



MEMORANDUM

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

DATE: November 4, 2024
TO: Owosso City Council
FROM: Clayton Wehner, Director of Engineering
SUBJECT: Setting Public Hearing for Special Assessment Roll for Howell Street Resurfacing

RECOMMENDATION:

City staff recommends approval of Resolution No. 4 which sets the second public hearing for the Howell Street Resurfacing 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.

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 Monday, November 18, 2024 to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

**Special Assessment District No. 2025-01
Howell Street, a Public Street, from the south end to Clinton Street**

for the following work:

STREET RESURFACING: WIDEN, CRUSH, SHAPE AND COMPACT EXISTING ASPHALT AND OVERLAY WITH NEW ASPHALT; GRAVEL SHOULDERS; STORM SEWER REPLACEMENT IN THE LYNN STREET INTERSECTION; ADA SIDEWALK RAMP INSTALLATION IN THE LYNN STREET INTERSECTION

Attachment(s): Howell Street Resolution No. 4
Howell Street Special Assessment Roll
Howell Street Engineer's Estimate
Howell Street Special Assessment Map

MASTER PLAN IMPLEMENTATION GOALS: 3.4, 3.10

RESOLUTION NO.

**SPECIAL ASSESSMENT RESOLUTION NO. 4
SETTING A PUBLIC HEARING
TO RECEIVE COMMENT REGARDING
SPECIAL ASSESSMENT DISTRICT NO. 2025-01
HOWELL STREET, A PUBLIC STREET,
FROM THE SOUTH END TO CLINTON STREET**

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 Monday, November 18, 2024 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:

Howell Street, a Public Street, from the south end to Clinton 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 Monday, November 18, 2024 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

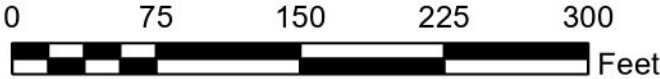
Proposed Special Assessment No. 2025-01

S. Howell Street
from Clinton St. to S. end

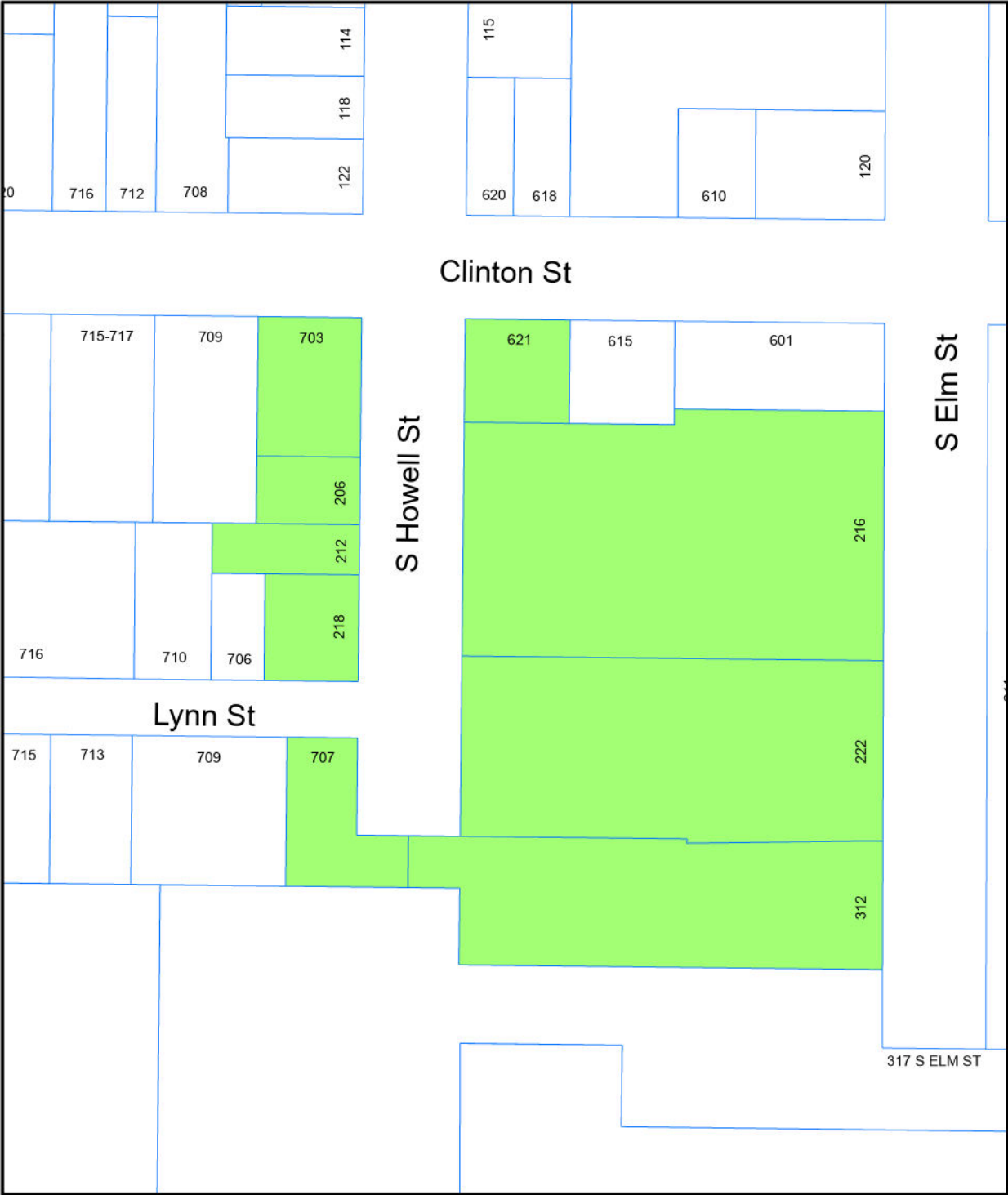


Legend

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



1 August 2024



HOWELL STREET FROM SOUTH END TO CLINTON
LOCAL STREET

SPECIAL ASSESSMENT ROLL 2025-01

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	
707	Lynn St	Carol Reno & Rodney Williams	050-660-023-018-00	62	0.6	37.20		\$67.48	\$2,510.26	R1
218	S Howell St	Todd Thompson & Julie Birge	050-660-023-027-00	68	0.6	40.80		\$67.48	\$2,753.18	R1
212	S Howell St	Robert & Cory Lepley	050-660-023-028-00	32	1	32.00		\$67.48	\$2,159.36	R1
206	S Howell St	Sue Ellen Hart	050-660-023-002-00	43	1	43.00		\$67.48	\$2,901.64	R1
703	Clinton St	Eugene Lingo Jr	050-660-023-001-00	89	0.6	53.40		\$67.48	\$3,603.43	R1
				294		206.40			\$13,927.87	

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	
222	S Elm St	Willard Holdings LLC	050-660-022-005-00	115	0.6	69.00		\$70.58	\$4,870.02	I1
216	S Elm St	Ramey & Mutee Abdole	050-660-022-004-00	149	0.6	89.40		\$70.58	\$6,309.85	I1
621	Clinton St	Diane Dunn	050-660-022-001-00	66	0.6	39.60		\$67.48	\$2,672.21	R1
				330		198.00			\$13,852.08	

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	
707	Lynn St	Carol Reno & Rodney Williams	050-660-023-018-00	33	0.6	19.80		\$67.48	\$1,336.10	R1
312	S Elm St	JJEMG Holdings LLC	050-760-000-001-00	33	0.6	19.80		\$70.58	\$1,397.48	PUD
				66		39.60			\$2,733.59	

TOTAL FRONT FEET: 690 TOTAL ASSESSABLE FRONT FEET: 444.00 TOTAL ASSESSMENTS: \$ 30,513.54

HOWELL STREET FROM SOUTH END TO CLINTON STREET ENGINEER'S ESTIMATE

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	ELLIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40%	
							RESIDENTIAL	COMMERCIAL
Mobilization, Max ___, (Road and Storm)	0.69	LSUM	\$ 17,195.84	\$ 11,865.13	\$ 11,865.13	\$ 7,119.08	\$ 4,746.05	\$ 4,746.05
Dr Structure, Rem	2	Ea	\$ 363.48	\$ 726.96		\$ -	\$ -	\$ -
Sewer, Rem, Less than 24 inch	36	Ft	\$ 13.08	\$ 470.88		\$ -	\$ -	\$ -
Curb and Gutter, Rem	17	Ft	\$ 9.37	\$ 159.29		\$ -	\$ -	\$ -
Pavt, Rem	31	Syd	\$ 7.95	\$ 246.45	\$ 246.45	\$ 147.87	\$ 98.58	\$ 98.58
Sidewalk, Rem	20	Syd	\$ 5.47	\$ 109.40		\$ -	\$ -	\$ -
Embankment, CIP	50	Cyd	\$ 6.96	\$ 348.00		\$ -	\$ -	\$ -
Excavation, Earth	5	Cyd	\$ 9.08	\$ 45.40		\$ -	\$ -	\$ -
Subgrade Undercutting, Special	69	Syd	\$ 71.89	\$ 4,960.41		\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	3	Ea	\$ 93.98	\$ 281.94	\$ 281.94	\$ 169.16	\$ 112.78	\$ 112.78
Subbase, CIP	12	Cyd	\$ 34.94	\$ 419.28		\$ -	\$ -	\$ -
Aggregate Base, 9 inch, Modified	153	Syd	\$ 32.12	\$ 4,914.36		\$ -	\$ -	\$ -
HMA Base Crushing and Shaping, Modified	1069	Syd	\$ 6.10	\$ 6,520.90	\$ 6,520.90	\$ 3,912.54	\$ 2,608.36	\$ 2,608.36
Asphalt Cement Stabilized Base Course, 4 inch	1069	Syd	\$ 9.77	\$ 10,444.13	\$ 10,444.13	\$ 6,266.48	\$ 4,177.65	\$ 4,177.65
Asphalt Cement Binder	1709	Gal	\$ 7.33	\$ 12,526.97	\$ 12,526.97	\$ 7,516.18	\$ 5,010.79	\$ 5,010.79
Material, Surplus and Unsuitable, Rem, LM	40	Cyd	\$ 75.24	\$ 3,009.60		\$ -	\$ -	\$ -
Maintenance Gravel	35	Ton	\$ 39.06	\$ 1,367.10	\$ 1,367.10	\$ 820.26	\$ 546.84	\$ 546.84
Approach, CI I, LM	28	Cyd	\$ 77.06	\$ 2,157.68	\$ 2,157.68	\$ 1,294.61	\$ 863.07	\$ 863.07
Shld, CI I	48	Ton	\$ 44.67	\$ 2,144.16	\$ 2,144.16	\$ 1,286.50	\$ 857.66	\$ 857.66
Trenching, Modified	3	Sta	\$ 656.04	\$ 1,968.12		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	129	Ft	\$ 93.22	\$ 12,025.38		\$ -	\$ -	\$ -
Sanitary Service, Conflict	1	Ea	\$ 1,191.72	\$ 1,191.72		\$ -	\$ -	\$ -
Abandoned Gas Main, Conflict	1	Ea	\$ 463.67	\$ 463.67		\$ -	\$ -	\$ -
Dr Structure Cover, Adj, Case 1	1	Ea	\$ 610.49	\$ 610.49	\$ 610.49	\$ 366.29	\$ 244.20	\$ 244.20
Dr Structure, Tap, 10 inch	2	Ea	\$ 531.15	\$ 1,062.30		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	1	Ea	\$ 538.19	\$ 538.19	\$ 538.19	\$ 322.91	\$ 215.28	\$ 215.28
Dr Structure Cover, EJ 1040 w/ Solid Gasket Sealed Cover	1	Ea	\$ 1,010.80	\$ 1,010.80	\$ 1,010.80	\$ 606.48	\$ 404.32	\$ 404.32
Dr Structure Cover, EJ 1040 w/ Type N Oval Grate	3	Ea	\$ 907.95	\$ 2,723.85	\$ 2,723.85	\$ 1,634.31	\$ 1,089.54	\$ 1,089.54
Dr Structure, 36 inch dia, Modified	2	Ea	\$ 2,044.25	\$ 4,088.50		\$ -	\$ -	\$ -
Dr Structure, 48 inch dia, Modified	1	Ea	\$ 3,740.13	\$ 3,740.13		\$ -	\$ -	\$ -
HMA, 13A @ 5"	286	Ton	\$ 156.04	\$ 44,627.44	\$ 44,627.44	\$ 26,776.46	\$ 14,280.78	\$ 17,850.98
Cement	1	Ton	\$ 305.24	\$ 305.24		\$ -	\$ -	\$ -
Driveway, Nonreinf Conc, 6 inch	35	Syd	\$ 127.63	\$ 4,467.05	\$ 4,467.05	\$ 2,680.23	\$ 1,786.82	\$ -
Detectable Warning Surface, Modified	10	Ft	\$ 91.57	\$ 915.70		\$ -	\$ -	\$ -
Sidewalk, Conc, 6 inch	114	Sft	\$ 11.77	\$ 1,341.78		\$ -	\$ -	\$ -
Curb Ramp, Conc, 4 inch	75	Sft	\$ 20.97	\$ 1,572.75		\$ -	\$ -	\$ -
Curb Ramp, Conc, 7 inch	52	Sft	\$ 23.27	\$ 1,210.04		\$ -	\$ -	\$ -
Water Shutoff, Adj, Temp, Case 1	3	Ea	\$ 341.21	\$ 1,023.63	\$ 1,023.63	\$ 614.18	\$ 409.45	\$ 409.45
Gate Box, Adj, Temp, Case 1	4	Ea	\$ 483.68	\$ 1,934.72	\$ 1,934.72	\$ 1,160.83	\$ 773.89	\$ 773.89
Barricade, Type III, High Intensity, Double Sided, Lighted, Furn & Oper	1	Ea	\$ 79.36	\$ 79.36		\$ -	\$ -	\$ -
Minor Traf Devices, Max \$5,000	0.69	LSUM	\$ 2,079.50	\$ 1,434.86	\$ 1,434.86	\$ 860.91	\$ 573.94	\$ 573.94
Plastic Drum, Fluorescent, Furn & Oper	17	Ea	\$ 23.20	\$ 394.40		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	66	Sft	\$ 6.10	\$ 402.60		\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	3	Ea	\$ 152.62	\$ 457.86		\$ -	\$ -	\$ -

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT	ASSESSMENT
							AT 40%	AT 40%
							RESIDENTIAL	COMMERCIAL
Turf Establishment, Performance	755	Syd	\$ 8.46	\$ 6,387.30		\$ -	\$ -	\$ -
Post, Steel, 3 lb	32	Ft	\$ 10.99	\$ 351.68		\$ -	\$ -	\$ -
Sign, Type III. Erect, Salv	2	Ea	\$ 91.57	\$ 183.14		\$ -	\$ -	\$ -
Sign, Type III, Rem	2	Ea	\$ 61.05	\$ 122.10		\$ -	\$ -	\$ -
SUB TOTALS				\$ 159,352.83	\$ 105,925.48	\$ 63,555.29	\$ 38,800.00	\$ 40,583.37
ENGINEERING AT 15% ASSESSABLE COST				\$ 23,902.93	\$ 15,888.82	\$ 9,533.29	\$ 5,820.00	\$ 6,087.51
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 7,967.64	\$ 5,296.27	\$ 3,177.76	\$ 1,940.00	\$ 2,029.17
GRAND TOTALS				\$ 191,223.40	\$ 127,110.58	\$ 76,266.35	\$ 46,560.00	\$ 48,700.05

**HOWELL STREET FROM SOUTH END TO CLINTON
LOCAL STREET**

SPECIAL ASSESSMENT ROLL 2025-01

RESO 4

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT \$127,110.58
 TOTAL FRONT FOOTAGE 690.00

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$127,110.58	\$127,110.58	
CITY SHARE ≥ 60%	\$80,550.58	\$78,410.53	
PROPERTY SHARE @ ≤40%	\$46,560.00	\$48,700.05	
FRONT FOOT RATE: PROP SHARE/TOTAL FRONT FOOTAGE:	\$67.48	\$70.58	
TOTAL ASSESSABLE FRONT FEET PER TYPE:	265.80	178.20	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$17,936.18	\$12,577.36	\$30,513.54

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$	13,927.87
EAST SIDE	\$	13,852.08
SOUTH SIDE	\$	<u>2,733.59</u>
TOTAL SPECIAL ASSESSMENT	\$	30,513.54