



## MEMORANDUM

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DATE: September 5, 2023

TO: Owosso City Council

FROM: Clayton Wehner, Director of Engineering

SUBJECT: Stewart Street Reconstruction – Special Assessment Resolution No. 2

Each year the City considers a street program to improve selected city streets. Streets are selected for inclusion in the program either by citizen-initiated petition or by selection by the City. **Stewart Street, from Shiawassee Street (M-52) to Washington Street**, is proposed by the City for street reconstruction. Reconstruction and or resurfacing of these streets is funded in part via special assessment. Special Assessment is the process by which all or a portion of the cost for making a local improvement is assessed against a property owner(s) based upon the benefit that the property receives from the improvement. Any remaining portion of the cost is assumed by the City (public benefit portion). Past practice has been to assess property owners along the street being improved 40% of the proposed benefit, with the remaining 60% paid by the community at large. Depending on the average amount being assessed to individual homeowners, the Council may choose to allow payment of special assessments in installments over the course of 2-20 years at 3% interest.

Before a special assessment can become a legal obligation to a property owner there are five steps that must be completed, each having its own purpose and accompanying resolution.

Step One/Resolution No. 1 identifies the proposed special assessment district (project area), directs the City Manager to estimate project costs and the amounts to be specially assessed, and determines the anticipated life of the proposed improvements. Resolution No. 1 for the proposed improvement was approved by City Council at its **May 16, 2022** meeting.

Step Two/Resolution No. 2 sets the date for the hearing of necessity on the proposed project. It directs notices to be sent to each affected property owner detailing the proposed project, notifying them of the public hearing date, and providing them with an estimation of the amount they may be assessed if the project is approved. City Council is asked to act upon Resolution No. 2 on **September 5, 2023** for the proposed improvement, setting a public hearing for Monday, **September 18, 2023**.

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: 1) If council agrees 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; 2) If council agrees the project should go forward, but with some adjustments they may direct staff to make those adjustments and proceed; 3) If council determines 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 for the work 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, setting the hearing of necessity for **Monday, September 18, 2023**:

**Stewart Street, a Public Street, from Shiawassee Street (M-52) to Washington Street**

Attachments: Resolution No. 2 - Stewart Street  
Proposed Special Assessment Roll - Stewart Street  
Engineer's Estimate - Stewart Street  
Special Assessment District Map - Stewart Street

**Special Assessment Resolution No. 2 for Stewart Street**

Special Assessment District No. 2024-01

**Stewart Street, a Public Street,  
from Shiawassee Street (M-52) to Washington Street**

**RESOLUTION NO.**

**STEWART STREET  
FROM SHIAWASSEE STREET (M-52) TO WASHINGTON STREET  
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

STEWART STREET, A PUBLIC STREET, FROM SHIAWASSEE STREET (M-52) TO  
WASHINGTON STREET;  
FOR STREET RECONSTRUCTION

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 \$1,641,326.40 and determines that \$263,131.83 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 \$1,378,194.57 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, September 18, 2023 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:

**Stewart Street, a Public Street, from Shiawassee Street (M-52) to Washington Street**

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

The City Council intends to defray a part 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, September 18, 2023 for the purpose of hearing any person to be affected by the proposed public improvement.

ENGINEER'S PRE-BID ESTIMATE

5-Sep-23

RESO 2

STEWART STREET FROM SHIAWASSEE TO WASHINGTON ENGINEER'S ESTIMATE

| DESCRIPTION  | QUANTITY | UNIT | UNIT PRICE    | AMOUNT        | ELLIGIBLE AMOUNT | CITY COST 60 PERCENT | ASSESSMENT AT 40% RESIDENTIAL | ASSESSMENT AT 40% COMMERCIAL |
|--|----------|------|---------------|---------------|------------------|----------------------|-------------------------------|------------------------------|
| Mobilization, Max ___, (Road and Storm)                  | 0.7      | LSUM | \$ 176,000.00 | \$ 123,200.00 | \$ 123,200.00    | \$ 73,920.00         | \$ 49,280.00                  | \$ 49,280.00                 |
| Dr Structure, Rem  | 20       | Ea   | \$ 500.00     | \$ 10,000.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, Rem, Less than 24 inch                            | 712      | Ft   | \$ 20.00      | \$ 14,240.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, Rem, 24 inch to 48 inch                           | 0        | Ft   | \$ 25.00      | \$ -          |                  | \$ -                 | \$ -                          | \$ -                         |
| Curb and Gutter, Rem                                     | 3122     | Ft   | \$ 10.00      | \$ 31,220.00  | \$ 31,220.00     | \$ 18,732.00         | \$ 12,488.00                  | \$ 12,488.00                 |
| Pavt, Rem  | 515      | Syd  | \$ 15.00      | \$ 7,725.00   | \$ 7,725.00      | \$ 4,635.00          | \$ 3,090.00                   | \$ 3,090.00                  |
| Sidewalk, Rem  | 528      | Syd  | \$ 15.00      | \$ 7,920.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Embankment, CIP  | 92       | Cyd  | \$ 10.00      | \$ 920.00     |                  | \$ -                 | \$ -                          | \$ -                         |
| Excavation, Earth  | 2436     | Cyd  | \$ 12.00      | \$ 29,232.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Non Haz Contaminated Material Handling and Disposal, LM  | 25       | Cyd  | \$ 50.00      | \$ 1,250.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Subgrade Undercutting, Type II                           | 150      | Cyd  | \$ 30.00      | \$ 4,500.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Flowable Fill, Non-Structural                            | 28       | Cyd  | \$ 250.00     | \$ 7,000.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Erosion Control, Inlet Protection, Fabric Drop           | 16       | Ea   | \$ 120.00     | \$ 1,920.00   | \$ 1,920.00      | \$ 1,152.00          | \$ 768.00                     | \$ 768.00                    |
| Subbase, CIP   | 114      | Cyd  | \$ 20.00      | \$ 2,280.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Aggregate Base, 8 inch, Modified                         | 1047     | Syd  | \$ 18.00      | \$ 18,846.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Aggregate Base, 10 inch, Modified                        | 5952     | Syd  | \$ 22.00      | \$ 130,944.00 |                  | \$ -                 | \$ -                          | \$ -                         |
| Maintenance Gravel                                       | 200      | Ton  | \$ 30.00      | \$ 6,000.00   | \$ 6,000.00      | \$ 3,600.00          | \$ 2,400.00                   | \$ 2,400.00                  |
| Approach, CI II, LM                                      | 17       | Cyd  | \$ 50.00      | \$ 850.00     |                  | \$ -                 | \$ -                          | \$ -                         |
| Geotextile, Separator, Modified                          | 6997     | Syd  | \$ 3.00       | \$ 20,991.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, SDR-26, 8 inch, Tr Det B, Modified                | 10       | Ft   | \$ 100.00     | \$ 1,000.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, SDR-26, 10 inch, Tr Det B, Modified               | 286      | Ft   | \$ 100.00     | \$ 28,600.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, SDR-26, 12 inch, Tr Det B, Modified               | 176      | Ft   | \$ 110.00     | \$ 19,360.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, SDR-26, 15 inch, Tr Det B, Modified               | 22       | Ft   | \$ 130.00     | \$ 2,860.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, SDR-26, 18 inch, Tr Det B, Modified               | 21       | Ft   | \$ 150.00     | \$ 3,150.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, SDR-26, 24 inch, Tr Det B, Modified               | 839      | Ft   | \$ 180.00     | \$ 151,020.00 |                  | \$ -                 | \$ -                          | \$ -                         |
| Sewer, SDR-26, 30 inch, Tr Det B, Modified               | 325      | Ft   | \$ 200.00     | \$ 65,000.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Sanitary Service, Conflict                               | 5        | Ea   | \$ 1,500.00   | \$ 7,500.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Abandoned Gas Main, Conflict                             | 5        | Ea   | \$ 400.00     | \$ 2,000.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure Cover, Adj, Case 1                          | 6        | Ea   | \$ 750.00     | \$ 4,500.00   | \$ 4,500.00      | \$ 2,700.00          | \$ 1,800.00                   | \$ 1,800.00                  |
| Dr Structure, Adj, Add Depth                             | 5        | Ft   | \$ 300.00     | \$ 1,500.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure, Tap, 10 inch                               | 2        | Ea   | \$ 750.00     | \$ 1,500.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure, Tap, 12 inch                               | 3        | Ea   | \$ 800.00     | \$ 2,400.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure, Tap, 30 inch                               | 1        | Ea   | \$ 1,500.00   | \$ 1,500.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure, Temp Lowering                              | 4        | Ea   | \$ 500.00     | \$ 2,000.00   | \$ 2,000.00      | \$ 1,200.00          | \$ 800.00                     | \$ 800.00                    |
| Dr Structure Cover, EJ 7000                              | 16       | Ea   | \$ 1,200.00   | \$ 19,200.00  | \$ 19,200.00     | \$ 11,520.00         | \$ 7,680.00                   | \$ 7,680.00                  |
| Dr Structure Cover, EJ 1040 w/ Solid Gasket Sealed Cover | 4        | Ea   | \$ 1,000.00   | \$ 4,000.00   | \$ 4,000.00      | \$ 2,400.00          | \$ 1,600.00                   | \$ 1,600.00                  |
| Dr Structure Cover, EJ 1040 w/ Vented Cover              | 9        | Ea   | \$ 1,000.00   | \$ 9,000.00   | \$ 9,000.00      | \$ 5,400.00          | \$ 3,600.00                   | \$ 3,600.00                  |
| Dr Structure, 36 inch dia, Modified                      | 14       | Ea   | \$ 2,250.00   | \$ 31,500.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure, 48 inch dia, Modified                      | 10       | Ea   | \$ 3,000.00   | \$ 30,000.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure, 60 inch dia, Modified                      | 1        | Ea   | \$ 5,000.00   | \$ 5,000.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| Dr Structure Collar, Modified                            | 14       | Ea   | \$ 1,000.00   | \$ 14,000.00  | \$ 14,000.00     | \$ 8,400.00          | \$ 5,600.00                   | \$ 5,600.00                  |
| HMA Surface, Rem   | 5966     | Syd  | \$ 6.00       | \$ 35,796.00  | \$ 35,796.00     | \$ 21,477.60         | \$ 14,318.40                  | \$ 14,318.40                 |
| Hand Patching  | 8        | Ton  | \$ 125.00     | \$ 1,000.00   |                  | \$ -                 | \$ -                          | \$ -                         |
| HMA Approach   | 95       | Ton  | \$ 130.00     | \$ 12,350.00  |                  | \$ -                 | \$ -                          | \$ -                         |
| HMA, 3EML @ 3.5"   | 1219     | Ton  | \$ 110.00     | \$ 134,090.00 | \$ 134,090.00    | \$ 80,454.00         | \$ 7,662.29                   | \$ 38,311.43                 |
| HMA, 4EML @ 2"   | 697      | Ton  | \$ 100.00     | \$ 69,700.00  | \$ 69,700.00     | \$ 41,820.00         | \$ 27,880.00                  | \$ 27,880.00                 |
| HMA, 5EML @ 1.5"   | 522      | Ton  | \$ 100.00     | \$ 52,200.00  | \$ 52,200.00     | \$ 31,320.00         | \$ 20,880.00                  | \$ 20,880.00                 |
| Cement   | 2        | Ton  | \$ 200.00     | \$ 400.00     |                  | \$ -                 | \$ -                          | \$ -                         |
| Driveway, Nonreinf Conc, 6 inch                          | 332      | Syd  | \$ 50.00      | \$ 16,600.00  | \$ 16,600.00     | \$ 9,960.00          | \$ 6,640.00                   | \$ -                         |
| Driveway, Nonreinf Conc, 7 inch                          | 89       | Syd  | \$ 55.00      | \$ 4,895.00   | \$ 4,895.00      | \$ 2,937.00          | \$ -                          | \$ 1,958.00                  |
| Driveway, Nonreinf Conc, 9 inch                          | 178      | Syd  | \$ 90.00      | \$ 16,020.00  | \$ 16,020.00     | \$ 9,612.00          | \$ -                          | \$ 6,408.00                  |

ENGINEER'S PRE-BID ESTIMATE

| DESCRIPTION  | QUANTITY | UNIT | UNIT PRICE   | AMOUNT          | ELLIGIBLE<br>AMOUNT | CITY COST<br>60 PERCENT | ASSESSMENT    | ASSESSMENT    |
|--|----------|------|--------------|-----------------|---------------------|-------------------------|---------------|---------------|
|  |          |      |              |                 |                     |                         | AT 40%        | AT 40%        |
|  |          |      |              |                 |                     |                         | RESIDENTIAL   | COMMERCIAL    |
| Curb and Gutter, Conc, Det F4                                    | 3138     | Ft   | \$ 22.00     | \$ 69,036.00    | \$ 69,036.00        | \$ 41,421.60            | \$ 27,614.40  | \$ 27,614.40  |
| Detectable Warning Surface, Modified                             | 45       | Ft   | \$ 110.00    | \$ 4,950.00     |                     | \$ -                    | \$ -          | \$ -          |
| Curb Ramp Opening, Conc  | 57       | Ft   | \$ 30.00     | \$ 1,710.00     |                     | \$ -                    | \$ -          | \$ -          |
| Curb Ramp, Conc, 4 inch  | 419      | Sft  | \$ 8.00      | \$ 3,352.00     |                     | \$ -                    | \$ -          | \$ -          |
| Curb Ramp, Conc, 7 inch  | 364      | Sft  | \$ 11.00     | \$ 4,004.00     |                     | \$ -                    | \$ -          | \$ -          |
| Sidewalk, Conc, 4 inch   | 1675     | Sft  | \$ 6.00      | \$ 10,050.00    |                     | \$ -                    | \$ -          | \$ -          |
| Sidewalk, Conc, 6 inch   | 1199     | Sft  | \$ 7.00      | \$ 8,393.00     |                     | \$ -                    | \$ -          | \$ -          |
| Barricade, Type III, High Intensity, Double Sided, Lighted, Furn | 8        | Ea   | \$ 125.00    | \$ 1,000.00     |                     | \$ -                    | \$ -          | \$ -          |
| Barricade, Type III, High Intensity, Double Sided, Lighted, Oper | 8        | Ea   | \$ 10.00     | \$ 80.00        |                     | \$ -                    | \$ -          | \$ -          |
| Lighted Arrow, Type C, Furn                                      | 1        | Ea   | \$ 500.00    | \$ 500.00       |                     | \$ -                    | \$ -          | \$ -          |
| Lighted Arrow, Type C, Oper                                      | 1        | Ea   | \$ 100.00    | \$ 100.00       |                     | \$ -                    | \$ -          | \$ -          |
| Minor Traf Devices   | 0.7      | LSUM | \$ 25,000.00 | \$ 17,500.00    | \$ 17,500.00        | \$ 10,500.00            | \$ 7,000.00   | \$ 7,000.00   |
| Traf Regulator Control   | 1        | LSUM | \$ 10,000.00 | \$ 10,000.00    |                     | \$ -                    | \$ -          | \$ -          |
| Plastic Drum, Fluorescent, Furn                                  | 70       | Ea   | \$ 35.00     | \$ 2,450.00     |                     | \$ -                    | \$ -          | \$ -          |
| Plastic Drum, Fluorescent, Oper                                  | 70       | Ea   | \$ 5.00      | \$ 350.00       |                     | \$ -                    | \$ -          | \$ -          |
| Sign, Type B, Temp, Prismatic, Furn                              | 584      | Sft  | \$ 10.00     | \$ 5,840.00     |                     | \$ -                    | \$ -          | \$ -          |
| Sign, Type B, Temp, Prismatic, Oper                              | 584      | Sft  | \$ 5.00      | \$ 2,920.00     |                     | \$ -                    | \$ -          | \$ -          |
| Pedestrian Type II Barricade, Temp                               | 10       | Ea   | \$ 150.00    | \$ 1,500.00     |                     | \$ -                    | \$ -          | \$ -          |
| Turf Establishment, Performance                                  | 1152     | Syd  | \$ 7.00      | \$ 8,064.00     |                     | \$ -                    | \$ -          | \$ -          |
| Gate Box, Adj, Case 1  | 1        | Ea   | \$ 500.00    | \$ 500.00       |                     | \$ -                    | \$ -          | \$ -          |
| Post, Steel, 3 lb  | 252      | Ft   | \$ 9.00      | \$ 2,268.00     |                     | \$ -                    | \$ -          | \$ -          |
| Sign, Type III, Erect, Salv                                      | 7        | Ea   | \$ 60.00     | \$ 420.00       |                     | \$ -                    | \$ -          | \$ -          |
| Sign, Type III, Rem  | 13       | Ea   | \$ 10.00     | \$ 130.00       |                     | \$ -                    | \$ -          | \$ -          |
| Sign, Type IIIB  | 40       | Sft  | \$ 20.00     | \$ 800.00       |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Ovly Cold Plastic, 6 inch, Crosswalk                  | 198      | Ft   | \$ 4.00      | \$ 792.00       |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar                  | 35       | Ft   | \$ 10.00     | \$ 350.00       |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Ovly Cold Plastic, Bike, Small Sym                    | 6        | Ea   | \$ 200.00    | \$ 1,200.00     |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym                  | 1        | Ea   | \$ 200.00    | \$ 200.00       |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Ovly Cold Plastic, Sharrow Sym                        | 2        | Ea   | \$ 200.00    | \$ 400.00       |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Polyurea, 4 inch, White                               | 2237     | Ft   | \$ 2.00      | \$ 4,474.00     |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Polyurea, 12 inch, Cross Hatching, Yellow             | 300      | Ft   | \$ 5.00      | \$ 1,500.00     |                     | \$ -                    | \$ -          | \$ -          |
| Pavt Mrkg, Polyurea, 4 inch, Yellow                              | 2880     | Ft   | \$ 2.00      | \$ 5,760.00     |                     | \$ -                    | \$ -          | \$ -          |
| Audio Visual Filming   | 1        | LSUM | \$ 3,500.00  | \$ 3,500.00     |                     | \$ -                    | \$ -          | \$ -          |
| Miscellaneous Work Items   | 1        | LSUM | \$ 25,000.00 | \$ 25,000.00    | \$ 25,000.00        | \$ 15,000.00            | \$ 10,000.00  | \$ 10,000.00  |
| <b>SUB TOTALS</b>  |          |      |              | \$ 1,367,772.00 | \$ 638,602.00       | \$ 383,161.20           | \$ 201,101.09 | \$ 233,476.23 |
| ENGINEERING AT 15% ASSESSABLE COST                               |          |      |              | \$ 205,165.80   | \$ 95,790.30        | \$ 57,474.18            | \$ 30,165.16  | \$ 35,021.43  |
| ADMINISTRATIVE AT 5% ASSESSABLE COST                             |          |      |              | \$ 68,388.60    | \$ 31,930.10        | \$ 19,158.06            | \$ 10,055.05  | \$ 11,673.81  |
| <b>GRAND TOTALS</b>  |          |      |              | \$ 1,641,326.40 | \$ 766,322.40       | \$ 459,793.44           | \$ 241,321.30 | \$ 280,171.47 |

ENGINEER'S DETERMINATION OF ASSESSABLE AMOUNT

**STEWART STREET FROM SHIAWASSEE TO WASHINGTON  
MAJOR STREET**

**SPECIAL ASSESSMENT ROLL 2024-01**

**RESO 2**

|                                       |              |
|---------------------------------------|--------------|
| ENGINEER'S ESTIMATE ASSESSABLE AMOUNT | \$766,322.40 |
| TOTAL ASSESSABLE FRONT FEET           | 2785.22      |

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

| PROPERTY TYPE                                  | RESIDENTIAL PROPERTY | COMMERCIAL PROPERTY | TOTAL        |
|--|----------------------|---------------------|--------------|
| TOTAL ASSEMENT PER TYPE                        | \$766,322.40         | \$766,322.40        |              |
| CITY SHARE $\geq$ 60%                          | \$525,001.10         | \$486,150.93        |              |
| PROPERTY SHARE @ $\leq$ 40%                    | \$241,321.30         | \$280,171.47        |              |
| ASSESSABLE FRONT FOOT RATE: PROP SHARE/2785.22 | \$86.64              | \$100.59            |              |
| TOTAL FRONT FEET PER TYPE                      | 1221.02              | 1564.20             |              |
| TOTAL AMOUNT OF ASSESSMENT PER TYPE:           | \$105,793.36         | \$157,346.50        | \$263,139.86 |

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

|                          |    |                   |
|--------------------------|----|-------------------|
| NORTH SIDE               | \$ | 148,712.26        |
| SOUTH SIDE               | \$ | 114,419.58        |
| TOTAL SPECIAL ASSESSMENT | \$ | <u>263,131.83</u> |

**STEWART STREET FROM SHIAWASSEE TO WASHINGTON  
MAJOR STREET**

**ESTIMATED SPECIAL ASSESSMENT ROLL 2024-01**

**RESO 2**

**NORTH 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 |
|-------------|--------------|------------------------------------|--------------------|---------------|---------------------|-----------------------|-----------------|----------------------|-------------|
| 623         | S Shiawassee | City of Owosso                     | 050-651-000-029-00 | 619.4         | 1                   | 619.40                | \$100.59        | \$62,305.45          | C-OS        |
| 200         | Universal    | Phoenix Owosso Industrial Inv. LLC | 050-651-026-001-00 | 766           | 1                   | 766.00                | \$100.59        | \$77,051.94          | I1          |
| 720         | S Washington | 720 S. Washington St., LLC         | 050-651-031-004-00 | 124           | 0.75                | 93.00                 | \$100.59        | \$9,354.87           | B4          |
|             |              |                                    |                    | 1509.4        |                     | 1478.40               |                 | \$148,712.26         |             |

**SOUTH SIDE**

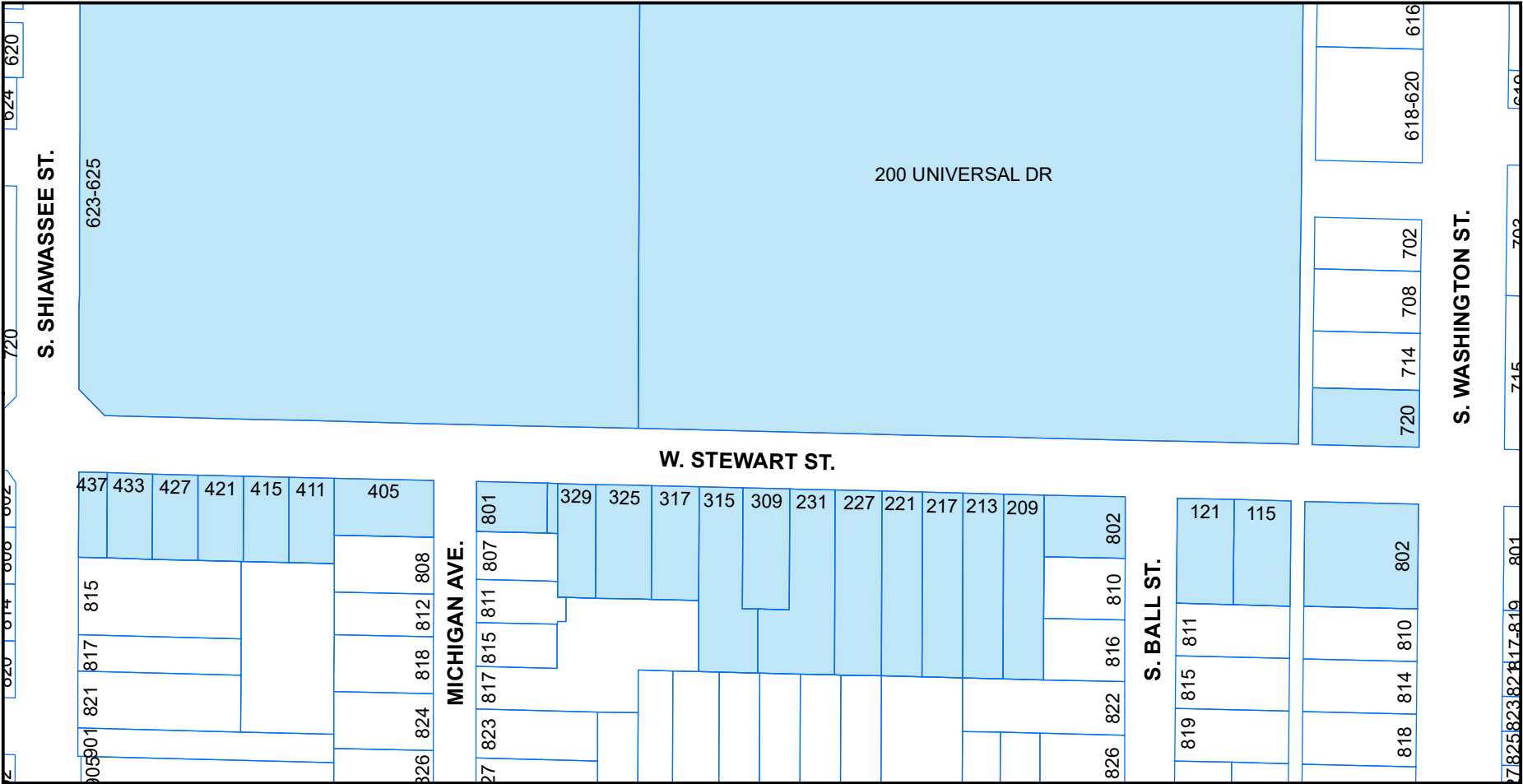
| ADDRESS NO. | STREET       | PROPERTY OWNER NAME             | ROLL NUMBER        | FRONT FOOTAGE | CORNER LOT DISCOUNT | ASSESSABLE FRONT FEET | FRONT FOOT RATE | AMOUNT OF ASSESSMENT | ZONING TYPE |
|-------------|--------------|---------------------------------|--------------------|---------------|---------------------|-----------------------|-----------------|----------------------|-------------|
| 437         | W Stewart    | Ryan and Crystal Garrison Trust | 050-115-001-001-00 | 33            | 1                   | 33.00                 | \$100.59        | \$3,319.47           | B4          |
| 433         | W Stewart    | James Stechschulte              | 050-115-001-002-00 | 52.8          | 1                   | 52.80                 | \$100.59        | \$5,311.15           | B1          |
| 427         | W Stewart    | Dian Parker                     | 050-115-001-003-00 | 52.8          | 1                   | 52.80                 | \$86.64         | \$4,574.59           | R1          |
| 421         | W Stewart    | James Stechschulte              | 050-115-001-004-00 | 52.8          | 1                   | 52.80                 | \$86.64         | \$4,574.59           | R1          |
| 415         | W Stewart    | Roberto and Valentina Larrivey  | 050-115-001-005-00 | 52.8          | 1                   | 52.80                 | \$86.64         | \$4,574.59           | R1          |
| 411         | W Stewart    | Riley Temple and William Hudak  | 050-115-001-006-00 | 52.8          | 1                   | 52.80                 | \$86.64         | \$4,574.59           | R1          |
| 405         | W Stewart    | Sybil and Christopher Kott      | 050-601-000-025-00 | 115.5         | 0.75                | 86.63                 | \$86.64         | \$7,505.19           | R1          |
| 801         | Michigan     | Patrick Faketty                 | 050-601-000-026-00 | 82.13         | 0.75                | 61.60                 | \$86.64         | \$5,336.81           | R1          |
|             | W Stewart    | Dana Barker                     | 050-601-000-081-00 | 12            | 1                   | 12.00                 | \$86.64         | \$1,039.68           | R1          |
| 329         | W Stewart    | Edward and Kathleen Rigdon      | 050-601-000-030-00 | 44.42         | 1                   | 44.42                 | \$86.64         | \$3,848.55           | R1          |
| 325         | W Stewart    | Frank Hernandez                 | 050-601-000-031-00 | 64.71         | 1                   | 64.71                 | \$86.64         | \$5,606.47           | R1          |
| 317         | W Stewart    | Cynthia Elston                  | 050-601-000-032-00 | 54.42         | 1                   | 54.42                 | \$86.64         | \$4,714.95           | R1          |
| 315         | W Stewart    | Cynthia Elston                  | 050-601-000-033-00 | 50.5          | 1                   | 50.50                 | \$86.64         | \$4,375.32           | R1          |
| 309         | W Stewart    | Francis Pannel                  | 050-601-000-034-00 | 54.58         | 1                   | 54.58                 | \$86.64         | \$4,728.81           | R1          |
| 231         | W Stewart    | Ruth Anne Reed                  | 050-601-000-035-00 | 53            | 1                   | 53.00                 | \$86.64         | \$4,591.92           | R1          |
| 227         | W Stewart    | Gerado Arriaga                  | 050-601-000-036-00 | 54.58         | 1                   | 54.58                 | \$86.64         | \$4,728.81           | R1          |
| 221         | W Stewart    | Amy Bowen                       | 050-601-000-037-00 | 47.07         | 1                   | 47.07                 | \$86.64         | \$4,078.14           | R1          |
| 217         | W Stewart    | Sergio and Holly Ramos          | 050-601-000-038-00 | 47.07         | 1                   | 47.07                 | \$86.64         | \$4,078.14           | R1          |
| 213         | W Stewart    | Suzanne Millikin                | 050-601-000-039-00 | 47.07         | 1                   | 47.07                 | \$86.64         | \$4,078.14           | R1          |
| 209         | W Stewart    | Terry and Tiffany Forrester     | 050-601-000-040-00 | 47.07         | 1                   | 47.07                 | \$86.64         | \$4,078.14           | R1          |
| 802         | S Ball       | Elden Buchholz                  | 050-601-000-041-00 | 94.14         | 0.75                | 70.61                 | \$86.64         | \$6,117.22           | R1          |
| 121         | W Stewart    | Marianne Spencer                | 050-651-038-003-00 | 66            | 0.75                | 49.50                 | \$86.64         | \$4,288.68           | R1          |
| 115         | W Stewart    | Joshua Spencer                  | 050-651-038-002-00 | 66            | 1                   | 66.00                 | \$86.64         | \$5,718.24           | R1          |
| 802         | S Washington | Ainsley Ellison                 | 050-651-038-015-00 | 132           | 0.75                | 99.00                 | \$86.64         | \$8,577.36           | R2          |
|             |              |                                 |                    | 1429.26       |                     | 1306.82               |                 | \$114,419.58         |             |

TOTAL ASSESSABLE FRONT FEET: 2785.22  
 TOTAL AMOUNT OF ASSESSMENT: \$263,131.83



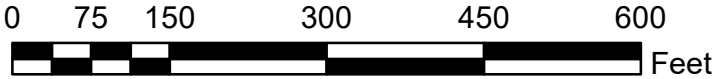
# City of Owosso

## Proposed Special Assessment No. 2024-01



W. Stewart St. between S. Shiawassee St & S. Washington St.

- Special Assessment Parcels
- Other City of Owosso Parcels
- 1501 Street Address Number



23 August, 2023