



MEMORANDUM

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

DATE: November 26, 2024
TO: City Council
FROM: Amy K. Kirkland, City Clerk
SUBJECT: Set Public Hearing - Special Assessment District No. 2025-104 – Hazards & Nuisances for 609 Martin Street

RECOMMENDATION:

Authorize Special Assessment Resolution No. 1 (of 2), setting a public hearing for December 16, 2024 at 6:30 p.m. in the City Hall Council Chambers to receive citizen comment regarding the proposal to establish a special assessment for the property at 609 Martin Street to recoup the costs incurred in the Court Ordered removal of the foundation and debris from the property.

BACKGROUND:

In September of 2020, the City began the code enforcement process urging the owner of the property at 609 Martin Street to renovate or remove the uninhabitable house. After multiple violation letters to the owner, the City pursued legal action. After a court order was issued in December of 2023, the owner proceeded to remove the house, but after 5 months had not proceeded with the foundation and debris removal.

The City requested bids and accepted the low bid from SP Powells Sand and Soil, and the foundation and other debris were removed in October of 2024.

The total charges incurred, including demolition fees and legal fees, came to \$11,466.33.

The process for specially assessing the costs of abating “hazards & nuisances”, such as the one noted above, consists of two resolutions, each triggering separate actions. Resolution No. 1, before you tonight, presents the proposed special assessment district, sets a public hearing to gather comment on the proposed assessment, and directs staff to place notice of the hearing in the newspaper and mail a notice directly to the affected property owner.

Resolution No. 2 will be considered at the December 16th meeting after the public hearing has been conducted. If approved, it will record the comments presented at the public hearing, approve the assessment roll (with any changes made by Council), create a lien on the property, set the time period over which payment will be accepted, set the interest rate on installments, and set the annual due date for payments.

FISCAL IMPACTS:

Staff is suggesting the assessment be spread out over a 10-year period.

RESOLUTION NO.
SPECIAL ASSESSMENT DISTRICT
NO. 2025-104
HAZARDS AND NUISANCES
609 MARTIN STREET

WHEREAS, the Assessor has prepared a special assessment roll for the purpose of specially assessing that portion of the unpaid costs incurred in the altering, repairing, tearing down, abating or removing of hazards and nuisances 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 6:30 o'clock p.m., on Monday, December 16, 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.

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 – HAZARDS AND NUISANCES
CITY OF OWOSSO
COUNTY OF SHIAWASSEE, MICHIGAN

TO THE OWNERS OF THE OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL NUMBER	ADDRESS	BALANCE
050-113-008-016-00	609 MARTIN ST	\$11,466.33

TAKE NOTICE that a Special Assessment Roll-Hazards and Nuisances has been prepared for the purpose of defraying the unpaid costs incurred in the altering, repairing, tearing down, abating or removing of hazards and nuisances on the above described property.

TAKE NOTICE THAT ANY HAZARDS/NUISANCES INVOICES OR CHARGES REMAINING UNPAID AS OF THEIR DUE DATE WILL BE INCLUDED ON THIS ROLL.

The said Special Assessment Roll-Hazards and Nuisances is on file for public examination with the City Clerk and any objections to said Special Assessment Roll-Hazards and Nuisances must be filed in writing with the City Clerk prior to the close of the hearing to review said Special Assessment Roll-Hazards and Nuisances.

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 6:30 p.m. on Monday, December 16, 2024 for the purpose of reviewing said Special Assessment Roll - Hazards and Nuisances and for the purpose of considering all objections to said roll submitted in writing. If you have questions regarding this notice, please contact the City Treasurer's Office at 725-0599.