

CHARTER TOWNSHIP OF MONITOR
SPECIAL TOWNSHIP BOARD MEETING
APRIL 11, 2018

The Supervisor called the meeting to order at 7:00 p.m.

Members present: Malkin, Kowalski, Brandt, Kochany, Reder
Members absent: Pike, Walsh
Also present: M. Norton, Township Engineer & Spicer

Public Input opened at 7:01 p.m. No public present wished to speak and public input was closed.

Motion by Reder supported by Brandt to adopt the agenda as presented.
Motion carried.

Public Hearing & Mutual Subdivision Special Assessment Roll

The public hearing for the Mutual Subdivision Curb, Gutter and Drainage Special Assessment Roll opened at 7:02 p.m.

M. Norton, Spicer Engineer, explained the project (for each of the five subdivisions included in the special assessment bond) was put out for bid in January and broken into three divisions. Mutual & Division 1; Sharon Park & Donald's Subdivision & Division 2; and Westhills and Goetz Ct. & Division 3. Because the work for Division 1 and 2 are similar, the bid for all three subdivisions was awarded to the same contractor and would be done in conjunction with each other.

The project improvements for Mutual include curb/gutter replacement, remove and replace all driveway aprons to the sidewalk, drainage improvements and some sidewalks.

The cost for Mutual Subdivision improvements is \$894,330.39.

The crush/shape and paving of the roads will be paid by the township road millage.

Malkin stated a project payback schedule was provided at tonight's meeting. The cost for each of the 116 parcels in the assessment district, without interest is \$7,709.74, if the assessment is paid in full before the bonds are issued. The cost per parcel with interest may fluctuate slightly depending on the interest rate at the time the 15 year bonds are issued.

Norton stated the curb/gutter and storm sewer drainage work would be done first. The road paving would be done last. Because the same contractor is doing all three subdivisions the actual start date for Mutual is unknown at this time but all work will be finished by November 1.

Malkin then opened the meeting for public questions and comments.

J. VanTol, 3433 Fairway asked if there is a firm completion date.

Norton stated the completion date on the contract is October 26, 2018.

S. VanTol, 3433 Fairway asked if there would be a designated parking area for the residents while the work was being done.

Norton stated the only time residents may not be able to use their driveway may be when they are installing the curb & gutter in front of the house or when they pour the driveway aprons. When the driveway work is done, vehicles will not be able to drive over them for 7 days after the concrete is poured and vehicles would need to park on the street.

M. Lapham, 5263 Parkway, questioned the driveway and sidewalk restoration listed in the public hearing notice.

Norton stated the driveway work is the portion of the driveway from the gutter to the sidewalk. Only some sections of sidewalk would be replaced in areas where it would be dug up for drainage/storm sewer work or sections of sidewalk where they intersect the road to make them ADA compliant.

Lapham stated many of the sidewalks in the subdivision are bad and asked if homeowners could also have their sidewalks done.

Norton stated replacing all the sidewalks in the subdivision are not part of the special assessment project but could be done at the homeowner's expense.

P. Pletzke, 3362 Parkway asked how the work would affect mail delivery.

Norton stated mail service must continue and should not be impacted.

R. Earl, 5200 Parkway Ct., asked if all the storm sewer would be replaced.

Norton stated approximately 2300' would be replaced and every manhole or catch basin would either be replaced or refurbished.

A. Plaehn, 5273 Fairway, asked how long the assessment would be.

Norton stated the term of the bond is 15 years.

A. Grigg, 3351 Parkway, asked if the utility companies had been notified so they could coordinate any work they need to do while the road is torn up.

Norton stated the plans had been sent to all the utility companies and they will be invited to attend the pre-construction meeting.

T. Braman, 5301 Crestway, asked when the assessment would start on the tax bill.

Norton stated the assessment would start on the Winter 2018 tax bill.

Malkin read the written comment that was submitted to the township today from R. & D. Lukins, 3340 Parkway Dr., as follows:

To the Members of the Monitor Township Board:

This letter is to protest the additional assessment to our property by the State Tax Tribunal for the stated purpose of acquisition, construction, furnishing and equipping of curb, gutter, storm sewer and catch basin improvements and replacements, culvert cleanout, driveway and sidewalk restoration, M.H./C.B rehabilitation, and any necessary lateral tile re-connections, together with all necessary appurtenances and attachments thereto.

As new residents of the community and being assessed a huge amount for the new paving of our roads to be paid over 15-18 years; why weren't these concerns addressed at the time of the assessing for the roads:

Please address this concern and place this protest on record.

Sincerely,
Roberta L. Lukins
Donald G. Lukins

A copy of the protest was given to the Clerk to put on record.

J. Vogtmann, 3298 Parkway, asked if payment for the lump sum payment could be made and put in the drop box to avoid paying the interest.

The Clerk responded yes, she could. Homeowners interested in doing so should include their name, address, parcel number and phone if they wished to do so. The payment would then be received by the township treasurer.

Malkin asked if there were any other questions or comments concerning the assessment cost and added Norton would be available after the meeting to answer any questions homeowners had concerning the plans for the project.

The public hearing for the Mutual Subdivision Curb, Gutter and Drainage Special Assessment Roll closed at 7:26 p.m.

The meeting adjourned at 7:27 p.m.

Cindy L. Kowalski, Clerk

Ken Malkin, Supervisor