



MEMORANDUM

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

DATE: January 3, 2022

TO: Owosso City Council

FROM: Ryan E. Suchanek, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Maple Avenue Reconstruction

RECOMMENDATION:

City staff recommends approval of Resolution No. 4 which sets the second public hearing for the Maple Avenue Reconstruction Project.

BACKGROUND:

This public hearing is intended to provide affected residents with the opportunity to comment regarding their individual assessments.

As you will recall, 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 **January 3, 2022** 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, **January 18, 2022** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

**Special Assessment District No. 2022-03
Maple Avenue, a Public Street, from Corunna Avenue (M-71) to north end**

Attachment(s): Maple Avenue Resolution No. 4
Maple Avenue Proposed Special Assessment Roll
Maple Avenue Engineer's Estimate
Maple Avenue Special Assessment Map

RESOLUTION NO.

**SETTING A PUBLIC HEARING
FOR SPECIAL ASSESSMENT DISTRICT NO. 2022-03
MAPLE AVENUE, A PUBLIC STREET
FROM CORUNNA AVENUE (M-71) TO NORTH END
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 p.m., on Tuesday, January 18, 2022 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:

Maple Avenue, a Public Street, from Corunna Avenue (M-71) to north end

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 Reconstruction

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, January 18, 2022 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.

MAPLE AVE FROM CORUNNA TO NORTH END
LOCAL STREET

SPECIAL ASSESSMENT ROLL NO. 2022-03

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	ZONING TYPE	MAILING ADDRESS
424	MAPLE AVE	BRAD DISE	050-710-000-001	120.5	1	120.50	\$59.54	\$7,174.57	R1	424 MAPLE AVE OWOSSO, MI 48867
416	MAPLE AVE	DALE & JOANNE SIEB	050-710-000-003	61.5	1	61.50	\$59.54	\$3,661.71	R1	PO BOX 96 BANCROFT, MI 48414-0096
412	MAPLE AVE	KIRK & SHERRY HALL	050-710-000-004	54.5	1	54.50	\$59.54	\$3,244.93	R2	412 MAPLE AVE OWOSSO, MI 48867-3628
406	MAPLE AVE	KELLY HALL	050-710-000-005	54	1	54.00	\$59.54	\$3,215.16	R2	406 MAPLE AVE OWOSSO, MI 48867
400	MAPLE AVE	ERIC & KIMBERLY SPENCER	050-710-000-006	52	1	52.00	\$59.54	\$3,096.08	R2	400 MAPLE AVE OWOSSO, MI 48867
						342.50		\$20,392.45		

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	MAILING ADDRESS
703	CORUNNA AVE	MICHELLE BOWLES	050-710-002-005	93.1	1	93.10	\$59.54	\$5,543.17	RM1	PO BOX 101 OWOSSO, MI 48867
415	MAPLE AVE	EDWARD & KATHLEEN RIGDON	050-710-002-006	58	1	58.00	\$59.54	\$3,453.32	RM1	5188 N M52 OWOSSO, MI 48867
413	MAPLE AVE	WILLIAM HATFIELD	050-710-002-007	48	1	48.00	\$59.54	\$2,857.92	RM1	413 MAPLE AVE OWOSSO, MI 48867
407	MAPLE AVE	TODD RAMBO	050-710-002-008	66	1	66.00	\$59.54	\$3,929.64	RM1	6697 LOVEJOY ROAD FOWLerville, MI 48836
401	MAPLE AVE	MICHAEL & ERIN STEVER	050-710-002-009	69	1	69.00	\$59.54	\$4,108.26	RM1	401 MAPLE AVE OWOSSO, MI 48867
						334.10		\$19,892.31		

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	MAILING ADDRESS
600	OAKWOOD AVE	GREAT LAKE CENTRAL RAILROAD INC	050-710-001-015	0	0.75	0.00	\$61.67	\$0.00	I1	PO BOX 550 OWOSSO, MI 48867
						0.00		0.00		

TOTAL ASSESSABLE FRONT FEET:

676.60

**POST-BID ASSESSMENT CALCULATIONS
MAPLE AVE.**

**MAPLE AVE FROM CORUNNA TO NORTH END
LOCAL STREET**

SPECIAL ASSESSMENT ROLL

RESO 4

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$104,316.00
TOTAL ASSESSABLE FRONT FEET	676.60

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$104,316.00	\$104,316.00	
CITY SHARE \geq 60%	\$64,029.60	\$62,589.60	
PROPERTY SHARE @ \leq 40%	\$40,286.40	\$41,726.40	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/676.60	\$59.54	\$61.67	
TOTAL FRONT FEET PER TYPE	676.60	0.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$40,286.40	\$0.00	\$40,286.40

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$20,392.45
EAST SIDE	\$19,892.31
NORTH SIDE	\$0.00
TOTAL SPECIAL ASSESSMENT	\$40,284.76

**ESTIMATED PROJECT COST
POST-BID**

14-Dec-21

RESO 4

MAPLE AVENUE FROM CORUNNA TO NORTH END

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT	
							AT 40% RESIDENTIAL	AT 40% COMMERCIAL
Mobilization, Max 10%, (Road and Storm)	LSUM	1	\$13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 8,100.00	\$ 5,400.00	\$ 5,400.00
Tree, Rem, 6 inch to 18 inch	Ea	1	\$700.00	\$ 700.00		\$ -	\$ -	\$ -
Dr Structure, Abandon	Ea	1	\$500.00	\$ 500.00		\$ -	\$ -	\$ -
Dr Structure, Rem	Ea	2	\$400.00	\$ 800.00		\$ -	\$ -	\$ -
Sewer, Rem, Less than 24 inch	Ft	63	\$13.00	\$ 819.00		\$ -	\$ -	\$ -
Curb and Gutter, Rem	Ft	705	\$7.00	\$ 4,935.00	\$ 4,935.00	\$ 2,961.00	\$ 1,974.00	\$ 1,974.00
Guardrail, Rem	Ft	46	\$2.00	\$ 92.00		\$ -	\$ -	\$ -
Pavt, Rem	Syd	170	\$8.00	\$ 1,360.00	\$ 1,360.00	\$ 816.00	\$ 544.00	\$ 544.00
Sidewalk, Rem	Syd	304	\$6.00	\$ 1,824.00		\$ -	\$ -	\$ -
Embankment, CIP	Cyd	51	\$10.00	\$ 510.00		\$ -	\$ -	\$ -
Excavation, Earth	Cyd	491	\$15.00	\$ 7,365.00		\$ -	\$ -	\$ -
Subgrade Undercutting, Type II	Cyd	25	\$25.00	\$ 625.00		\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	Ea	4	\$70.00	\$ 280.00	\$ 280.00	\$ 168.00	\$ 112.00	\$ 112.00
Subbase, CIP	Cyd	67	\$25.00	\$ 1,675.00		\$ -	\$ -	\$ -
Aggregate Base, 4 inch, Modified	Syd	227	\$9.00	\$ 2,043.00		\$ -	\$ -	\$ -
Aggregate Base, 8 inch, Modified	Syd	988	\$13.00	\$ 12,844.00		\$ -	\$ -	\$ -
Maintenance Gravel	Ton	25	\$25.00	\$ 625.00	\$ 625.00	\$ 375.00	\$ 250.00	\$ 250.00
Approach, CI II, LM	Cyd	15	\$35.00	\$ 525.00	\$ 525.00	\$ 315.00	\$ 210.00	\$ 210.00
Geotextile, Separator, Modified	Syd	1214	\$2.00	\$ 2,428.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	Ft	30	\$76.00	\$ 2,280.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 12 inch, Tr Det B, Modified	Ft	32	\$94.00	\$ 3,008.00		\$ -	\$ -	\$ -
Sanitary Serv Conflict	Ea	2	\$1,130.00	\$ 2,260.00		\$ -	\$ -	\$ -
Abandoned Gas Main Conflict	Ea	2	\$380.00	\$ 760.00		\$ -	\$ -	\$ -
Dr Structure Cover, Adj, Case 1	Ea	1	\$570.00	\$ 570.00	\$ 570.00	\$ 342.00	\$ 228.00	\$ 228.00
Dr Structure Cover, EJ 1040 w/ Solid Gasket Sealed Cover	Ea	1	\$650.00	\$ 650.00	\$ 650.00	\$ 390.00	\$ 260.00	\$ 260.00
Dr Structure Cover, EJ 7000	Ea	2	\$800.00	\$ 1,600.00	\$ 1,600.00	\$ 960.00	\$ 640.00	\$ 640.00
Dr Structure, 36 inch dia, Modified	Ea	2	\$2,280.00	\$ 4,560.00		\$ -	\$ -	\$ -
Dr Structure, Tap, 12 inch	Ea	1	\$1,080.00	\$ 1,080.00		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	Ea	1	\$250.00	\$ 250.00	\$ 250.00	\$ 150.00	\$ 100.00	\$ 100.00
HMA Surface, Rem	Syd	1140	\$4.00	\$ 4,560.00	\$ 4,560.00	\$ 2,736.00	\$ 1,824.00	\$ 1,824.00
Hand Patching	Ton	10	\$250.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00
HMA, 3E3 @ 3"	Ton	180	\$100.00	\$ 18,000.00	\$ 18,000.00	\$ 10,800.00	\$ 6,000.00	\$ 7,200.00
HMA, 5E3 @ 1.5"	Ton	90	\$105.00	\$ 9,450.00	\$ 9,450.00	\$ 5,670.00	\$ 3,780.00	\$ 3,780.00
Cement	Ton	2	\$200.00	\$ 400.00		\$ -	\$ -	\$ -
Driveway, Nonreinf Conc, 6 inch	Syd	200	\$40.50	\$ 8,100.00	\$ 8,100.00	\$ 4,860.00	\$ 3,240.00	\$ 3,240.00
Curb and Gutter, Conc, Det F4	Ft	679	\$25.00	\$ 16,975.00	\$ 16,975.00	\$ 10,185.00	\$ 6,790.00	\$ 6,790.00
Detectable Warning Surface, Modified	Ft	10	\$72.00	\$ 720.00		\$ -	\$ -	\$ -
Sidewalk Ramp, Conc, 7 inch	Sft	86	\$6.30	\$ 541.80		\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	Sft	2433	\$3.60	\$ 8,758.80		\$ -	\$ -	\$ -

**ESTIMATED PROJECT COST
POST-BID**

14-Dec-21

RESO 4

MAPLE AVENUE FROM CORUNNA TO NORTH END

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT	ASSESSMENT
							AT 40% RESIDENTIAL	AT 40% COMMERCIAL
Sidewalk, Conc, 6 inch	Sft	1037	\$3.85	\$ 3,992.45		\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Furn & Oper	Ea	1	\$80.00	\$ 80.00		\$ -	\$ -	\$ -
Minor Traf Devices, Max \$5,000	LSUM	1	\$3,050.00	\$ 3,050.00	\$ 3,050.00	\$ 1,830.00	\$ 1,220.00	\$ 1,220.00
Plastic Drum, High Intensity, Furn & Oper	Ea	15	\$14.00	\$ 210.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	Sft	53	\$3.50	\$ 185.50		\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	Ea	4	\$110.00	\$ 440.00		\$ -	\$ -	\$ -
Riprap, Plain	Syd	3	\$125.00	\$ 375.00		\$ -	\$ -	\$ -
Turf Establishment, Performance	Syd	867	\$6.00	\$ 5,202.00		\$ -	\$ -	\$ -
Sign, Type III. Erect, Salv	Ea	3	\$100.00	\$ 300.00		\$ -	\$ -	\$ -
Sign, Type III, Rem	Ea	3	\$50.00	\$ 150.00		\$ -	\$ -	\$ -
SUB TOTALS				\$ 154,458.55	\$ 86,930.00	\$ 52,158.00	\$ 33,572.00	\$ 34,772.00
ENGINEERING AT 15% ASSESSABLE COST				\$ 23,168.78	\$ 13,039.50	\$ 7,823.70	\$ 5,035.80	\$ 5,215.80
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 7,722.93	\$ 4,346.50	\$ 2,607.90	\$ 1,678.60	\$ 1,738.60
GRAND TOTALS				\$ 185,350.26	\$ 104,316.00	\$ 62,589.60	\$ 40,286.40	\$ 41,726.40



City of Owosso

Proposed Special Assessment No. 2022-03

Maple Avenue
from Corunna Ave. to North End



Legend

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

