



MEMORANDUM

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

DATE: October 18, 2021

TO: Owosso City Council

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

SUBJECT: Maple Avenue 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. **Maple Avenue, from Corunna Avenue (M-71) to north end**, 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 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. The city usually finances special assessments for property owners over a 10, 15, or 20 year period (determined by method of construction) at 6% 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 **September 7, 2021** 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 **October 18, 2021** for the proposed improvement, setting a public hearing for Monday, **November 1, 2021**.

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 Monday, **November 1, 2021**:

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

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

Special Assessment Resolution No. 2 for Maple Avenue

Special Assessment District No. 2022-03

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

RESOLUTION NO.

**MAPLE AVENUE
FROM CORUNNA AVENUE (M-71) TO NORTH END
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

MAPLE AVENUE, A PUBLIC STREET, FROM CORUNNA AVENUE (M-71) TO NORTH END;
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 \$188,503.20 and determines that \$41,793.60 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 \$146,709.60 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, November 1, 2021 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:

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

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

The City Council intends to defray apart 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, November 1, 2021 for the purpose of hearing any person to be affected by the proposed public improvement.

MAPLE AVE FROM CORUNNA TO NORTH END

PROPOSED SPECIAL ASSESSMENT ROLL NO. 2022-03

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
424	MAPLE AVE	BRAD DISE	050-710-000-001	120.5	1	120.50	\$61.77	\$7,443.29	R1
416	MAPLE AVE	DALE & JOANNE SIEB	050-710-000-003	61.5	1	61.50	\$61.77	\$3,798.86	R1
412	MAPLE AVE	KIRK & SHERRY HALL	050-710-000-004	54.5	1	54.50	\$61.77	\$3,366.47	R2
406	MAPLE AVE	KELLY HALL	050-710-000-005	54	1	54.00	\$61.77	\$3,335.58	R2
400	MAPLE AVE	ERIC & KIMBERLY SPENCER	050-710-000-006	52	1	52.00	\$61.77	\$3,212.04	R2
						342.50		\$21,156.23	

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
703	CORUNNA AVE	MICHELLE BOWLES	050-710-002-005	93.1	1	93.10	\$61.77	\$5,750.79	RM1
415	MAPLE AVE	EDWARD & KATHLEEN RIGDON	050-710-002-006	58	1	58.00	\$61.77	\$3,582.66	RM1
413	MAPLE AVE	WILLIAM HATFIELD	050-710-002-007	48	1	48.00	\$61.77	\$2,964.96	RM1
407	MAPLE AVE	TODD RAMBO	050-710-002-008	66	1	66.00	\$61.77	\$4,076.82	RM1
401	MAPLE AVE	MICHAEL & ERIN STEVER	050-710-002-009	69	1	69.00	\$61.77	\$4,262.13	RM1
						334.10		\$20,637.36	

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
600	OAKWOOD AVE	GREAT LAKE CENTRAL RAILROAD INC	050-710-001-015	0	0.75	0.00	\$63.37	\$0.00	I1
						0.00		0.00	

TOTAL ASSESSABLE FRONT FEET:

676.60



City of Owosso

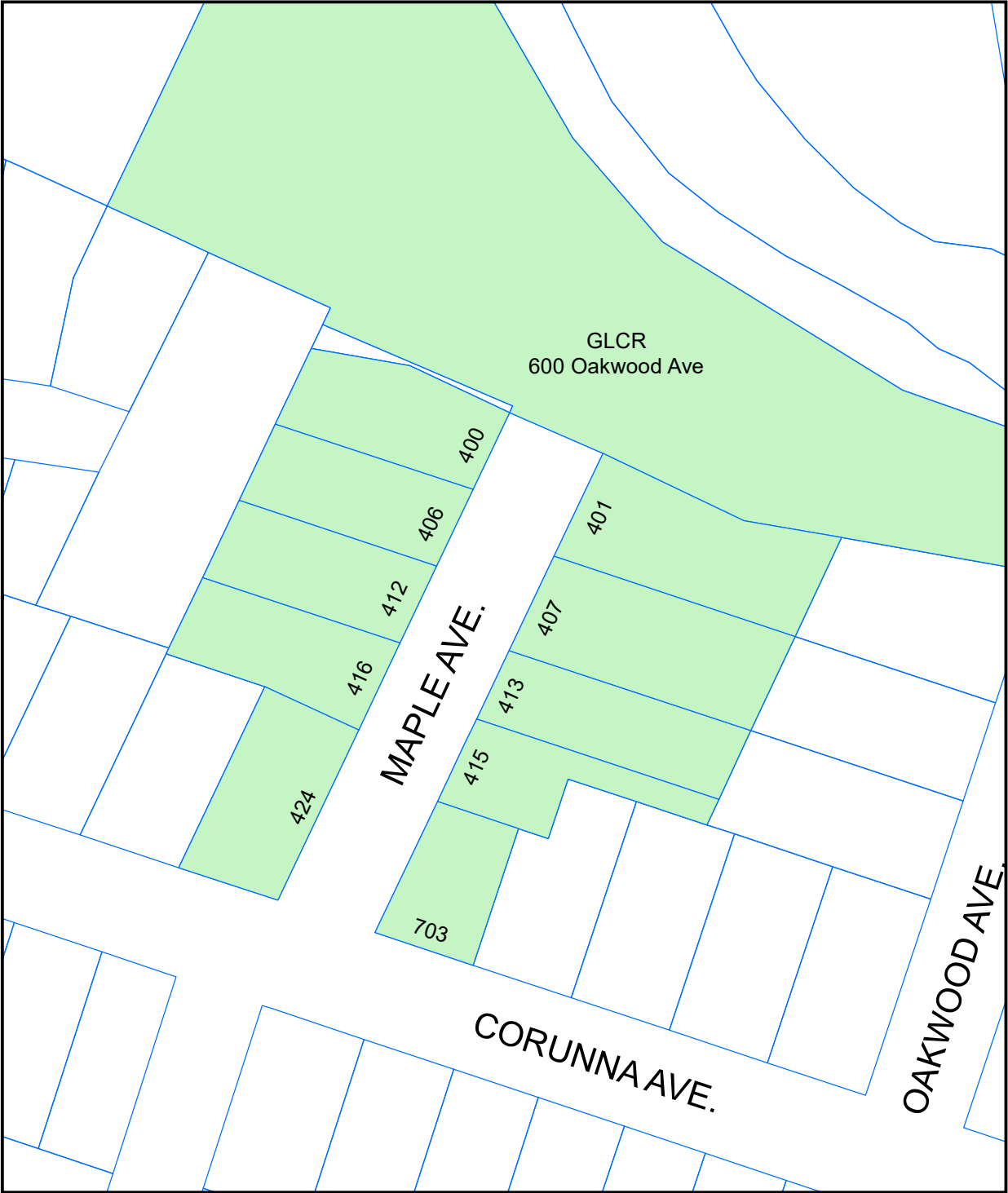
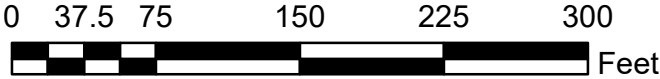
Proposed Special Assessment No. 2022-03

Maple Avenue
from Corunna Ave. to North End



Legend

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



MAPLE AVENUE FROM CORUNNA TO NORTH END

ENGINEER'S ESTIMATE

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60%	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
Mobilization, Max 10%, (Road and Storm)	LSUM	1	\$13,400.00	\$ 13,400.00	\$ 13,400.00	\$ 8,040.00	\$ 5,360.00	\$ 5,360.00
Dr Structure, Rem	Ea	2	\$400.00	\$ 800.00		\$ -	\$ -	\$ -
Sewer, Rem, Less than 24 inch	Ft	63	\$5.00	\$ 315.00		\$ -	\$ -	\$ -
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	\$10.00	\$ 460.00		\$ -	\$ -	\$ -
Pavt, Rem	Syd	170	\$8.00	\$ 1,360.00	\$ 1,360.00	\$ 816.00	\$ 544.00	\$ 544.00
Sidewalk, Rem	Syd	304	\$8.00	\$ 2,432.00		\$ -	\$ -	\$ -
Embankment, CIP	Cyd	51	\$12.00	\$ 612.00		\$ -	\$ -	\$ -
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	\$100.00	\$ 400.00	\$ 400.00	\$ 240.00	\$ 160.00	\$ 160.00
Subbase, CIP	Cyd	67	\$25.00	\$ 1,675.00		\$ -	\$ -	\$ -
Aggregate Base, 4 inch, Modified	Syd	227	\$10.00	\$ 2,270.00		\$ -	\$ -	\$ -
Aggregate Base, 8 inch, Modified	Syd	988	\$14.00	\$ 13,832.00		\$ -	\$ -	\$ -
Maintenance Gravel	Ton	25	\$30.00	\$ 750.00	\$ 750.00	\$ 450.00	\$ 300.00	\$ 300.00
Approach, CI II, LM	Cyd	15	\$50.00	\$ 750.00	\$ 750.00	\$ 450.00	\$ 300.00	\$ 300.00
Geotextile, Separator, Modified	Syd	1214	\$2.00	\$ 2,428.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	Ft	30	\$60.00	\$ 1,800.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 12 inch, Tr Det B, Modified	Ft	32	\$65.00	\$ 2,080.00		\$ -	\$ -	\$ -
Sanitary Serv Conflict	Ea	2	\$1,350.00	\$ 2,700.00		\$ -	\$ -	\$ -
Abandoned Gas Main Conflict	Ea	2	\$500.00	\$ 1,000.00		\$ -	\$ -	\$ -
Dr Structure Cover, Adj, Case 1	Ea	1	\$500.00	\$ 500.00	\$ 500.00	\$ 300.00	\$ 200.00	\$ 200.00
Dr Structure Cover, EJ 1040 w/ Solid Gasket Sealed Cover	Ea	1	\$700.00	\$ 700.00	\$ 700.00	\$ 420.00	\$ 280.00	\$ 280.00
Dr Structure Cover, EJ 7000	Ea	2	\$750.00	\$ 1,500.00	\$ 1,500.00	\$ 900.00	\$ 600.00	\$ 600.00
Dr Structure, 36 inch dia, Modified	Ea	2	\$1,500.00	\$ 3,000.00		\$ -	\$ -	\$ -
Dr Structure, Tap, 12 inch	Ea	1	\$1,000.00	\$ 1,000.00		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	Ea	1	\$225.00	\$ 225.00	\$ 225.00	\$ 135.00	\$ 90.00	\$ 90.00
HMA Surface, Rem	Syd	1140	\$3.00	\$ 3,420.00	\$ 3,420.00	\$ 2,052.00	\$ 1,368.00	\$ 1,368.00
Hand Patching	Ton	10	\$130.00	\$ 1,300.00	\$ 1,300.00	\$ 780.00	\$ 520.00	\$ 520.00
HMA, 3E3 @ 3"	Ton	180	\$75.00	\$ 13,500.00	\$ 13,500.00	\$ 8,100.00	\$ 4,500.00	\$ 4,500.00
HMA, 5E3 @ 1.5"	Ton	90	\$100.00	\$ 9,000.00	\$ 9,000.00	\$ 5,400.00	\$ 3,600.00	\$ 3,600.00
Cement	Ton	2	\$200.00	\$ 400.00		\$ -	\$ -	\$ -
Driveway, Nonreinf Conc, 6 inch	Syd	200	\$45.00	\$ 9,000.00	\$ 9,000.00	\$ 5,400.00	\$ 3,600.00	\$ 3,600.00
Curb and Gutter, Conc, Det F4	Ft	679	\$20.00	\$ 13,580.00	\$ 13,580.00	\$ 8,148.00	\$ 5,432.00	\$ 5,432.00
Detectable Warning Surface, Modified	Ft	8	\$75.00	\$ 600.00		\$ -	\$ -	\$ -
Sidewalk Ramp, Conc, 7 inch	Sft	86	\$5.50	\$ 473.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	Sft	2433	\$4.00	\$ 9,732.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 6 inch	Sft	1037	\$5.00	\$ 5,185.00		\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Furn & Oper	Ea	1	\$100.00	\$ 100.00		\$ -	\$ -	\$ -
Minor Traf Devices, Max \$5,000	LSUM	1	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00
Plastic Drum, High Intensity, Furn & Oper	Ea	15	\$20.00	\$ 300.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	Sft	53	\$5.00	\$ 265.00		\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	Ea	4	\$125.00	\$ 500.00		\$ -	\$ -	\$ -
Riprap, Plain	Syd	3	\$100.00	\$ 300.00		\$ -	\$ -	\$ -
Turf Establishment, Performance	Syd	867	\$6.00	\$ 5,202.00		\$ -	\$ -	\$ -
Sign, Type III. Erect, Salv	Ea	3	\$60.00	\$ 180.00		\$ -	\$ -	\$ -
Sign, Type III, Rem	Ea	3	\$45.00	\$ 135.00		\$ -	\$ -	\$ -
Miscellaneous Work Items	LSUM	1	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00
SUB TOTALS				\$ 157,086.00	\$ 89,320.00	\$ 53,592.00	\$ 34,828.00	\$ 35,728.00
ENGINEERING AT 15% ASSESSABLE COST				\$ 23,562.90	\$ 13,398.00	\$ 8,038.80	\$ 5,224.20	\$ 5,359.20
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 7,854.30	\$ 4,466.00	\$ 2,679.60	\$ 1,741.40	\$ 1,786.40
GRAND TOTALS				\$ 188,503.20	\$ 107,184.00	\$ 64,310.40	\$ 41,793.60	\$ 42,873.60

**ESTIMATED AMOUNT TO BE SPECIALLY ASSESSED
MAPLE AVE**

MAPLE AVE FROM CORUNNA TO NORTH END

SPECIAL ASSESSMENT ROLL

RESO 2

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$107,184.00	
TOTAL ASSESSABLE FRONT FEET	676.60	

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$107,184.00	\$107,184.00	
CITY SHARE ≥ 60%	\$65,390.40	\$64,310.40	
PROPERTY SHARE @ ≤40%	\$41,793.60	\$42,873.60	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/676.60	\$61.77	\$63.37	
TOTAL FRONT FEET PER TYPE	676.60	0.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$41,793.60	\$0.00	\$41,793.60

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$21,156.23
EAST SIDE	\$20,637.36
NORTH SIDE	\$0.00
TOTAL SPECIAL ASSESSMENT	\$41,793.58