

FIFE LAKE SPECIAL ASSESSMENT DISTRICT NO. 2
TOWNSHIP RESOLUTION NO. 1

This Resolution:

(1) Indicates that the Township Board intends to proceed with the public improvements and to defray the associated costs and expenses by means of specially assessing the lands in the special assessment district; and

(2) Sets a public hearing date and time to hear objections, if any, to the proposed special assessment district, and to the public improvements.

The Notice of the Public Hearing must be:

(1) Published twice in a local newspaper, with the first publication to be at least 10 days before the hearing; and

(2) Mailed once at least 10 days before the hearing to each owner of, or any party having an interest in, property to be assessed, whose name appears upon the last Township tax assessment roll for ad valorem tax purposes.

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

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

RESOLUTION NO. 3-23MSAD of 2023

FIFE LAKE SPECIAL ASSESSMENT DISTRICT NO. 2

**DECLARATION OF INTENT TO MAKE PUBLIC
IMPROVEMENTS; TENTATIVE DESIGNATION
OF THE SPECIAL ASSESSMENT DISTRICT;
NOTICE OF PUBLIC HEARING**

Minutes of a March 23, 2023 meeting of the Township Board of Fife Lake Township, Grand Traverse County, Michigan, held at the Fife Lake Township Hall at 134 Morgan Street, Fife Lake, Michigan 49633 on, March 23, 2023 at 6:00 p.m., local time.

PRESENT: Members: Street, Sorrow, Gibson and Gifford

ABSENT: Members: Zimmerman

The following Resolution was offered for adoption by Township Board Member Gerianne Street and was supported by Township Board Member Cathy Sorrow

WHEREAS, Public Act 188 of the Public Acts of Michigan of 1954, as amended (the “Act” or “Act 188”) provides for the making of certain improvements by townships and provides the means to finance the improvements; and

WHEREAS, in the case of public improvements involving the improvement to or maintenance of a lake or other body of water, Section 3 of the Act provides that the Township Board may proceed, on its own initiative, to carry out the public improvements unless sufficient written objections are filed with the Township Board at or before the first public hearing on the special assessment district; and

WHEREAS, the Township intends to proceed to undertake certain public improvements (i.e. the control and eradication of certain aquatic weeds) as described in Exhibit A attached hereto (the “Public Improvements”) with regard to the portion of Fife Lake located within Fife Lake Township; and

WHEREAS, the nature of the Public Improvements is such that a periodic redetermination of costs may be necessary without a change in the special assessment district boundaries and, if at

any time during the term of the special assessment district an actual incremental costs equals or exceeds the estimate or the prior year's costs by 10% or more, notice shall be given and a hearing afforded to the property owners and interested parties of record in the special assessment district; and

WHEREAS, there exists a need for the Public Improvements in the Township; and

WHEREAS, Act 188 provides the means to finance the Public Improvements in this matter.

NOW, THEREFORE, BE IT HEREBY RESOLVED:

1. That the Township Board intends to proceed on its own initiative, and to make the Public Improvements as described in Exhibit A.

2. That the Township Board has authorized the preparation of plans showing the Public Improvements, their location, and an estimate of the costs thereof.

3. That the plans and the estimate of costs have been filed with the Township Clerk.

4. That the Township Board anticipates assessing the costs of the Public Improvements on a yearly basis beginning in 2023 based upon the estimates on file with the Township and the resolutions adopted by the Township Board pursuant to this process. Each year thereafter, on or before September 30, the Township Board shall, to the extent possible, ascertain the project costs for the coming year. The Township Board shall establish the amount to be assessed based on unexpended funds, cash on hand, and the estimated project costs for that year and assesses that amount. The costs for administration, legal costs and other expenses for setting up this special assessment district shall be assessed in 2023.

5. That the Township Board hereby tentatively designates a special assessment district known as the Fife Lake Special Assessment District No. 2, consisting of certain parcels of property described as set forth in the Notice of Public Hearing attached hereto as Exhibit B, which descriptions are incorporated herein by reference for the special assessment district, and against which parcels all or a portion of the cost of said Public Improvements shall be assessed.

6. That the Township Board shall hold a public hearing on April 27, 2023, at 7:00 p.m. at the Fife Lake Township Hall at 134 Morgan Street, Fife Lake, Michigan 49633, to hear and consider objections to the proposed Public Improvements, the special assessment district tentatively designated herein, and all other matters relating to said proposed Public Improvements.

7. That the Township Clerk shall cause to be published a Notice of the Public Hearing in the Record Eagle, a newspaper of general circulation within the Township, at least two (2) times prior to the public hearing, with the first publication at least ten (10) days prior to the public hearing. Proofs of publication of such notice shall be filed with the Township Board.

8. That the Township Clerk, at least ten (10) days prior to the date of the public hearing, shall also send a Notice of the Public Hearing by first class mail addressed to each record owner, or party in interest, of each parcel of property to be assessed, at the address shown for each such owner or party in interest upon the last Township tax assessment records and roll for ad

valorem tax purposes, as supplemented by any subsequent changes in the names or addresses of the owners or parties listed therein, except in the case of railroad companies, who shall be mailed a Notice of the Public Hearing by registered mail within five (5) days after the first publication of the notice described in Paragraph 7, above. If a record owner's name does not appear on the Township tax assessment records, then the notice required by this paragraph shall be given to the record owner at the address shown by the records of the Grand Traverse County Register of Deeds.

9. That the form of the Notice of the Public Hearing to be mailed and published, as required herein, shall be substantially as set forth in Exhibit B hereto.

10. That 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.

11. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

YEAS: Members Gifford, Gibson, Street and Sorrow

NAYS: Members None

ABSENT: Members Zimmerman

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 regularly scheduled board meeting held on: March 23, 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 23rd day of March, 2023.

Leigh Ann Gifford
Township Clerk

EXHIBIT A

Description of the Public Improvements; Cost Estimates

Control and partial eradication of aquatic plants and weeds within the portion of Fife Lake located in Fife Lake Township by means of chemical and/or biological means and/or weed harvesting.

Projected/Estimated Total Cost for the Public Improvements
for the Entire Duration of the Special Assessment - \$ 257,870 total

Projected/Estimated Total Cost per Year of the Public
Improvements - \$ 28,652.22

Projected/Estimated Cost per Assessed Parcel per Year
(except for the first year due to the costs for set-up) - \$ 196.25

[All costs and assessments are subject to changes and increases as provided by Act 188]

EXHIBIT B

FIFE LAKE TOWNSHIP
Grand Traverse County, Michigan

NOTICE OF PUBLIC HEARING
FIFE LAKE SPECIAL ASSESSMENT DISTRICT NO. 2

NOTICE IS HEREBY GIVEN that the Township Board of Fife Lake Township, Grand Traverse County, Michigan, on its own initiative, intends to proceed pursuant to Act 188 of the Public Acts of Michigan of 1954, as amended, to make certain public improvements consisting of the control and partial eradication of aquatic plants and weeds within the portion of Fife Lake located within Fife Lake Township by means of chemical treatment, biological agents, and/or mechanical harvesting (the "Public Improvements"). The Township Board has tentatively determined that some or all of the costs of the Public Improvements shall be specially assessed against each of the following described lots and parcels of land (all of which are located within Fife Lake Township and have lake frontage on Fife Lake), which are benefitted by the Public Improvements and which together comprise the proposed Fife Lake Special Assessment District No. 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>
<u>2804-040-029-00</u>	<u>10006 Coster Rd</u>		<u>04-060-063-02</u>	<u>Lake Shore Dr</u>
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			
2804-060-013-00	11819 Evergreen St		04-060-129-00	11411 Lake Shore Dr
2804-060-014-00	11813 Evergreen St		04-060-130-00	11399 Lake Shore Dr
2804-060-015-00	11807 Evergreen St		04-060-131-00	11381 Lake Shore Dr
2804-060-016-00	11801 Evergreen St		04-060-132-00	11373 Lake Shore Dr
2804-060-017-00	11795 Evergreen St		04-060-133-00	11365 Lake Shore Dr
2804-060-018-00	11789 Evergreen St		04-060-134-00	11357 Lake Shore Dr
2804-060-019-00	11783 Lake Shore Dr		04-060-136-00	11349 Lake Shore Dr
2804-060-020-00	11777 Lake Shore Dr		04-060-135-00	11341 Lake Shore Dr
2804-060-021-00	11771 Lake Shore Dr		04-060-137-00	11333 Lake Shore Dr
2804-060-022-00	11765 Lake Shore Dr		04-060-138-00	11325 Lake Shore Dr
04-060-044-00	11759 Lake Shore Dr		04-060-138-10	11317 Lake Shore Dr
04-060-044-20	11751 Lake Shore Dr			
04-060-044-10	11743 Lake Shore Dr		04-060-139-00	11309 Lake Shore Dr
04-060-045-00	11735 Lake Shore Dr		04-070-001-00	11297 Lake Shore Dr
04-060-046-00	11727 Lake Shore Dr		04-070-002-00	11293 Lake Shore Dr
04-060-047-00	11719 Lake Shore Dr		04-070-003-00	11289 Lake Shore Dr
04-060-048-00	11711 Lake Shore Dr		04-070-004-00	11285 Lake Shore Dr
04-060-050-00	11695 Lake Shore Dr		04-070-005-00	11281 Lake Shore Dr
04-060-051-00	11687 Lake Shore Dr		04-070-006-00	11277 Lake Shore Dr
04-060-052-00	11675 Lake Shore Dr		04-070-008-00	11265 Lake Shore Dr
04-060-053-00	11671 Lake Shore Dr		04-070-009-02	11261 Lake Shore Dr
04-060-054-00	11665 Lake Shore Dr		04-070-009-01	11253 Lake Shore Dr
04-060-056-00	11649 Lake Shore Dr		04-070-011-01	11249 Lake Shore Dr
04-060-057-00	11637 Lake Shore Dr		04-070-015-00	11241 Lake Shore Dr
04-060-059-00	11621 Lake Shore Dr		04-070-017-01	11233 Lake Shore Dr
04-060-060-00	11613 Lake Shore Dr		04-070-018-00	11229 Lake Shore Dr
04-060-061-00	11605 Lake Shore Dr		04-070-019-00	11225 Lake Shore Dr
04-060-063-01	11581 Lake Shore Dr		04-070-020-00	11059 West Drive

<u>Permanent Parcel No.</u>	<u>Street Address</u>		<u>Permanent Parcel No.</u>	<u>Street Address</u>
<u>04-070-021-00</u>	<u>11051 West Dr</u>		<u>04-070-024-00</u>	<u>11027 West Dr</u>
04-070-022-00	11043 West Dr		04-070-025-00	11011 West Dr
04-070-023-00	11035 West Dr		04-014-004-10	11009 West Dr
04-014-004-02	11007 West Dr		04-014-004-03	10995 West Dr
04-014-005-00	Pierce St (vacant)		41-040-087-00	105 Second St
04-013-004-00	West Dr (Island)		04-013-005-00	11269 Lake Shore Dr
			2804-060-049-00	11703 Lake Shore Dr.
			2804-060-058-00	11629 Lake Shore Dr.
			2804-040-001-00	11710 E. State St.
			2841-050-032-20	640 E. State St.

Map-area within the special assessment
district:



FIRST PUBLIC HEARING

TAKE NOTICE that the Township Board of Fife Lake Township will hold a public hearing on April 27 at 7:00 p.m. in the Township Hall at 134 Morgan Street, Fife Lake, Michigan 49633, to hear and consider any objections to the proposed Public Improvements, the proposed Special Assessment District, the proposed special assessment, and all other matters relating to the Public Improvements.

TAKE FURTHER NOTICE that a description of the Public Improvements and estimates of cost for the Public Improvements are on file with the Township Clerk for public examination.

PROPERTY SHALL NOT BE ADDED TO THE PROPOSED SPECIAL ASSESSMENT DISTRICT AND THE ORIGINAL ESTIMATE OF COSTS SHALL NOT BE INCREASED BY 10% OR MORE PER YEAR WITHOUT FURTHER NOTICE AND PUBLIC HEARING.

Periodic redeterminations of the costs of the Public Improvements may be necessary, without a change in the Special Assessment District, and in that event, such redeterminations may be made by the Township Board without further notice to record owners or parties in interest in the lands in the Special Assessment District, in accordance with the provisions of said Act 188 (unless the amounts assessed increase by 10% or more from the prior year, in which case notice and public hearing will occur).

TAKE FURTHER NOTICE that a property owner or person in interest must either appear and object at the public hearing or submit a letter of appearance and objection to the Township prior to the public hearing in order to preserve the person's right to appeal the special assessment to the Michigan Tax Tribunal. A record owner of land may appeal a special assessment by filing a written appeal with the Michigan Tax Tribunal within 30 days after written confirmation of the special assessment roll.

Should the Township Board determine at the above-mentioned hearing to approve the proposed special assessment district, then thereafter, a second hearing will be held to confirm the tax roll for the special assessment district.

This notice was authorized by the Township Board of Fife Lake Township.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Gerianne Street
Fife Lake Township Supervisor
Fife Lake Township Hall
134 Morgan Street
Fife Lake, Michigan 49633
(231) 879-3963

Dated: March 23, 2023

Leigh Ann Gifford, Township Clerk