

FIFE LAKE SPECIAL ASSESSMENT DISTRICT NO. 2

TOWNSHIP RESOLUTION NO. 2

**This Resolution:**

- (1) Expresses the Township's intent to proceed with the public improvements in the proposed Special Assessment District; and
- (2) Expresses the Township's intent to defray the costs of the public improvements by special assessment; and
- (3) Directs the Township Supervisor to prepare a special assessment roll and file the roll with the Township Clerk for presentation to the Township Board.

THIS COVER SHEET IS FOR INSTRUCTIONAL PURPOSES ONLY.  
PLEASE REMOVE BEFORE SUBMITTING  
RESOLUTION FOR ADOPTION.

**FIFE LAKE TOWNSHIP  
GRAND TRAVERSE COUNTY, MICHIGAN**

RESOLUTION NO. MSAD323 Of 23-2

**FIFE LAKE SPECIAL ASSESSMENT DISTRICT NO. 2**

**DETERMINATION TO PROCEED WITH AND MAKE THE PUBLIC IMPROVEMENTS; APPROVAL OF THE PLANS AND ESTIMATE OF COSTS; TO DEFRAY THE COSTS BY SPECIAL ASSESSMENT; FINAL DETERMINATIONS OF THE SPECIAL ASSESSMENT DISTRICT; DIRECTIVE TO THE TOWNSHIP SUPERVISOR TO PREPARE THE SPECIAL ASSESSMENT ROLL.**

Minutes of a regular monthly/special hearing meeting of the Township Board of Fife Lake Township, Grand Traverse County, Michigan, held in the Fife Lake Township Hall at 134 Morgan Street, Fife Lake, Michigan 49633, on April 27, 2023, at 7 p.m., local time.

PRESENT: Members Supervisor Street, Treasurer Sorrow, Clerk Gifford, Trustee Zimmerman, Trustee Gibson.

ABSENT: Members 0

The following resolution was offered for adoption by Township Board Member Supervisor Street and was supported by Township Board Member Treasurer Sorrow:

WHEREAS, the Township Board of Fife Lake Township, pursuant to Act 188 of the Public Acts of Michigan of 1954, as amended (“Act 188” or “Act”), has tentatively declared its intention to undertake certain public improvements described as the control and partial eradication of invasive aquatic plants and weeds within the portion of Fife Lake located within Fife Lake Township by means of chemical and/or biological means. (the “Public Improvements”); and

WHEREAS, after notice duly given pursuant to Act 188, the Township Board held a public hearing on April 27, 2023 at the Fife Lake Township Hall to hear and consider comments and objections to the proposed Public Improvements, the estimate of costs, the creation of a special assessment district, the special assessment district tentatively designated and all other matters related to the creation of the proposed special assessment district; and

WHEREAS, at said public hearing, the Township Board heard and considered all comments and objections to the proposed Public Improvements, the tentatively designated special

assessment district and proposed special assessments, and all other matters related to the proposed Public Improvements; and

WHEREAS, at or prior to the public hearing, the Township Board did not receive written objections to the Public Improvements from the record owners of land constituting more than 20% of the total land area in the tentatively designated (by the Township Board) special assessment district; and

WHEREAS, the Township Board deems it advisable and necessary to proceed pursuant to Act 188, to make the Public Improvement in the Township.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board hereby determines that it is necessary and in the best interests of the Township to make and complete the Public Improvements described above, and to defray the costs of the same and permitted associated costs by special assessment upon the properties specially benefited by the Public Improvements.

2. The Special Assessment District known as the Fife Lake Special Assessment District No. 2 (the "District") is hereby determined to consist of the parcels of land tentatively designated by earlier resolution of the Township Board on March 23, 2023.

3. The Township Board hereby approves the profiles, plans and specifications for the Public Improvement and determines that the term of the special assessment district's existence shall be nine (9) years. The Township Board determines that the assessable cost of said improvements shall be Twenty-Eight Thousand Six-Hundred Eighty-Two Dollars (\$28652.22) in total per year (not including the costs of setting up the district assessed in the first year). If at any time during the term of the special assessment district an actual incremental cost increase exceeds the estimate therefore by ten percent (10%) or more, notice shall be given and a hearing afforded to the affected property owners pursuant to Act 188.

4. The Township Board determines that all of said total assessable cost, the total sum of Two-hundred fifty seven thousand, eight hundred and seventy dollars: \$257.870 (i.e., \$28652.22 per year for nine (9) years, not including the costs of setting up the district assessed in the first year), be paid by special assessment upon the properties specially benefited, as more particularly hereinafter described.

5. The Township Board designates the lots and parcels of land described on Exhibit A as attached hereto (i.e. all of the lakefront properties with frontage on Fife Lake located within Fife Lake Township) as the property to comprise the special assessment district upon which the special assessment shall be levied.

6. The annual special assessment shall be made on a per taxable parcel basis and is estimated to be \$196.25 per year (not including the costs of setting up the district assessed in the first year) per taxable parcel with lake frontage within the special assessment district.

7. The Township Supervisor shall prepare a special assessment roll including all lots and parcels of land within the special assessment district as herein designated. The roll shall

describe all of the parcels of land to be assessed, with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each lot and parcel of land. The special assessment roll shall be prepared and certified by the Township Supervisor as required by the Act.

8. When the Township Supervisor shall have completed the assessment roll, the Township Supervisor shall file the same with the Township Clerk for presentation to the Township Board.

9. If the Township Board further determines that in the event property is to be added to the special assessment district or in the event that the assessable cost will be increased by ten percent (10%) or more, an additional public hearing will be held. If a lot or parcel is permanently combined with another after the special assessment district has been created, approved and is in place, then in that situation, the special assessment shall be adjusted for that property to reflect the existence thereafter of only one lot or parcel. Likewise, if a lot or parcel is split or divided after the special assessment district has been created, approved and is in place, each of the new resulting lots or parcels in that situation shall be considered a separate lot or parcel for purposes of the special assessment to be applied.

10. After the special assessment district (“SAD”) has been created, the Fife Lake Township Board has discretion for a given calendar year to spend some, all or none of the special assessment funds collected during that (or the prior) calendar year for the Public Improvements, depending upon the condition of the lake, the costs of the SAD for that or any prior calendar year or other circumstance or condition. The Township Board also has the discretion to accumulate funds within the financial account for the SAD if such funds or monies are not required for the Public Improvements for the lake during a given calendar year. Such accumulated funds may be spent for the Public Improvements in later subsequent years, even after the SAD expires or is terminated, so long as the funds are spent for the same uses, purposes and properties for which the SAD was created. If there are monies or funds left in the Township’s SAD account when the SAD is terminated or expires, to the extent allowed by law, the Township shall have the option of either returning those monies and funds to the owners of the properties within the SAD (in proportion to their earlier contributions or payments into the SAD) or keeping such monies and funds in a proper Township account for use in a future identical or similar SAD for the same purposes, properties and uses.

11. All actions heretofore taken by Township officials, employees, and agents with respect to the Public Improvements and proceedings under Act 188 are hereby ratified and confirmed.

12. All resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

YEAS: 5      Members Supervisor Street, Treasurer Sorrow, Clerk Gifford, Trustee Zimmerman,  
Trustee Gibson.

NAYS: 0      Members \_\_\_\_\_

ABSENT: 0 Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Leigh Ann Gifford  
Township Clerk

STATE OF MICHIGAN                    )  
  ) ss.  
COUNTY OF GRAND TRAVERSE)

I, Leigh Ann Gifford, Fife Lake Township Clerk, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Fife Lake Township Board at a regular/special hearing meeting held on April 27, 2023, and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, including, in the case of a special or rescheduled meeting, notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have affixed my official signature this 27th day of April, 2023.

\_\_\_\_\_  
Leigh Ann Gifford  
Township Clerk

**EXHIBIT A**

**The list of all of the parcels/lots proposed to be specially assessed and will be within the special assessment district (i.e. all parcels with lake frontage on Fife Lake located within Fife Lake Township) is as follows: . 2, and which parcels and lots are as follows:**

<u>Permanent Parcel No.</u>	<u>Street Address</u>		<u>Permanent Parcel No.</u>	<u>Street Address</u>
2841-070-075-00	228 E State St		2804-040-003-00	11736 E State St
2841-070-077-01	E State St		2804-040-004-00	11744 E State St
2841-070-077-02	330 E State St		2804-040-005-00	11752 E State St
2841-070-078-00	404 E State		2804-040-006-00	11758 E State St
2841-070-079-10	E State St (vacant)		2804-040-007-00	11766 E State St
2841-070-079-00	426 E State St		2804-040-009-00	11782 E State St
2841-070-079-20	426 E State St		2804-040-010-00	11790 E State St
2841-070-080-00	438 E State St		2804-040-011-00	11798 E State St
2841-050-021-00	434 E State St		2804-040-013-00	11818 E State St
2841-050-023-00	506 E. State St		2804-040-014-00	11826 E State St
2841-050-022-00	508 E State St		2804-040-015-00	11834 E State St
2841-050-024-00	512 E State St		2804-040-016-00	11842 E State St
2841-050-025-00	518 E State St		2804-040-017-00	11850 E State St
2841-050-025-10	520 E State St		2804-040-018-00	11858 E State St
2841-050-026-00	524 E State St		2804-040-019-00	11870 E State St
2841-050-026-10	540 E State St		2804-040-020-00	11878 E State St
			2804-040-021-00	11886 E State St
2841-050-027-02	612 E State St		2804-040-022-00	11894 E State St
2841-050-028-00	614 E State St		2804-040-023-00	11902 E State St
2841-050-029-00	618 E State St		2804-040-024-00	11910 E State St
2841-050-031-00	626 E State St		2804-040-025-00	11918 E State St
2841-050-032-30	628 E State St		2804-040-026-00	11926 E State St
2841-050-032-00	630 E State St		2804-040-027-00	11934 E State St
2841-050-032-10	632 E State St		2804-040-028-00	11942 E State St
2804-040-002-00	11728 E State St		2804-040-029-10	11950 E State St
<u>Permanent Parcel No.</u>	<u>Street Address</u>		<u>Permanent Parcel No.</u>	<u>Street Address</u>
2804-040-029-00	10006 Coster Rd		04-060-063-02	Lake Shore Dr
2804-040-030-00	10020 Coster Rd		04-060-064-00	11573 Lake Shore Dr
2804-040-031-01	10040 Coster Rd		04-060-065-00	11565 Lake Shore Dr
2804-013-013-00	Coster Rd (vacant)		04-060-066-00	11541 Lake Shore Dr
2804-060-001-00	10590 Grand Kal Rd		04-060-068-00	11525 Lake Shore Dr
2804-060-001-10	11991 Evergreen St		04-060-122-00	11475 Lake Shore Dr
2804-060-001-20	11987 Evergreen St		04-060-123-00	11463 Lake Shore Dr
2804-060-002-00	11975 Evergreen St		04-060-124-00	11451 Lake Shore Dr
2804-060-004-02	11957 Evergreen St		04-060-125-00	11443 Lake Shore Dr
2804-060-007-02	11935 Evergreen St		04-060-126-00	11435 Lake Shore Dr
2804-060-008-00	11843 Evergreen St		04-060-127-00	11427 Lake Shore Dr
2804-060-009-00	11837 Evergreen St		04-060-128-00	11419 Lake Shore Dr
2804-060-011-00	11831 Evergreen St			
2804-060-012-00	11825 Evergreen St			





[The permanent parcel number and address for each parcel]