

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP BOARD OF TRUSTEES</p> <p style="text-align: center;">July 12, 2012</p> <p style="text-align: center;">SPECIAL ASSESSMENT MEETING For Manitou Lane, Hill St. & Shaw Lake Dr.</p> <p style="text-align: center;">6:00 P.M.</p> <p style="text-align: center;">Yankee Springs Township Hall 284 North Briggs Road, Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>Circulated July 20, 2012 FINAL MINUTES Approved Aug. 9, 2012 As presented</p>						
<p>Meeting called to order at 6:03 PM by Supervisor Al McCrumb.</p> <p>Pledge of Allegiance</p> <p>Roll Call: Jerkatis, J. Lippert, McCrumb, M. Cook, Schwennesen. (All present).</p> <p>Staff Present: Frank Fiala, A. Jansma, J. Orr (Constable), D. Mousseau (Recording Secretary).</p> <p>Visitors: 12 (not including staff present).</p>	<p>CALL TO ORDER</p> <p>PLEDGE</p> <p>ROLL CALL</p>						
<p>OPENING OF PUBLIC HEARING:</p> <p>Motion by M. Cook with support of J. Lippert to open the public hearing portion of the meeting. All ayes. MOTION CARRIED.</p> <p>PURPOSE OF MEETING:</p> <p>Clerk Jan Lippert read the meeting notice that was sent to all property owners of Manitou Lane (as well as Shaw Lake Dr., and Hill St.) located off Briggs Road, in Section 5 T3N-R10W, Special Assessment District No. 41. The result of the petition of property owners (61.67%) proposes the following work:</p> <ul style="list-style-type: none"> • 2" Mill & fill (Hot mix asphalt) 0.60 miles (18' and 20' wide) upgrade. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">2" Mill & Fill</td> <td style="text-align: right;">\$50,475</td> </tr> <tr> <td>Slag Seal (Twp. Commitment)</td> <td style="text-align: right;">- 7,692</td> </tr> <tr> <td>Total subdivision commitment of</td> <td style="text-align: right;">\$42,783</td> </tr> </table> <p>J. Lippert commented that there was a correction to the publication notice and the following was amended and parcels (4) were added: 08-16-005-003-00, 08-16-050-018-00, 08-16-050-018-10, and 08-16-200-021-00. (Please see full notice of public hearing attached).</p>	2" Mill & Fill	\$50,475	Slag Seal (Twp. Commitment)	- 7,692	Total subdivision commitment of	\$42,783	<p>Motion to open the public hearing.</p> <p>PURPOSE OF MEETING</p> <p>Public Hearing notice read by Supervisor McCrumb</p> <p><small>Page 1 of 4 YST BdTrustees/Spec. Assesmt/Manitou Lane 7/12/12</small></p>
2" Mill & Fill	\$50,475						
Slag Seal (Twp. Commitment)	- 7,692						
Total subdivision commitment of	\$42,783						

PUBLIC COMMENT:

Marv Helder, 1485 Manitou Lane, commented that he received two letters from residents on Hill Street. Both residents requested that the curb (created by the Road Commission) continue full length across their driveways. These residences are located at 1510 Manitou Lane and 1496 Manitou Lane. It was noted that the Road Commission (BCRC) can literally make an asphalt curb and Brad Lamberg felt that some individuals may not want the curb across their driveways. However, both residents gave permission to have it (curb) go across their driveways in order to keep water out. J. Lippert asked if both driveways were gravel. It was confirmed that the driveways are gravel. Also, J. Lippert requested documentation from the Brad Lamberg of the BCRC about the cost of the curb at no additional cost.

Larry Larkin, 1397 Manitou Lane, commented that half of his property is county, and the other half is private. L. Larkin questioned whether he had to pay for half a lot or a full lot. M. Helder added that L. Larkin signed the petition based on paying only half.

J. Jerkatis, Treasurer, mentioned dividing the total cost by the number of owners or number of parcels owned. **M. Cook, Trustee**, commented that exceptions have been made in the past citing Cobb Lake, Terry Lane and the Lettinga farmland. M. Helder also mentioned that the Larkins were added to the assessment district. He commented that the Larkins are part of the Special Assessment by 20 feet.

McCrumb, Supervisor, commented that usually the board does not assign how it is divided up (the assessment). He felt that what the people in this Special Assessment agreed with would be okay with the township board. L. Larkin commented that when the road was originally tarred, it was tarred up to the point it is today.

Ron Kunnen, 1528 Manitou Lane, commented that he has two lots one in front of the road (waterfront) and one behind the road where his residence is. R. Kunnen asked if he would be assessed twice. It was confirmed that R. Kunnen would be assessed twice. McCrumb explained that road paving improves the lot.

Gerald Holcomb, 1539 Manitou Lane, commented that he owns two lots and receives two tax bills. Both J. Lippert and A. McCrumb suggested combining the two lots into one parcel then Mr. Holcomb would have only one tax bill. J. Lippert explained that it is a procedure that the landowner has to initiate. J. Lippert encouraged G. Holcomb to contact the township assessor on Monday, July 16. Jerkatis added that possibly the Kunnen's could do this as well. J. Lippert asked that they combine their lots into one parcel as well. Discussion followed regarding the ability to split a parcel, at a later date, to sell an individual lot out of the parcel.

PUBLIC COMMENT

PUBLIC COMMENT continued

Cindy Glahn, 1649 Manitou Lane, mentioned that her parents had two lots (Marvin Cooley, 1643 Manitou Lane) and questioned if her parents could combine lots into one parcel as well. Jerkatis mentioned that it would be possible if the lots were contiguous- across or next- to each other. Jerkatis also advised that interested residents should call the Township office first, to see if the assessor was available to work with them. This may prevent the residents from wasting their time, in case the assessor is not available. Jerkatis commented that the assessor is in the office on Wednesdays, as well as Mondays. J. Lippert commented that she will talk to the assessor about the combining of lots that was discussed this evening and will have the information prepared for him.

Regarding the next meeting, it was noted that the second hearing will set: the rate per parcel, the number of years for the assessment to be paid off in (most likely 3 to 5 years), and the interest rate to be applied to the assessment. Jerkatis explained that an interest rate needs to be applied because the township is advancing (the assessment district) the money to pay the road commission. M. Cook added that township money comes from township funds and is paid to the Barry County Road Commission after the BCRC completes the road work. It was also discussed that special assessments are not tax-deductible. It was noted that special assessments are not deductible because they are considered as an improvement. The assessment is to appear in the December tax bill. M. Cook commented that the yearly portions of the assessment will all be the same. Jerkatis added that a resident can pay it off early if they so desired, and they would then avoid the interest charge for the remainder of the assessed period.

Motion by M. Cook with support from Jerkatis to have the next hearing for Special Assessment District #41 at 6:30 p.m. on Thursday, August 9th prior to the regularly held meeting. All Ayes. MOTION CARRIED.

J. Lippert announced that all residents of the District (#41) will be notified and the public hearing notice will appear in The Sun & News.

Supervisor McCrumb mentioned that it was unusual that the Gun Lake Sewer Authority owns a parcel located in the Assessment District (#41). He commented that it was unusual that they (GLASWA) would be included in the district. McCrumb said he would have definite information regarding this at the next meeting.

PUBLIC COMMENT continued

CLOSE OF PUBLIC HEARING

Motion by M. Cook with support from Jerkatis to close public hearing at 6:42 p.m. All ayes. MOTION CARRIED.

M. Helder asked if Brad Lamberg (BCRC) would be at the next hearing. It was confirmed that B. Lamberg would probably not be at the meeting. J. Lippert again requested a letter regarding the curb work and the cost of the curb work (verbally quoted at no cost) from the Road Commission.

ADJOURNMENT

Motion by M. Cook with support from Jerkatis to adjourn Special Assessment #41 Meeting at 6:45 p.m. All ayes. MOTION CARRIED.

Respectfully submitted:

D. Mousseau
Recording Secretary 7-14-12

Approved JCL draft 7-19-12
Janice C. Lippert, Township Clerk

Final Approval of Minutes: Aug. 9, 2012

CLOSE OF PUBLIC HEARING

ADJOURNMENT

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