>GRAND TOTALS</b>				\$ 323,508.12	\$ 145,889.76	\$ 87,533.86	\$ 51,596.83	\$ 57,591.41