



MEMORANDUM

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

DATE: January 12, 2026
TO: Owosso City Council
FROM: Nathan Henne, City Manager
SUBJECT: Woodlawn Avenue Rehabilitation – 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. **Woodlawn Avenue, from Monroe Street to Corunna Avenue (M-71)**, is proposed by the City for street rehabilitation. Reconstruction and or resurfacing of these streets is funded in part via special assessment. Special Assessment is the process by which a portion of the cost for making a local improvement is assessed against a property owner based upon the value that the property receives from the improvement. The City assumes the remaining portion of the cost (public benefit portion). In recent years, the City has spread this amount as 60% public benefit and 40% property benefit for assessable items. The City usually finances special assessments for property owners over a 10, 15, or 20 year period (determined by method of construction) at 3% interest. The property owner can pay an assessment in one lump sum or in installments over the 10, 15, or 20 year period.

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 **November 17, 2025** 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 **January 20, 2026** for the proposed improvement, setting a public hearing for Tuesday, **February 2, 2026**.

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 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 Tuesday, **February 2, 2026**:

Woodlawn Avenue, a Public Street, from Monroe Street to Corunna Avenue (M-71)

For the following work:

STREET REHABILITATION: REPLACEMENT OF PAVEMENT SECTION; SELECT CURB AND GUTTER REPLACEMENT; SELECT SIDEWALK REPLACEMENT; ADA SIDEWALK RAMP INSTALLATION

Attachments: Resolution No. 2 – Woodlawn Avenue
Special Assessment Roll – Woodlawn Avenue
Engineer's Estimate - Woodlawn Avenue
Special Assessment District Map – Woodlawn Avenue

MASTER PLAN IMPLEMENTATION GOALS: 3.4, 3.10

Special Assessment Resolution No. 2 for Woodlawn Avenue

Special Assessment District No. 2026-02

**Woodlawn Avenue, a Public Street, from Monroe
Street to Corunna Avenue (M-71)**

RESOLUTION NO.

**WOODLAWN AVENUE
FROM MONROE STREET TO CORUNNA AVENUE (M-71)
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

**WOODLAWN AVENUE, A PUBLIC STREET, FROM MONROE STREET TO CORUNNA
AVENUE (M-71);
STREET REHABILITATION**

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 \$345,816.00 and determines that \$60,874.70 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 \$284,941.30 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, February 2, 2026 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:

Woodlawn Avenue, a Public Street, from Monroe Street to Corunna Avenue (M-71)

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

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 6:30 p.m. on Monday, February 2, 2026 for the purpose of hearing any person to be affected by the proposed public improvement.

19-Dec-25

RESO 2

WOODLAWN AVENUE FROM MONROE STREET TO COURNNA AVENUE (M-71) ENGINEER'S ESTIMATE

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
Mobilization, Max ___, (Road and Storm)	1	LSUM	\$ 24,400.00	\$ 24,400.00	\$ 24,400.00	\$ 14,640.00	\$ 9,760.00	\$ 9,760.00
Sewer, Rem, Less than 24 inch	40	Ft	\$ 40.00	\$ 1,600.00	\$ -	\$ -	\$ -	\$ -
Curb and Gutter, Rem	550	Ft	\$ 15.00	\$ 8,250.00	\$ -	\$ -	\$ -	\$ -
Pavt, Rem	100	Syd	\$ 15.00	\$ 1,500.00	\$ 1,500.00	\$ 900.00	\$ 600.00	\$ 600.00
Sidewalk, Rem	200	Syd	\$ 15.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -
Embankment, CIP	50	Cyd	\$ 30.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -
Excavation, Earth	300	Cyd	\$ 40.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -
Non Haz Contaminated Material Handling and Disposal, LM	50	Cyd	\$ 75.00	\$ 3,750.00	\$ -	\$ -	\$ -	\$ -
Subgrade Undercutting, Type II	50	Cyd	\$ 50.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	6	Ea	\$ 150.00	\$ 900.00	\$ 900.00	\$ 540.00	\$ 360.00	\$ 360.00
Subbase, CIP	65	Cyd	\$ 50.00	\$ 3,250.00	\$ -	\$ -	\$ -	\$ -
Aggregate Base, 8 inch, Modified	1290	Syd	\$ 32.00	\$ 41,280.00	\$ -	\$ -	\$ -	\$ -
Maintenance Gravel	50	Ton	\$ 40.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 800.00	\$ 800.00
Approach, CI I	10	Ton	\$ 60.00	\$ 600.00	\$ 600.00	\$ 360.00	\$ 240.00	\$ 240.00
Geotextile, Separator, Modified	1290	Syd	\$ 3.00	\$ 3,870.00	\$ -	\$ -	\$ -	\$ -
Sanitary Service, Conflict	2	Ea	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -
Abandoned Gas Main, Conflict	2	Ea	\$ 1,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -
HMA Surface, Rem	1240	Syd	\$ 5.00	\$ 6,200.00	\$ 6,200.00	\$ 3,720.00	\$ 2,480.00	\$ 2,480.00
HMA, 3EML @ 3.5"	265	Ton	\$ 150.00	\$ 39,750.00	\$ 39,750.00	\$ 23,850.00	\$ 9,085.71	\$ 15,900.00
HMA, 5EML @ 2.0"	150	Ton	\$ 170.00	\$ 25,500.00	\$ 25,500.00	\$ 15,300.00	\$ 10,200.00	\$ 10,200.00
Cement	2	Ton	\$ 500.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -
Driveway, Nonreinf Conc, 7 inch	70	Syd	\$ 110.00	\$ 7,700.00	\$ 7,700.00	\$ 4,620.00	\$ -	\$ 3,080.00
Curb and Gutter, Conc, Det F4	550	Ft	\$ 40.00	\$ 22,000.00	\$ 22,000.00	\$ 13,200.00	\$ 8,800.00	\$ 8,800.00
Detectable Warning Surface, Modified	30	Ft	\$ 150.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -
Curb Ramp Opening, Conc	14	Ft	\$ 50.00	\$ 700.00	\$ -	\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	905	Sft	\$ 10.00	\$ 9,050.00	\$ -	\$ -	\$ -	\$ -
Sidewalk, Conc, 7 inch	740	Sft	\$ 20.00	\$ 14,800.00	\$ -	\$ -	\$ -	\$ -
Curb Ramp, Conc, 7 inch	125	Sft	\$ 20.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Lighted, Furn & Oper	2	Ea	\$ 150.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -
Minor Traf Devices, Max \$10,000	1	LSUM	\$ 10,000.00	\$ 10,000.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Plastic Drum, Fluorescent, Furn & Oper	25	Ea	\$ 30.00	\$ 750.00	\$ -	\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	265	Sft	\$ 10.00	\$ 2,650.00	\$ -	\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	10	Ea	\$ 150.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -
Turf Establishment, Performance	300	Syd	\$ 10.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -
Post, Steel, 3 lb	50	Ft	\$ 10.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -
Sign, Type III, Erect, Salv	4	Ea	\$ 75.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -
Sign, Type III, Rem	4	Ea	\$ 20.00	\$ 80.00	\$ -	\$ -	\$ -	\$ -
Miscellaneous Work Items	1	LSUM	\$ 20,000.00	\$ 20,000.00	\$ 12,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
SUB TOTALS				\$ 288,180.00	\$ 140,550.00	\$ 84,330.00	\$ 46,325.71	\$ 56,220.00
ENGINEERING AT 15% ASSESSABLE COST				\$ 43,227.00	\$ 21,082.50	\$ 12,649.50	\$ 6,948.86	\$ 8,433.00
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 14,409.00	\$ 7,027.50	\$ 4,216.50	\$ 2,316.29	\$ 2,811.00
GRAND TOTALS				\$ 345,816.00	\$ 168,660.00	\$ 101,196.00	\$ 55,590.86	\$ 67,464.00

MAJOR STREET

WEST 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
	Monroe St	Huron & Eastern Railway Co., Inc	050-420-001-015-00	100		0.6	60.00	\$82.38	\$4,942.80
	Corunna Ave	Huron & Eastern Railway Co., Inc	050-420-001-014-00	50		1	50.00	\$82.38	\$4,119.00
518	Woodlawn	Consumers Energy, Co	050-542-000-028-00	55.21		1	55.21	\$82.38	\$4,548.20
512	Woodlawn	Sutliff, Roger	050-542-000-027-00	68		1	68.00	\$82.38	\$5,601.84
638	Corunna Ave	Carlson, Lonnie J	050-542-000-026-00	132		1	132.00	\$82.38	\$10,874.16
				405.21			365.21		\$30,086.00

EAST 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
	S Gould St	Huron & Eastern Railway Co., Inc	050-542-000-048-00	100		0.6	60.00	\$82.38	\$4,942.80
	S Gould St	Huron & Eastern Railway Co., Inc	050-542-000-047-00	50		1	50.00	\$82.38	\$4,119.00
	Woodlawn Ave	Consumers Energy, Co	050-542-000-030-00	90		1	90.00	\$82.38	\$7,414.20
515	Woodlawn Ave	Carlson, Lonnie J	050-542-000-031-00	50		1	50.00	\$82.38	\$4,119.00
702	Corunna Ave	Carlson, Lonnie J	050-542-000-029-00	123.74		1	123.74	\$82.38	\$10,193.70
				413.74			373.74		\$30,788.70

TOTAL FRONT FEET:

818.95

TOTAL ASSESSABLE FRONT FEET:

738.95

TOTAL AMOUNT OF ASSESSMENTS:

\$60,874.70

WOODLAWN AVENUE FROM MONROE STREET TO CORUNNA AVENUE (M-71)
MAJOR STREET

SPECIAL ASSESSMENT ROLL 2026-02

RESO 2

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$168,660.00
TOTAL FRONT FOOTAGE	818.95

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE

	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSESSMENT PER TYPE	\$168,660.00	\$168,660.00	
CITY SHARE \geq 60%	\$113,069.14	\$101,196.00	
PROPERTY SHARE @ <40%	\$55,590.86	\$67,464.00	
FRONT FOOT RATE: PROP SHARE/TOTAL FRONT FOOTAGE:	\$67.88	\$82.38	
TOTAL ASSESSABLE FRONT FEET PER TYPE:	0.00	738.95	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$0.00	\$60,874.70	\$60,874.70

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$	30,086.00
EAST SIDE	\$	30,788.70
TOTAL SPECIAL ASSESSMENT	\$	60,874.70



City of Owosso

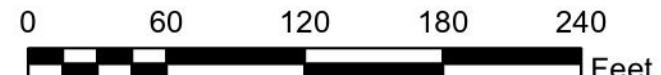
Proposed Special Assessment No. 2026-02

Woodlawn Avenue
from Monroe St. to Corunna Ave.



Legend

- Special Assessment Parcels
- Other City of Owosso Parcels
- Railroads
- 501 Street Address Number



15 December 2025