



Montrose Charter Township
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Montrose Township Board Meeting

PLACE:

Montrose Township Hall 139 S. Saginaw Street, Montrose, MI 48457

DATE:

October 26, 2010
 Special Meeting

The Meeting was called to order by Supervisor Mark Emmendorfer at 7:00 pm.

The meeting began with The Pledge of Allegiance to the Flag.

Roll Call: Present- Mark Emmendorfer, Gail Fikes, Gary Keeler, Tom Tithof, Linda Miller, Dan Hill. Absent- Fred Domine

Staff Present – Richard Austin, Attorney, Dennis Miller, Assessor

Supervisor, Mark Emmendorfer asked if anyone had anything to add to the agenda.

Motion by Gary Keeler supported by Dan Hill to approve the agenda has submitted. Motion passed.

Citizens Comments:

Mr. James Jones stated he had no comments, as he was here for the Wheeler Dr. Special Assessment District and was in agreement with the proposed resolution.

Minutes: None

Business:

Public Hearing Wheeler Drive Special Assessment Hearing – Approval of the Special Assessment Roll.

Supervisor, Mark Emmendorfer, explained that the Board had created a special assessment district for the Wheeler Drive property owners at its last meeting. This was due to a petition that was submitted with over 50% of the property owners signatures on it. Letters were mailed to the property owners reference to the intent to approve a special assessment roll for the Wheeler Drive Special Assessment District.

Supervisor, Mark Emmendorfer opened the meeting for public comments.

James Jones, explained that the Wheeler Drive property owners have had a few meetings on this matter. The resolution seems to go along with their discussion. The \$125.00 fee for the first year and the \$250.00 fee for each year thereafter was inline with what their organization had been discussing.

Supervisor, Mark Emmendorfer explained James Jones was the President of the Wheeler Drive Homeowners Association.

There was discussion on how the two fees were being proposed.

James Jones explained that due to the short notice for this year everyone felt that \$100.00 would be assessed the first year.

Supervisor, Mark Emmendorfer mentioned that an additional \$25.00 would be added to help the Township recoup its expenses for the first year.

It was asked if this was a five year special assessment plan.

Township Attorney, Richard Austin explained that this special assessment roll was different than that of a special assessment roll for a drain or road project. The second year fee of \$250.00 would be placed on each year thereafter until a request is submitted for a change in the yearly fee.

Tom Tithof asked who would be responsible to hire the work to be completed within the District.

Supervisor, Mark Emmendorfer stated that the Township was only the collection agency that the Wheeler Drive Homeowners Association would take care of any work to be completed out there.

Attorney, Richard Austin stated that an agreement would need to be made between the Wheeler Drive Homeowners Association and the Township on a report that would be submitted to the Township to show how the funds are being spent each year. The report should detail that grading would be done; the roads are being chloride, etc.

James Jones mentioned that this should not be a problem.

Tom Tithof asked if there are complaints from the residents how are these handled.

Attorney, Richard Austin stated that the Township could discontinue the district if this is not working for the resident.

Supervisor, Mark Emmendorfer asked if a petition would be required with over 50% of the properties signatures.

Attorney, Richard Austin stated no this would be a Board decision based on information provided to them by anyone within the Special Assessment District.

James Jones mentioned that he has in place a work order system to track all expenditures to be made by the Homeowners Association. The Association also has a set of By-Laws in place so that the membership can replace those who are in charge if necessary.

Dennis Miller asked if the Association can build up a reserve fund.

Attorney, Richard Austin mentioned that he did not see this as being a problem. This would be a Boards decision but he did not have a problem with the funds being zeroed out each year. It's just important that the funds spent are documented. The Association would just provide as part of its report the funds that it has in reserve.

Supervisor Mark, Emmendorfer closed the meeting for public comments.

A motion was made by Gary Keeler to approve a resolution to approve a special assessment roll for Wheeler Drive for \$126.25 for the first year and \$252.50 for each year there after. Dan Hill supported the motion. Roll Call – Dan Hill – Yes; Gail Fikes – Yes; Tom Tithof – Yes; Gary Keller – Yes; Linda Miller – Yes, Mark Emmendorfer – Yes. Motion Carried.

Extended Board Comments

Tom Tithof asked if this required two readings.

Supervisor, Mark Emmendorfer stated no.

Dan Hill mentioned that there was a mistake on the Public Hearing Map.

Any Other Business: None

Citizens Comments: None

Adjournment:

Dan Hill made a Motion to adjourn the meeting. Support for the motion was given by Tom Tithof. Vote- All yes. Meeting adjourned at 7:15 PM.

Submitted by

Fred Domine, Clerk

Mark Emmendorfer, Supervisor

Fred Domine, Clerk

<p>Mark Emmendorfer, Supervisor Fred Domine, Clerk Gail Fikes, Treasurer Trustees Dan Hill, Gary Keeler, Linda Miller, Tom Tithof</p>
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