

# PINE RIVER TOWNSHIP

Gratiot County, Michigan

**May 12, 2004**

## **Agenda**

- 1. **Call to Order**
- 2. **Pledge to the Flag**
- 3. **Roll Call**
- 4. **Brief Public Comments (2 Minutes)**
- 5. **Approval of Agenda**
- 6. **Approval of Minutes**
  - a. **April 14, 2004 Regular Meeting**
  - b. **April 28, 2004 Special Meeting**
- 7. **Public Hearings**
  - a. **Rates- St. Louis 10 & 10A sewer customers (7:05 p.m.)**
  - b. **Winans/Jackson Special Assessment District (7:15 p.m.)**
- 8. **Approval to Pay Bills**
- 9. **Reports by Boards, Committees & Agents**
  - a. **Treasurer's Report**
  - b. **Budget Report**
  - c. **Zoning & Blight Officer**
- 10. **Business before the Board**
  - a. **Garr Tool requests I.F.T. Exemption for recent & anticipated improvements**
  - b. **Establish sewer rates for St. Louis 10 & 10A sewer customers**
  - c. **Establish Special Assessment District Boundaries**
  - d. **Site Plan Review- Courter Farms**
  - e. **Lawn Mowing Contract – Cemetery & Hall**
  - f. **Office Secretary Vacancy/Replacement**
  - g. **Auditor Proposal/Contract Acceptance**
- 11. **Extended Public Comments (4 Minutes)**
- 12. **Announcements and Upcoming Meetings**
- 13. **Adjournment**

**MINUTES OF PINE RIVER TOWNSHIP BOARD  
MONTHLY MEETING**

**May 12, 2004**

1. Call to Order- The regular monthly meeting for Pine River Township was called to order at 7:00 p.m. by Supervisor Beeson at the Township Hall.
2. The board and public said Pledge to the Flag.
3. Roll Call: Baker-yes, Beeson-yes, Best-yes, VanderVeen-yes, Lofgren-yes. All five board members present.
4. Brief Public Comment (2 minutes): None.
5. Approve the Agenda: Supervisor to add 6 c Joint Meeting Minutes: March 28, 2004. Lofgren made motion to accept the agenda with one addition of 6 c- Joint Meeting Minutes -March 28, 2004 . Baker seconded the motion. All five board members in favor.
6. Approve the minutes:
  - a. April 14, 2004 Regular Meeting: VanderVeen made motion to approve the April 14, 2004 minutes as presented. Best seconded the motion. All five board members in favor.
  - b. April 28, 2004 Special Meeting: Baker made motion to approve the April 28, 2004 Special Meeting Minutes as presented. Best seconded the motion. All five board members in favor.
  - c. March 18, 2004 Joint Special Meeting Minutes: Best made motion to approve the March 18, 2004 Joint Special Meeting Minutes. Baker seconded the motion. All five board members in favor.
7. Public Hearings
  - a. Rates- St. Louis 10 & 10A Sewer Customers: Supervisor opened Public Hearing at 7:05 p.m. Supervisor addressed the increase would cover the short fall from the audit. He explained the increase from \$20.00 to \$28.00. Supervisor closed the Public Hearing at 7:09 p.m.
  - b. Winans/Jackson Special Assessment District: Supervisor opened the Public Hearing at 7:16 p.m. Supervisor introduced Mr. Walkington from Gratiot County Road Commission and asked for a review of the project and to answer any questions from the board or public. The cash cost the township will be responsible is no more than \$279,000.00. The Time Frame Schedule would be first mile of Winans between Lincoln and Jackson - 2004 gravel grade, 2005 pavement. 2005 Jackson between Luce to Winans working on gravel grade, 2006 pavement. 2006 Winans between Jackson and M-46 gravel grade, 2007 pavement.

Questions from the public included:

Ralph Sorensen had concerns regarding an old oak tree and survey stake.

Van Varner concerns with trees.

Lee Aldrich concern regarding rail road grade- tracks to be removed soon.

Brian O'Dell- would he be taxed with drive on Lincoln Road.

Mary Hurley concerns about speed limits.

8. Approve to Pay Bills: VanderVeen made motion to pay bills with the addition of Sumner Seville in the amount of \$45.00. Best seconded the motion. All five board members in favor.

9. Report by Boards, Committees & Agents

A. Treasurer's Report: Placed on file.

B. Budget Report: Report will be issued next month.

C. Zoning and Blight Officer: Place on file.

10. Business before the Board

A. Garr Tool requests I.F.T. Exemption for recent & anticipated improvements: Ray Wilcox and John Leppien represented Garr Tool asking the Township Board to accept application of \$4 million personal property and set a Public Hearing at next board meeting in June. VanderVeen made motion to approve \$4 million personal property and set Public Hearing for next board meeting in June at 7:15 p.m. Lofgren seconded the motion. All five board members in favor.

B. Establish sewer rates for St. Louis 10 & 10A sewer customers: Supervisor brought to the board the Resolution to raise St. Louis 10 & 10A sewer bills to \$28.00. After discussions, VanderVeen made motion to accept Resolution to raise St. Louis 10 & 10A sewer bill to \$28.00 beginning with next billing, June 1<sup>st</sup>. Lofgren seconded the motion. Roll Call: Beeson: yes, Lofgren: yes, Baker: yes, Best: yes, VanderVeen: yes. All five board members in favor.

D. Site Plan Review- Courter Farms: VanderVeen made motion to accept Site plan review for Courter Farms to be reviewed annually. Best Seconded the motion. All five board members in favor.

E. Lawn Moving Contract- Cemetery & Hall: Clerk reported that Joe Dickman is not covered as a contracted person, suggestion was made to make as an employee with W-2. Lofgren made motion to make Cemetery & Hall Grounds Keeper, Joe Dickman as a salaried employee position. Baker seconded the motion. Lofgren withdrew motion. To be tabled until May 26, 2004 meeting.

F. Office Secretary Vacancy/Replacement: Supervisor reported Treasurer working on interviewing applicants.

G. Auditor Proposal/Contract Acceptance: Clerk reported that Yeo & Yeo sent a Letter of Agreement to do the 2003 to 2004 Audit in the amount between \$4 to \$5,000.00. Clerk to call and get phone confirmation to time frame to complete audit. Two (2) days to do Audit, Thursday, Friday and possibly a third day.

C. Establish Special Assessment District Boundaries: See Attachment

11. Extended Public Comment: Public asked about Assessor contract- Supervisor informed contact has been terminated between Assessor and Board.
12. Cemetery road has been stone creek and extra black dirt was purchased for hall. Question about Notary.  
Supervisor purchased laptop, 2 digital cameras: one for assessor and one for Zoning and Blight Officer, copy machine, a new copy machine on the way, cost approximate \$3000.00 with a service contract.  
May 26, 2004 Special Meeting  
VanderVeen made motion to move regular monthly meeting to June 8, 2004 from June 9, 2004. Baker seconded the motion. Roll call: Beeson: yes, VanderVeen: yes, Best: yes, Baker: yes, Lofgren: yes. All five board members in favor.
13. Adjournment: 8:55 p.m.

Submitted by:

Gary Lofgren  
Clerk

## Public Act 188 of 1954 Proceedings

The following are excerpts of Minutes of a Regular Meeting of the township board of the Township of Pine River held at the township hall within the township on May 12, 2004 commencing at 7:00 p.m.

RE: Winans/Jackson Special Assessment District No. 1.

Members Present: Beeson, Baker, Best, Lofgren, & VanderVeen

Members Absent: None.

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The supervisor stated that the next order of business was the consideration of the reconstruction and paving plans for the Winans/Jackson project, the costs for the project, the Special Assessment District proposed to be created for the recovery of such costs and the Petitions for the same.

The clerk reported that proper Notice of the hearing on these matters had been published in the Morning Sun on May 1, 2004 and May 6, 2004 and had been mailed by first class mail to each property owner within the proposed assessment district as shown on the current tax rolls of the township on April 28, 2004. Affidavits of the publication and mailing of these Notices were then presented and filed as a part of the records of the meeting.

The supervisor next called for any objections or comments to the Petitions for the project, the proposed improvements, the plans therefore, the estimate of costs of \$279,000 and the proposed Special Assessment District within which costs were to be assessed as described in the Notice of the hearing.

Questions were asked concerning the project, but no written objections were submitted with respect to any of the foregoing.

After some further discussion, the following Preamble and Resolution were, upon motion, submitted by Baker and supported by Best for adoption:

### RESOLUTION ON Winans/Jackson Special Assessment District No. 1.

WHEREAS, the township board of the Township of Pine River received Petitions signed by more than 50% of the total frontage of the proposed Special Assessment District described hereinafter, and accordingly, determined to proceed under the provisions of 1954 PA 188, as amended, to secure plans and estimates of cost together with a proposed Special Assessment District for assessing the costs of the proposed reconstruction and paving to schedule a public hearing upon the same for this date, and

WHEREAS, the plans, costs, and proposed Special Assessment District were filed with the township clerk for public examination and Notice of the within hearing upon the same was published and mailed in accordance with the law and statute provided as shown by Affidavits pertaining thereto on file with the township clerk, and

WHEREAS, in accordance with the aforesaid Notices, a hearing was scheduled this 12<sup>th</sup> day of May, 2004 commencing at 7:15 o'clock p.m. and all persons given the opportunity to be heard in the matter, and

WHEREAS, as a result of the foregoing, the township board believes the project to be in the best interests of the township and of the district proposed to be established therefore;

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That this township board does hereby determine that the Petitions for the Winans/Jackson Special Assessment District No. 1 were properly signed by the record owners of land whose frontage constitutes more than 50% of the total frontage upon the proposed improvement.
2. That this township board does hereby approve the plans for the reconstruction and paving as prepared and presented by the Gratiot County Road Commission and their costs for the completion thereof of \$279,000.
3. That this township board does hereby create, determine and define as a Special Assessment District to be known as Winans/Jackson Special Assessment District No. 1 within which the costs of such improvements shall be assessed according to benefits, the following described area within said township: *Winans Road between Lincoln and Monroe Road (Sections 29, 30, 31, & 32) and, Jackson Road between Luce Road and Winans Road (Section 29 & 32).*
4. That on the basis of the foregoing, this township board does hereby direct the supervisor and assessing officer to make a special assessment roll in which shall be entered and described all the parcels of land to be assessed with the names of the respective owners thereof if known, and a 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 the parcels of land in the Special Assessment District as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the Special Assessment District. When the same has been completed, the supervisor or assessing officer shall affix thereto, his Certificate stating that it was made pursuant to this Resolution and that in making such assessment roll, he has, according to his best judgment, conformed in all respects to the directions contained in this Resolution and the applicable state statutes.

5. That all Resolutions and parts of Resolutions insofar as they conflict with the provisions of the within Resolutions be and the same are hereby rescinded.

Upon roll call vote, the following voted "Aye": Lofgren, VanderVeen, Beeson, Best, & Baker

The following voted "Nay": None.

The supervisor declared the motion carried and the Resolution duly adopted.

The supervisor then reported that he, in anticipation of the foregoing Resolution, had completed the assessment roll in accordance therewith and had attached thereto his/her Certificate as required by said Resolution. The assessment roll was then received and filed with the office of the township clerk.

The following Preamble and Resolution were then submitted upon motion of Best and supported by Baker for adoption:

**RESOLUTION SCHEDULING HEARING ON ASSESSMENT ROLL FOR WINANS/JACKSON SPECIAL ASSESSMENT DISTRICT NO. 1.**

WHEREAS, the supervisor and assessing officer of the township has, in accordance with Resolution of the township board and the laws and statutes pertinent thereto, prepared a special assessment roll in the total amount of \$209,250.00 covering all the parcels of land in the WINANS/JACKSON SPECIAL ASSESSMENT DISTRICT NO. 1, according to the relation of the benefit to each parcel of land and the total benefit to all parcels of land in such Special Assessment District and has affixed thereto his certificate as required by said Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That said special assessment roll shall be filed with the township clerk and shall be available for public examination during regular working hours of regular working days from the present date until the public hearing upon the same and shall further be examined at such public hearing.
2. The township board shall meet at 7:15 p.m. on May 26, 2004, at the Pine River Township Hall located at 1495 W Monroe Road, St. Louis, Michigan within the township, to review such assessment roll and hear any objections thereto.
3. That the township clerk shall cause Notice of such hearing and the filing of such assessment roll to be published twice in the Morning Sun, a newspaper of general circulation in the township prior to the date of the hearing, with the first publication being not less than ten (10) days prior to the hearing and shall further cause Notice of such hearing to be mailed by

First Class Mail to all owners of or persons interested in property within the Winans/Jackson Special Assessment District No. 1, as shown on the current assessment roll of the township also at least ten (10) days prior to said hearing, all in accordance with law and statute provided.

4. All Resolutions and parts of Resolutions insofar as they conflict with the provisions of the within Resolutions are hereby rescinded.

Upon roll call vote, the following voted "Aye": Best, Baker, Lofgren, Beeson, & VanderVeen

The following voted "Nay": None.

The supervisor declared the motion carried and the resolution duly adopted.



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Gary Lofgren, Clerk

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### CERTIFICATE

The undersigned clerk of the Township of Pine River, hereby certifies that the foregoing constitutes a true and complete copy of an Excerpt of the Minutes of a regular meeting of the township board of the Township of Pine River, Gratiot County, Michigan, held on May 12, 2004, at which meeting five members were present as indicated in said minutes; that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and the foregoing Excerpt contains all material pertinent to the Winans/Jackson Special Assessment District No. 1.



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Gary Lofgren, Township Clerk

**Public Act 188 of 1954 Proceedings**  
Pine River Township  
Gratiot County, Michigan  
Notice of Public Hearing on the Special Assessment Roll for  
Winans/Jackson Special Assessment District No. 1

To the residents and property owners of Pine River Township, Gratiot County, Michigan, the owners of land within the Winans/Jackson Special Assessment District No. 1 and any other interested persons:

PLEASE TAKE NOTICE that the supervisor and assessing officer of the township has reported to the township board and filed in the office of the township clerk for public examination a special assessment roll prepared by him covering all properties within the Winans/Jackson Special Assessment District No. 1 benefited by the proposed reconstruction and paving project. Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the reconstruction and paving and work incidental thereto with the aforesaid Winans/Jackson Special Assessment District No. 1 as more particularly shown on the plans of the Gratiot County Road Commission on file with the township clerk at 1495 W Monroe Road, St. Louis, Michigan within the township, which assessment is in the total amount of \$209,250.

PLEASE TAKE FURTHER NOTICE that the assessing officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

PLEASE TAKE FURTHER NOTICE that the township board will meet at the Pine River Township hall, 1495 W Monroe Road, St. Louis, Michigan on May 26, 2004 at 7:15 o'clock p.m. for the purpose of reviewing said special assessment roll and hearing any objections thereto. Said roll may be examined at the office of the township clerk during regular business hours or regular business days until the time of said hearing and may further be examined at said hearing. Appearing and protest at the hearing held to confirm the special assessment roll is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal.

An owner, or party in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance shall not be required. [The owner or any person having an interest in the real property who protests in person or in writing at the hearing 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.]

Township Clerk Signature:



Address:

1495 W Monroe Rd  
St. Louis, MI 48880  
(989) 681-5523

