



Minutes of **SPECIAL MEETING**
Held **June 13, 2013**

Township of Springfield

Laura Moreau, Clerk

Call to Order: Supervisor Walls called the June 13, 2013 Special Meeting of the Springfield Township Board to order at 7:00 pm at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Roll Call:

Board Members Present

Collin Walls	Township Supervisor
Laura Moreau	Township Clerk
Jamie Dubre	Township Treasurer
Marc Cooper	Township Trustee
Judy Hensler	Township Trustee
David Hopper	Township Trustee
Dennis Vallad	Township Trustee

Board Members Not Present

None

Others Present

Hans Rentrop	Township Attorney
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Public Hearing:

Special Assessment District and Roll Sherwood and Patrick Improvement

Supervisor Walls noted a picture of the assessment district is being displayed. He explained that parcels that have frontage on either Patrick or Sherwood SAD are buildable will be assessed if this moves forward. The 4 stretches of road that are the worst will be included in the repairs. A copy of the budget was displayed and explained. Copies of both were available at the hearing. Supervisor Walls stated comment cards were available at the back of the room. Comment cards did not need to be filled out to speak but could be used if there were any objections. Objections need to be in writing, signed, have the printed name of the person signing and that person's address. The word's "I object" is all that is necessary but the reason for the objection would be helpful. Supervisor Walls explained that if residents representing 20% or more of the frontage included in the district object, the Township Board can not move forward on its own volition. Supervisor Walls explained that anyone wishing to appeal their assessment to the Tax Tribunal must first object of this or the next hearing.

Supervisor Walls went on to explain how the budget was developed for the repairs and that the Township has agreed to advance the funds for the entire project. The project was originally broken down into 4 sections where one section a year would be done for the next 4 years. He noted that even though the entire amount would be advanced so repairs could



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all be done in one year, the assessment would be collected over 4 years. In this way the road would not have to be tore up for 4 years.

Supervisor Walls indicated two parcels included in the district that have frontage on Sherwood but whose access is off Rattalee Road, those will receive a ¼ of an individual assessment and there was one other parcel that is considered to be un-buildable that will not be assessed if the Board agrees.

Supervisor Walls said the Township's received two objection letters; one of the letter writers indicated they were told that if somebody owns more than one parcel in the district, they would only receive one assessment. Supervisor Walls said that is untrue, the Township has never done that in the past with any SAD. If a parcel has a tax description and is buildable, it will receive an assessment.

Supervisor Walls explained the budget and how the repair costs were estimated. The homeowners' representative obtained two bids early in March and Supervisor Walls inquired of the Township's Engineer who came up with a similar estimate of \$2 per square foot for repairs. The crack filling and sealing cost was an educated guess. Also included in the budget was a contingency and a 4% administration fee. He noted there will be no interest charged on the advanced monies.

Supervisor Walls asked for questions on the project, the budget, and/or the district.

Phillip Strehle, 9318 Sherwood Drive, clarified the Road Commission would not be involved with the repairs; asked who determined the order in which the project was going to be done; said the back of his sheet indicates this is a 5 year assessment instead of 4; when would be the time to file an objection; clarified the actual assessment has not been determined yet; asked if an individual's assessment could be paid all at once; and asked when the next public hearing would be held? *Supervisor Walls responded he believed the order of repairs was based on need but to ask the neighborhood representative, however because the Township is advancing the money, all the repairs should be done in 2014; clarified this is a 4 year assessment not 5; any objections should be done before the end of tonight's meeting in writing; the actual assessments have not been determined, residents still have a chance to object to their parcel being included in the assessment which will have an impact on the amount; an individual's total assessment can be paid all at once; and a date for the next public hearing will be determined by the end of the meeting.*

Carl Erznosnik, 8984 Patrick Drive, asked about the \$2 per square foot estimate and if that included tearing out the damaged areas; who is going to determine who is awarded the work; if the repairs fail, who will ensure the repairs are redone at no charge; and how can residents see what's in the contract? *Supervisor Walls responded that the estimate does include tearing out the damaged areas; the Township will ultimately enter into the contract*



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with the chosen contractor and therefore is responsible; one way to be a part of who is chosen for the contract is to be a part of that particular committee (the homeowner's representative will most likely do the legwork to obtain bids); and the responsibility of any failed work should be covered in the contract.

Paul Dombrowski, 8706 Sherwood Drive, asked what the criteria will be for selecting a contractor, he was unhappy with the original paving but the contractor that did the last repairs did them very well; what will be the specifications for the road bed before paving is done; will driveways that are below grade be evened out; is there a standard the Township uses for road paving; asked Trustee Hensler about the dam assessment; and asked if the road going over the swamp can be included? *Supervisor Walls said typically they will make sure local contractors get a chance to bid and references will be checked on all bidders along with their possible experience with the Township Engineer, he suggested Mr. Dombrowski let him know who the contractor was he liked and he would take that into consideration; driveway grades would not be evened out and reminded him this is a repair project not a rebuild; there is a Township standard for parking lots and commercial driveways which can be obtained on-line under Township Design and Construction Standards; Trustee Hensler said the dam assessment would have to be taken up with the Lake Board; and the Township could look at the road over the swamp if there is any extra money.*

Josh Horvath, 9252 Sherwood Drive, asked for an explanation between parcel and lot? *Supervisor Walls said, a parcel, by his definition is tax description and assessments will not go by platted lots.*

A member of the audience asked how he could get a copy of the contract before it is entered into; clarified these repairs would not make the road public; and after the 4 year assessment, do they have to apply again? *Supervisor Walls said to either contact him or the person(s) representing the neighborhood to see a copy of the contract; the road would not be public; if the road needs further repairs, they can apply again.*

Seeing there were no more questions, **Supervisor Walls opened the Public Hearing at 7:26.**

Supervisor Walls asked if there was anyone who would like to state their objection or support. He reminded residents that objections can be given verbally but should also be submitted in writing to the Clerk. He noted for the record they have already received in writing two objections.

Bob Laundroche, 8729 Sherwood Drive, commented the best thing they ever did was pave the road; felt property values went up; it was a great thing; going this route will give residents a better basis for keeping the road in tact; fully supports the project.



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When asked again by Supervisor Walls. There was no one present that objected to the project.

Supervisor Walls closed the Public Hearing at 7:28.

Supervisor Walls noted the draft Resolution was modified based on review by the Township Attorney would need to be adopted with the addition of the words/dates for the blanks within the Resolution. The tentative roll would then become Attachment A to the Resolution.

Supervisor Walls explained the Re-determination process as provided in the statute which allows for periodic re-determinations on assessments, however to do that it had to be included in the original public hearing notice which it was not. Basically if there was a re-determination that increased the budget more than 10%, another public hearing would have to be held. Residents indicated they would like to move forward and not re-notice the public hearing with the re-determination.

The resident at 9115 Sherwood Drive asked if this assessment includes snow removal? Supervisor Walls said it does not. The homeowner's representative said there is enough money in their fund to cover snow removal for the next 4 years.

The Board agreed the next public hearing would be held July 11th at 7:00pm before the Regular Township Board Meeting.

- * **Trustee Hopper moved to adopt the Resolution with the date of July 11, 2013 inserted in item #9. Trustee Vallad supported the motion. Vote on the motion. Yes: Cooper, Dubre, Hensler, Hopper, Moreau, Vallad, and Walls; No: None; Absent: None. The motion carried by a 7 to 0 vote. .**

Adjournment:

Hearing no other business, Supervisor Walls adjourned the meeting at 7:39pm.

Collin Walls, Township Supervisor

Laura Moreau, Township Clerk

Charter Township of Springfield
RESOLUTION
2013-9

Resolution of the Township Board of the Charter Township of Springfield, determining to undertake an improvement project and to establish and maintain a Special Assessment District to pay costs associated therewith and approving the plans and estimates of costs thereof, to be known as the *SHERWOOD/PATRICK SPECIAL ASSESSMENT DISTRICT*.

At the special meeting of the Township Board of the Charter Township of Springfield, County of Oakland, Michigan, held on the 13TH day of June, 2013, at 7:00 p.m.

PRESENT: Cooper, Dubre, Hensler, Hopper, Moreau, Vallad and Walls

ABSENT: None

The following preamble and resolution were offered by Hopper and supported by Vallad.

WHEREAS, the Township Board of the Charter Township of Springfield, Oakland County, Michigan, has tentatively declared its intention to conduct road repairs on Sherwood Rd. & Patrick Dr., and has tentatively designated a Special Assessment District against which costs of the improvement are to be assessed and;

WHEREAS, after due and legal notice, the Township Board of the Charter Township of Springfield held a public hearing on the 13th day of June, 2013, at 7:00 p.m. for the purpose of receiving comments regarding the improvements and the Special Assessment District to be established therefore;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with the provisions of Michigan Public Act 359 of 1947, as amended and Michigan Public Act 188 of 1954, as amended, the Township Board of the Charter Township of Springfield hereby determines that financing payment of expenses, fees and charges related to road repairs on Sherwood Rd. and Patrick Dr. is reasonable, necessary and in the interest of the public health, safety and welfare of the inhabitants of the Charter Township of Springfield and shall be done.
2. The Township Board of the Charter Township of Springfield hereby approves the plans, specifications and estimates of costs in the sum of \$52,416. The aggregate of all such costs will be spread against the Special Assessment District hereby established over a four (4) year period beginning in 2013.

3. The Township Board of the Charter Township of Springfield hereby establishes a Special Assessment District for the purpose set forth in paragraph one (1) hereof and names the Special Assessment District "SHERWOOD/PATRICK SPECIAL ASSESSMENT DISTRICT." It includes the property described in Exhibit A attached hereto.
4. The term of the Special Assessment District shall end on December 31, 2016, or at such earlier time as the Township Board may deem prudent.
5. The Special Assessment District shall reimburse the Township Improvement Revolving Fund for all money advanced for the project.
6. The Township Supervisor is hereby directed, in accordance with Michigan Public Act 188 of 1954, as amended, to make a Special Assessment Roll in which shall be entered and described all of the parcels of land to be assessed, with the names of the respective owners thereof, if known, and the total amount to be assessed against each parcel of land, which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the Special Assessment District as the benefit to the parcel of land bears to the total benefit to all parcels of land in the Special Assessment District.
7. When the Township Supervisor completes the Special Assessment Roll, he shall affix thereto his certificate stating that it was made pursuant to this resolution of the Township Board of the Charter Township of Springfield that in making the Special Assessment Roll he has, according to his best judgment, conformed in all respects to the directions contained in this resolution and to the statutes of this state.
8. The Township Supervisor shall file the Special Assessment Roll, with his certificate attached thereto, with the Township Clerk, who shall then present the same to the Township Board of the Charter Township of Springfield.
9. The hearing on the Special Assessment Roll shall be held on the July 11, 2013 at 7:00 p.m. at the Township Hall, located at 12000 Davisburg Road, Davisburg, MI 48350.
10. The Township Clerk is hereby directed to give notice of the hearing as required by law.
11. In order to appeal the amount of any special assessment, affected owners or parties with an interest must protest the proposed assessment. This may be done by appearing in person at the hearing, having an agent appear at the hearing on behalf of an owner or party in interest or by filing a protest by the hearing date, by letter addressed to the Township Clerk at the above address. An owner or party having an interest in the real property affected by the special assessment may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll if that special

Dated: June 14, 2013

TENTATIVE ROLL - EXHIBIT A

SHERWOOD / PATRICK ROAD IMPROVEMENT

Tax Roll (2013 - 2016)

Improvement Year 2014

TB 440

Parcel #	Owner(s)	Property Address	Mailing Address	Rd. Frt.	Benefit Unit	Annual Assessment
U -07-10-201-001	JACKSON, MARK J		205 DAREN CT	413	1.00	188.54
U -07-10-201-002	ZIEGLER, CHAD M	9363 SHERWOOD	9363 SHERWOOD	100	1.00	188.54
U -07-10-201-003	SNODSMITH, RICHARD	9349 SHERWOOD	9349 SHERWOOD	100	1.00	188.54
U -07-10-201-004	TINDALL, JOHN	9335 SHERWOOD	9335 SHERWOOD	100	1.00	188.54
U -07-10-201-005	CANTU, REUBEN N	9321 SHERWOOD	9260 SHERWOOD	100	1.00	188.54
U -07-10-201-016	STOCKTON, RICHARD L	9219 SHERWOOD	9219 SHERWOOD	53	1.00	188.54
U -07-10-201-028	SUIDA, MITCHEL	9089 SHERWOOD	7433 INGOMAR LN	114	1.00	188.54
U -07-10-201-031	DUBIA, RAYMOND J	9045 SHERWOOD	9045 SHERWOOD	80	1.00	188.54
U -07-10-201-032	JONES, ANDREW	9021 SHERWOOD	9021 SHERWOOD	80	1.00	188.54
U -07-10-201-036	MULLINIKS, TODD J	9181 SHERWOOD	9181 SHERWOOD	120	1.00	188.54
U -07-10-201-037	KOTTMANN, ARNOLD R	9115 SHERWOOD	9115 SHERWOOD	220	1.00	188.54
U -07-10-201-038	GIRDHAM, SHANNON T	9201 SHERWOOD	9201 SHERWOOD	117	1.00	188.54
U -07-10-201-039	SMITH, ROBERT D	9267 SHERWOOD	9267 SHERWOOD	105	1.00	188.54
U -07-10-201-041	STORMONT, DAVID	SHERWOOD	40300 STONELIGH	105	1.00	188.54
U -07-10-201-042	HILL, THOMAS B	9293 SHERWOOD	9293 SHERWOOD	203	1.00	188.54
U -07-10-201-043	KEITH, RICHARD	9275 SHERWOOD	9275 SHERWOOD	53	1.00	188.54
U -07-10-201-044	HILL, ALBERT J	9243 SHERWOOD	9243 SHERWOOD	158	1.00	188.54
U -07-10-201-045	JACKSON, JULIE L	9161 SHERWOOD	9161 SHERWOOD	120	1.00	188.54
U -07-10-201-046	HUGLUND, CHRISTOPHER	9009 SHERWOOD	9009 SHERWOOD	258	1.00	188.54
U -07-10-201-047	KOTTMANN, ARNOLD R	SHERWOOD	9115 SHERWOOD	108	1.00	188.54
U -07-10-201-048	ELLSWORTH, JEFF	9073 SHERWOOD	9073 SHERWOOD	100	1.00	188.54
U -07-10-201-049	JOHNSON, DAVID L	9053 SHERWOOD	9053 SHERWOOD	90	1.00	188.54
U -07-10-202-007	LONTORFOS, DAVID	9364 SHERWOOD	9364 SHERWOOD	100	1.00	188.54

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U -07-10-202-008	HEMMING, RICHARD	9350 SHERWOOD	9350 SHERWOOD	100	1.00	188.54
U -07-10-202-009	BEUKEMA, ROGER J	9338 SHERWOOD	9338 SHERWOOD	100	1.00	188.54
U -07-10-202-010	STREHLE, PHILLIP	9318 SHERWOOD	9318 SHERWOOD	100	1.00	188.54
U -07-10-202-011	OSTROWSKI, MICHELLE	9296 SHERWOOD	9296 SHERWOOD	100	1.00	188.54
U -07-10-202-015	SLIEFF, DANNY	9270 SHERWOOD	9270 SHERWOOD	192	1.00	188.54
U -07-10-202-017	CANTU, REUBEN N	9260 SHERWOOD	9260 SHERWOOD	61	1.00	188.54
U -07-10-202-018	FARNER, DEAN	10385 RATTALEE LAKE	10385 RATTALEE LAKE	306	0.25	47.13
U -07-10-202-022	SLIEFF, BERTON B	10345 RATTALEE LAKE	10345 RATTALEE LAKE	103	0.25	47.13
U -07-10-251-002	WEDDLE, BARRY N	9242 SHERWOOD	9242 SHERWOOD	65	1.00	188.54
U -07-10-251-007	HILL, DENNIS A	9202 SHERWOOD	9202 SHERWOOD	50	1.00	188.54
U -07-10-251-012	FELIX, STEVEN B	9158 SHERWOOD	9152 SHERWOOD	50	1.00	188.54
U -07-10-251-013	FELIX, STEVEN B	9152 SHERWOOD	9152 SHERWOOD	50	0.00	0.00
U -07-10-251-014	KOTTMANN, ARNOLD R	SHERWOOD	9115 SHERWOOD	28	0.00	0.00
U -07-10-251-017	SPAFFORD, LAWRENCE B	9230 SHERWOOD	9230 SHERWOOD	100	1.00	188.54
U -07-10-251-018	ABELL, DANIEL	9186 SHERWOOD	9186 SHERWOOD	100	1.00	188.54
U -07-10-251-022	HORVATH, JOSHUA	9252 SHERWOOD	9252 SHERWOOD	100	1.00	188.54
U -07-10-251-023	HAWES, EDWARD	9222 SHERWOOD	9222 SHERWOOD	50	1.00	188.54
U -07-10-251-024	MULLIGAN, MICHAEL R	9218 SHERWOOD	9218 SHERWOOD	50	1.00	188.54
U -07-10-251-025	BANNISTER, WILLIAM R	9168 SHERWOOD	11145 STONEYBROOK DR	99	1.00	188.54
U -07-10-252-001	TORPEY, DENNY	9132 SHERWOOD	12830 RATTALEE LAKE RD	90	1.00	188.54
U -07-10-252-002	KOTTMANN, ARNOLD R	SHERWOOD	9115 SHERWOOD	80	1.00	188.54
U -07-10-252-003	DEMBOVSKY, DAVID S	9110 SHERWOOD	9110 SHERWOOD	79	1.00	188.54
U -07-10-252-012	RAPSON, SEAN P	9134 SHERWOOD	2622 GRANDVIEW BLVD	132	1.00	188.54

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U -07-10-252-019	MIROWSKI, LEAH	9097 SHERWOOD	14743 PECK	123	1.00	188.54
U -07-10-252-020	SAVAGE, DANNY R	9016 SHERWOOD	9016 SHERWOOD	225	1.00	188.54
U -07-10-252-021	BEGLEY, DEAN	9130 SHERWOOD	9130 SHERWOOD	20	1.00	188.54
U -07-10-252-022	PIETRYGA, THOMAS M	9060 SHERWOOD	9060 SHERWOOD	179	1.00	188.54
U -07-10-253-004	GIGNAC, GERALD T	9062 PATRICK	9062 PATRICK	38	1.00	188.54
U -07-10-253-011	VEATCH, KRYSTA	8994 PATRICK	8994 PATRICK	38	1.00	188.54
U -07-10-253-012	ERZNOZNIK, CARL E	8984 PATRICK	8984 PATRICK	38	1.00	188.54
U -07-10-253-016	CARLSON, RICHARD A	9014 PATRICK	9014 PATRICK	75	1.00	188.54
U -07-10-253-017	MASH, JEFFREY	9054 PATRICK	9054 PATRICK	75	1.00	188.54
U -07-10-253-018	MCNULTY, MICHELLE	9034 PATRICK	9034 PATRICK	75	1.00	188.54
U -07-10-253-019	GIGNAC, GERALD T	9086 PATRICK	9062 PATRICK	75	1.00	188.54
U -07-10-253-020	BORDINE, CALVIN K	8974 PATRICK	9930 KING RD	75	1.00	188.54
U -07-10-253-021	VEATCH, WYATT	8954 PATRICK	8954 PATRICK	376	1.00	188.54
U -07-10-401-004	LAUNDROCHE, ROBERT	8729 SHERWOOD	15589 FORESTVIEW DR	30	1.00	188.54
U -07-10-401-005	THOMPSON, JOY ANN	8725 SHERWOOD	8725 SHERWOOD	50	1.00	188.54
U -07-10-401-029	GREGORY, MICHAEL J	8735 SHERWOOD	8735 SHERWOOD	279	1.00	188.54
U -07-10-401-030	DUGAL, DONALD P	8691 SHERWOOD	8691 SHERWOOD	30	1.00	188.54
U -07-10-401-034	THOMPSON, RODNEY A	8683 SHERWOOD	8683 SHERWOOD	30	1.00	188.54
U -07-10-401-035	KHALIFEH, JULIO	8763 SHERWOOD	8763 SHERWOOD	50	1.00	188.54
U -07-10-401-036	ZAHRAI, ERIC	8720 SHERWOOD	8720 SHERWOOD	110	1.00	188.54
U -07-10-401-037	BECK, DAVID A	8700 SHERWOOD	8700 SHERWOOD	50	1.00	188.54
U -07-10-401-040	HAUN, DENNIS	8709 SHERWOOD	8709 SHERWOOD	50	1.00	188.54
U -07-10-401-041	GILFORD, LINDA	8701 SHERWOOD	8701 SHERWOOD	80	1.00	188.54

TENTATIVE ROLL - EXHIBIT A

SHERWOOD / PATRICK ROAD IMPROVEMENT

TB 440

Tax Roll (2013 - 2016)
Improvement Year 2014

Parcel #	Owner(s)	Property Address	Mailing Address	Rd. Frt.	Benefit Unit	Annual Assessment
U -07-10-401-042	CONSELYEA ASSOCIATES	SHERWOOD	1719 CROOKS RD	15	1.00	188.54
U -07-10-401-043	DOMBROWSKI, PAUL R	8706 SHERWOOD	8706 SHERWOOD	100	1.00	188.54
U -07-10-401-045	THOMPSON, JOY ANN	SHERWOOD	8725 SHERWOOD	118	1.00	188.54
U -07-10-402-053	DUEWEKE JR, MICHAEL P	8965 SHERWOOD	163 NORTON ST	94	1.00	188.54

Total parcels: 73

7,680 69.50

Total Annual Roll: 13,103.52

Total 4 year Roll: 52,414.08

Clerk's Signature: _____



Date: _____

June 14, 2013

EXHIBIT B

No persons present at the Public Hearing protested the assessment. Two written statements to protest the Special Assessment were filed with the Township Clerk prior to the time of the Public Hearing by the following individuals:

Julie L. Jackson, 9161 Sherwood Drive

Todd & Michelle Mulliniks, 9181 Sherwood Drive