

P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139-0157

(810) 231-1000 Office  
(810) 231-4295 Fax



**Supervisor:** Pat Hohl  
**Clerk:** Mike Dolan  
**Treasurer:** Jason Negri  
**Trustees:** Bill Hahn  
Annette Koeble  
Chuck Menzies  
Jim Neilson

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## **HAMBURG TOWNSHIP BOARD OF TRUSTEES**

### **Public Hearing**

**Hamburg Township Hall Board Room**

**Tuesday, December 17, 2019 – 5:30 p.m.**

### **AGENDA**

1. Call to Order
2. Pledge to the Flag
3. Roll Call of the Board
4. Call to the Public
5. Approval of the Agenda
6. Current Business:
  - A. Lawrence Court – Road Improvement S.A.D. -Second Public Hearing to Establish S.A.D.
7. Call to the Public
8. Board Comments
9. Adjournment

# Pledge to the Flag





10405 Merrill Road ♦ P.O. Box 157  
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[www.hamburg.mi.us](http://www.hamburg.mi.us)

# Township Board Cover Sheet

## **Lawrence Court – Road Improvement S.A.D.**

### Second Public Hearing to Establish S.A.D. & Resolution to Adopt Assessment Roll

#### **Information Packet:**

Hamburg Township has received petitions from property owners requesting to establish a road improvement special assessment district for Lawrence Court for a 10-year period. After the first public hearing it was determined that there was enough support to proceed with establishing the S.A.D.

- The S.A.D shall be funded through a bond sale that will pay for the road improvements through an annual assessment on the winter tax bills beginning December 1, 2020.

The following items have been included for the Board's review:

#### 1. **Notice of Second Public Hearing:**

- A. Affidavit of Mailing
- B. Hearing Cover Letter
- C. Notice of Improvement Hearing – per Public Act 188 requirements
- D. Mailing List of Property Owners included in S.A.D.
- E. Supervisor's Assessment Roll Certification
- F. Proposed Special Assessment Roll for Lawrence Court - Road Improvement S.A.D.

#### 2. **Project Resolution:**

- **Resolution No. 5** – Resolution Confirming the Special Assessment Roll

**NOTE:** Property owners will have thirty (30) days to appeal their assessment with the Michigan Tax Tribunal once the Board confirms the Assessment Roll. The expiration date of the 30-day period to challenge the special assessment shall be January 16<sup>th</sup>, 2020.

*Drafted: December 4<sup>th</sup>, 2019*



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AFFIDAVIT OF MAILING

STATE OF MICHIGAN       )  
  )ss  
COUNTY OF LIVINGSTON)

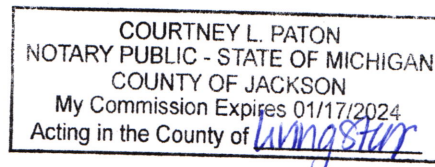
BRITTANY K. CAMPBELL, being first duly sworn, deposes, and says that she personally prepared for mailing, and did on December 4, 2019, send by first-class mail, the **Lawrence Court - Road Improvement Special Assessment District** notice of second public hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Brittany K. Campbell  
Brittany K. Campbell  
Hamburg Township Utilities Coordinator

Subscribed and sworn to before me  
this 4th day of December, 2019.

Courtney L. Paton  
Courtney L. Paton, Notary Public  
Jackson County, MI

My commission expires:  
Acting in Livingston County



FAX 810-231-4295  
PHONE 810-231-1000 Ext. 210  
DIRECT DIAL 810-222-1193



P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139

December 4<sup>th</sup>, 2019

Re: **Notice of Public Hearing**  
Lawrence Court - Road Improvement Special Assessment District

Dear Property Owner,


The Hamburg Township Board of Trustees has scheduled the second public hearing for the Lawrence Court road improvement district to be held on Tuesday, **December 17<sup>th</sup>, 2019 at 5:30 p.m.** at the Township Offices located at 10405 Merrill Road to discuss the assessment roll to be adopted by the Board. The assessment roll lists those properties included in the special assessment district and the amount to be assessed.

Enclosed please find the notice of public hearing and a map of the proposed special assessment district. The special assessment roll for the District has been prepared and is now on file in the offices of the Township Clerk and the Utilities Coordinator. The Roll is available for public examination during regular business hours at the Township Hall. This hearing is being held for the purpose of confirming the Assessment Roll.

The amount of the special assessment is \$10,625.00 per parcel plus interest, the rate to be determined at the time the bonds to finance the project are sold. The district will run over a ten (10) year period with the annual assessment to be included on the property taxes beginning on December 1, 2020. The assessment charge will appear annually on the winter tax bill.

The owner or other person having an interest in property that is assessed is entitled to file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the Roll. However, appearance and protest at the public hearing are required by law in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent must file an objection in writing with the Township Clerk, Michael Dolan, before the closing of the hearing. The deadline to file an appeal if the Board adopts the Assessment Roll at the December 17, 2019 regularly scheduled Board meeting is January 16<sup>th</sup>, 2020. For more information regarding the special assessment district please contact Brittany Campbell, at (810) 231-1000 Ext. 210 or via email at [bcampbell@hamburg.mi.us](mailto:bcampbell@hamburg.mi.us).

Sincerely,

  
Brittany K. Campbell  
Hamburg Twp. Utilities Coordinator



FAX 810-231-4295  
PHONE 810-231-1000 Ext. 210  
DIRECT DIAL 810-222-1193



P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139

## NOTICE OF PUBLIC HEARING

Hamburg Township  
Livingston County, Michigan

### NOTICE OF PUBLIC HEARING UPON SPECIAL ASSESSMENT ROLL FOR THE LAWRENCE COURT ROAD IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT

#### NOTICE IS HEREBY GIVEN:

(1) The Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) has determined to levy special assessments against lands in the LAWRENCE COURT ROAD IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT (the “District”) that will be benefited by the construction of road improvements in the District. The District consists of the lands identified in the map attached to this notice and is more specifically identified by the following permanent parcel numbers:

15-22-100-058	15-22-108-001	15-22-108-002	15-22-108-003
15-22-108-004	15-22-108-005	15-22-108-008	15-22-108-009
15-22-108-010	15-22-108-011	15-22-108-012	15-22-108-013
15-22-108-014	15-22-108-015	15-22-108-016	15-22-108-018

(2) The proposed special assessment roll for the District (the “Roll”) has been prepared and is now on file in the office of the Township Clerk and is available at such office for public examination during the hours the Township Hall is regularly open to the public for business.

(3) The Township Board will conduct a public hearing beginning at 5:30 p.m., local time on Tuesday, December 17, 2019, at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan to explain and answer questions pertaining to the Roll and to hear objections to the Roll. Any person objecting to the Roll must file his or her objections in writing before the close of the public hearing or within such additional time (if any) as the Township Board may grant.

(4) The owner or other person having an interest in property that is specially assessed is entitled to file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the Roll. However, appearance and protest at the public hearing are required by law in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent must file an objection in writing with the Township Clerk before the close of the hearing.

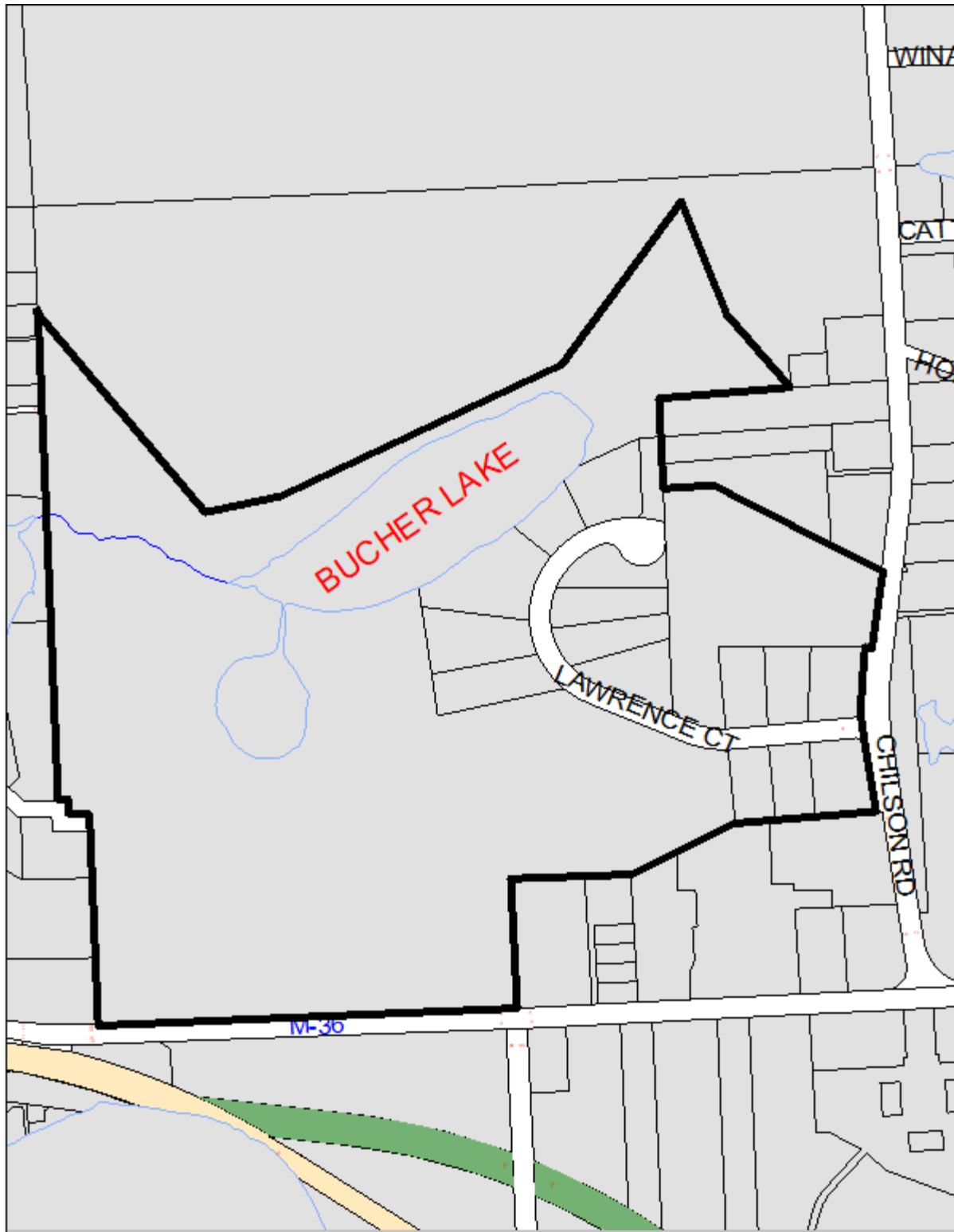
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment in person.

This notice is given by order of the Hamburg Township Board.

Dated: December 4<sup>th</sup>, 2019

Michael Dolan  
Hamburg Township Clerk  
10405 Merrill Rd. P.O. Box 157  
Hamburg, MI 48139

Lawrence Court Road Improvement Project  
Hamburg Township, Livingston County, Michigan



Lawrence Court Road Improvement Special Assessment District (SAD) boundary shown within thick black-lined area.



15-22-100-058  
Boguslaw & Barbara Gierak  
5610 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-001  
John G. & Michelle Davis  
5676 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-002  
Donald B., Jr. & Connie Mancini  
5656 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-003  
Thomas A. & Marianne Mancini  
5640 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-004  
John C. & Nancy R. Poelstra  
5556 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-005  
John C. & Nancy R. Poelstra  
5556 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-008  
Elaine J. McIntyre  
5524 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-009  
Tomas & Roxanne Lupsor  
5510 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-010  
Steve Avey & Sarah Belleville  
5531 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-011  
Paul A. & Lisa M. Stojek  
5555 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-012  
Scott F. & Deborah Welser  
5569 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-013  
Deborah Susan Welser  
5569 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-014  
Bradley S. & Melissa Rennells  
5641 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-015  
Frank & Bonnie Schramm  
5655 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-016  
Andrew J. Plackowski  
5675 Lawrence Ct.  
Pinckney, MI 48169

15-22-108-018  
Lloyd D. Johnston Trust  
5538 Lawrence Ct.  
Pinckney, MI 48169




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SUPERVISOR'S CERTIFICATE  
LAWRENCE COURT – ROAD IMPROVEMENT SAD

I, the undersigned, Supervisor of Hamburg Township, Livingston County, Michigan (the “Township”), acting pursuant to a resolution duly adopted by the Board of the Township on December 3<sup>rd</sup>, 2019 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Lawrence Court Road Improvement Project Special Assessment District, to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: 12-3-2019

  
\_\_\_\_\_  
Patrick J. Hohl  
Hamburg Township Supervisor

**HAMBURG TOWNSHIP**  
**LAWRENCE COURT ROAD IMPROVEMENT PROJECT**  
**PROPOSED SPECIAL ASSESSMENT ROLL**  
**EXHIBIT "B"**

<b>Tax I.D. #</b>	<b>Property Owner Name &amp; Address</b>	<b>Legal Description</b>	<b>True Cash Value</b>	<b>Vacant/Occupied</b>	<b>Assessment</b>
15-22-100-058	Boguslaw & Barbara Gierek 5610 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E COM COS FOR POB TH S88* W ALG EW LN & CL M-36 1309.27 FT TH N2* W 17.1 FT TH N88*E 85.02 FT TH N2*W 665.25 FT TH S88*W 85 FT TH N1*W 1659.9 FT TH S 35*E 817.33 FT TH N80*E 244.39 FT TH N68*E 966.84 FT TH N39*E 645.32 FT TH S17*E 381.69 FT TH S39*E 312.15 FT TH S89*W 408.25 FT TH S1*E 129.06 FT TH S88*W 66 FT TH S66*W 272.5 FT TH S53*W 565 FT TH S8*E 430 FT TH N77*E 400 FT TO SE COR LOT 4 TH ALG CHD BRG S58*E 92.43 FT TH S67*E 333.58 FT TH ALG CHD BRG S81*E 122.19 FT TO NW COR LOT 3 TH S4*E ALG W LN LOT 3 240 FT TH S 65*W 362.88 FT TH S88*W 421.3 FT TH S2*E 435.6 FT TO POB PAR B & C 70.15 AC.	\$ 378,505.00	Occupied	\$ 10,625.00
15-22-108-001	John G. & Michelle Davis 5676 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 1	274,520.00	Occupied	10,625.00
15-22-108-002	Donald B., Jr. & Connie Mancini 5656 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 2	228,354.00	Occupied	10,625.00
15-22-108-003	Thomas A. & Marianne Mancini 5640 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 3	249,950.00	Occupied	10,625.00
15-22-108-004	John C. & Nancy R. Poelstra 5556 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 4	87,370.00	Vacant	10,625.00
15-22-108-005	John C. & Nancy R. Poelstra 5556 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 5	327,325.00	Occupied	10,625.00

**HAMBURG TOWNSHIP**  
**LAWRENCE COURT ROAD IMPROVEMENT PROJECT**  
**PROPOSED SPECIAL ASSESSMENT ROLL**  
**NOVEMBER 19, 2019**

<b>Tax I.D. #</b>	<b>Property Owner Name &amp; Address</b>	<b>Legal Description</b>	<b>True Cash Value</b>	<b>Vacant/Occupied</b>	<b>Assessment</b>
15-22-108-008	Elaine J. McIntyre 5524 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 8	\$ 259,959.00	Occupied	\$ 10,625.00
15-22-108-009	Tomas & Roxanne Lupsor 5510 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 9	306,787.00	Occupied	10,625.00
15-22-108-010	Steve Avey & Sarah Belleville 5531 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 10	345,316.00	Occupied	10,625.00
15-22-108-011	Paul A. & Lisa M. Stojek 5555 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 11	344,379.00	Occupied	10,625.00
15-22-108-012	Scott F. & Deborah Welser 5569 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 12	386,914.00	Occupied	10,625.00
15-22-108-013	Deborah Susan Welser 5569 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 13	92,169.00	Vacant	10,625.00
15-22-108-014	Bradley S. & Melissa Rennells 5641 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 14	352,237.00	Occupied	10,625.00
15-22-108-015	Frank & Bonnie Schramm 5655 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 15	249,668.00	Occupied	10,625.00

**HAMBURG TOWNSHIP**  
**LAWRENCE COURT ROAD IMPROVEMENT PROJECT**  
**PROPOSED SPECIAL ASSESSMENT ROLL**  
**NOVEMBER 19, 2019**

<b>Tax I.D. #</b>	<b>Property Owner Name &amp; Address</b>	<b>Legal Description</b>	<b>True Cash Value</b>	<b>Vacant/Occupied</b>	<b>Assessment</b>
15-22-108-016	Andrew J. Plackowski 5675 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOT 16	\$ 266,596.00	Occupied	\$ 10,625.00
15-22-108-018	Lloyd D. Johnston Trust 5538 Lawrence Ct. Pinckney, MI 48169	SEC 22 T1N R5E L R O'CONNOR SUB LOTS 6 & 7	562,361.00	Occupied	10,625.00

Total Project Assessments:      \$ 170,000.00

TOTAL ESTIMATED PROJECT COST:      \$ 170,000.00

## **Resolution #5 – Lawrence Court Road Improvement Project**

### **TOWNSHIP OF HAMBURG**

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, December 17<sup>th</sup>, 2019, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

#### **RESOLUTION CONFIRMING SPECIAL ASSESSMENT ROLL FOR THE LAWRENCE COURT ROAD IMPROVEMENT PROJECT**

WHEREAS, the Board of Trustees (the “Township Board”) has determined that it is desirable and necessary to construct certain road improvements, in conjunction with the Livingston County Road Commission, within the Township as described in Exhibit A (the “Project”);

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”), in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the Special Assessment District for the Project has been determined by the Township Board;

WHEREAS, the Township Board has directed the Township Supervisor to prepare the proposed Special Assessment Roll;

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll and has filed the proposed Special Assessment Roll with the Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the proposed Special Assessment Roll and notice of the hearing has been properly provided;

WHEREAS, the Township Board conducted the public hearing on the proposed Special Assessment Roll on December 17, 2019.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmation. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the Hamburg Township Lawrence Court – Road Improvement Special Assessment District (the “Roll”).
2. Future Installments – Principal. The Township Board determines that each Special Assessment may be paid in 10 equal installments. The first installment shall be due on December 1, 2020. Each subsequent installment shall be due at intervals 12 months from the due date of the first installment.
3. Future Installments – Interest. All unpaid installments shall bear interest, payable annually on each installment due date, at a rate equal to one percent (1%) above the average interest rate on the Township bonds sold to finance the Project. Interest on such unpaid installments shall accrue from the first day of the month in which interest starts to accrue on such Township bonds.
4. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit B to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this Resolution, the Clerk’s warrant and the statutes of the State of Michigan.
5. Ratification of Notice. The form and content of the notice published and mailed to property owners in the special assessment district by the Township Clerk with respect to the public hearing held on December 17, 2019 and all action of Township officials in scheduling such hearing, are hereby approved, ratified and confirmed.
6. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are replaced to the extent of such conflict.

A vote on the foregoing resolution was taken and was as follows:

YES: \_\_\_\_\_

NO: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Resolution declared \_\_\_\_\_.



CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a regular meeting at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

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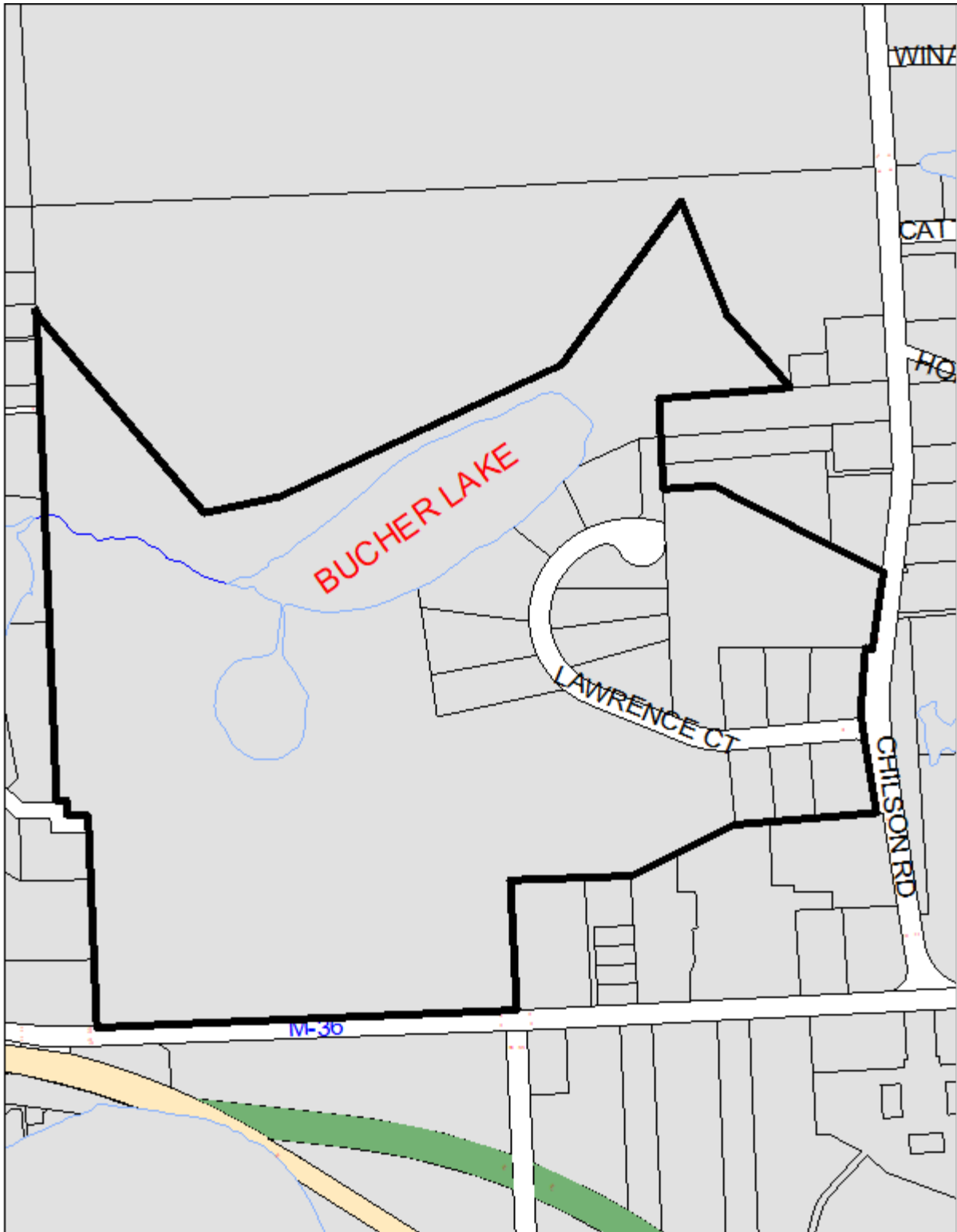
Michael Dolan  
Hamburg Township Clerk

## **EXHIBIT "A"**

### **DESCRIPTION OF PROJECT**

The project will consist of milling a portion of the existing asphalt pavement including the asphalt curb. Undercutting poor subgrade areas and adding additional stone base where needed to improve draining. Three and a half (3.5) inches of new hot mix asphalt in two lifts will be placed on the prepared grade. The wing curb will be placed on the final lift of the asphalt. The hot mix asphalt will be feathered on to the existing driveway approaches, including the concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties within the Township located along Lawrence Court that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Lawrence Court Road Improvement Project  
Hamburg Township, Livingston County, Michigan



FAX (810) 231-4295  
TELEPHONE: (810) 231-1000



P.O. Box 157  
10405 Merrill Road  
Hamburg, MI 48139

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## EXHIBIT "B"

## WARRANT

TO: Treasurer  
Hamburg Township  
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the Special Assessment Roll confirmed by the Township Board of the Township of Hamburg on December 17, 2019 (the "Confirming Resolution"). You are hereby directed to proceed to collect the amounts due on such roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

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Michael Dolan  
Hamburg Township Clerk