



**Webster Township Public Hearing
Scully Road Special Assessment District
July 20, 2021, 7:00 P.M.**

Members Present - Supervisor John Kingsley; Clerk Barbara Calleja; Treasurer John Scharf; Trustees John Westman, Dan Munzel, Jeff Harms, Shelly Vrsek; Deputy Clerk Donna Whitney; Deputy Supervisor Rick Kleinschmidt; Assessor Bill Sinkule, Township Attorney Kyle O'Meara, and citizens that signed in: Eric and Ryana Burhop, Kevin Miller, Adam Filar, Jaymi and Brian Wilson, Alan and Kath Gillman, Jeff and Dawna Innis, Steve Manville, Brian Barrick, Rob and Chris Denis, Jennifer Simonds. Letters of protest received from: Roberto and Christine Denis, 9323 Timber Lane; Michelle and Michael DeLancey, 9010 Timber Lane.

Opening

Kingsley opened Public Hearing meeting 7:12 p.m.

Purpose of meeting

The purpose of this public hearing is to hear public comments on the Scully Road Special Assessment and to consider adopting Resolution 18-21, Scully Road Special Assessment.

Explanation

This is the second of 2 public hearings concerning the Special Assessment District for Scully Road north of Walsh Road, for the purpose of paying for road improvements and maintenance per MI Act 188-1954.

Public comments

Roberto Denis, 9323 Timber Lane: Was unaware of the SAD until he received the communication a few weeks ago. Does not have a border with Scully and does not use Scully so does not understand why he would have to help finance 2 roads. Already finances Timber Lane. Doesn't think it is fair. Strongly opposes to be in the group to fund Scully Road. Does not want to participate or fund Scully Road.

Eric Burhop, 9299 Timber Lane: Wishes to protest the resolution. To be included in the SAD would have negative affect of his property value, so wishes not to be included.

Jaymi Wilson, 9102 Timber Lane: Does not disagree with the SAD and agrees it needs to be funded by the people who use it. Does not use that portion of Scully except to



WEBSTER TOWNSHIP

visit residents who live there. Pays for the maintenance of Timber Lane, so would be unequally burdened with two roads. Scully Road residents are allowed to use Timber Lane but are not asked to fund it. If there are Timber Lane residents who wish to support the SAD they can do so voluntarily.

Talon Desjardins, 9011 Timber Lane: Opposed. Unsure of how this got started in the first place. Is not adjacent to it, so is against it. Just learned of this last night. Wouldn't mind pitching in if he had extra money but doesn't know how we are having this discussion with no amount. Already pays for Timber Lane.

Kevin Miller, 9497 Timber Lane: Understood that only property that abutted Scully would be included in the SAD, and now all of Timber Lane is included. Does not understand why.

Brian Barrick, 9421 Timber Lane: Formal objection to the resolution. As a non-adjacent parcel, doesn't feel it is just to pay for Scully Road maintenance when Scully Road is not required for access to Timber Lane, plus it is an undue burden to pay for two roads. If this proceeds suggests that Scully Road residents contribute to Timber Lane.

Public comments closed at 7:27 p.m.

Comments from Township Board members

Scharf

I created the spread sheet of 5 different ways to distribute the annual cost of Scully Road maintenance, looking at the relative benefit of property now and in the future. There are 52 parcels on the map and 3 different categories. 1) Parcels with driving ingress or egress. It is important to be able to access or develop the property. 2) Parcels next to Scully that don't need to drive on it, but that can build a pole barn or driveway which could be accessed from Scully. 3) West side of Timber Lane which benefit because of services that use Scully Road. Need to look at what is the relative benefit. The SAD can be a flat rate, or shares, or all based on the value of the parcel (SEV). The board will decide who is in and what the relative value is.

Westman

Have heard from the west side of Timber Lane and the east side of Timber Lane that abuts Scully. Not seeing the benefits for any on Timber Lane. Regarding deliveries, if Timber Lane was gated the services would continue, they would just turn around. Each parcel should be assessed the same uniform rate because the benefit is the same no



WEBSTER TOWNSHIP

matter the value of the property. If the lower west quadrant was removed the flat rate for the remaining would go from \$299 to \$348 per parcel. Recommends Timber Lane be excluded.

Vresk

Did those that abut Scully sign the petition?

Westman

Yes 6 of 7 signed the petition so they must see some value to having frontage on Scully.

Vrsek

If not frontage on Scully it should not be included unless they want to do so voluntarily.

Munzel

Hard time seeing the benefit for Timber Lane parcels that do not abut Scully Road. Flat rate financing with SEV to help those with undeveloped parcels.

Harms

Torn with Scully becoming a private road in the first place. I agree with Scharf with the benefits for the west side of Timber Lane. There had to have been a benefit with building the development with Scully Road being there. The SAD is needed and there would have had to have been a turn around without Scully Road there. If something happens on Timber Lane, they have a way out. The wear and tear of service vehicles is huge. I believe more in a flat rate because using the SEV would punish people who make improvements to their houses, but maybe have vacant lots just pay less, and it will change when they build.

Kingsley

Looking at spread sheets and examined costs, SADs are never fair to everyone. Some will always benefit more than others. We heard what Timber Lane said tonight, plus the written comments. The fact is that everyone on Timber Lane receives some benefit from Scully, but the share needs to be proportional. Need an SEV or parcel share for vacant land because it could be developed at any time. Would like to move forward on the SAD at \$12,500, sharing the cost without overburdening any one party or group of people.

Harms

Is it possible to approve the SAD parcels and decide the price at a later meeting?

O'Meara, Township Attorney

Act 188 requires two public hearings. At this meeting you can approve and amend the SAD, later we can take properties out but not add properties in.

Kingsley

The \$12,500 cost remains the same. If property is removed at subsequent meetings, it would substantially change the amount the remaining properties pay.



Scharf

We can make the decision at the next meeting, August 17, 2021 and it doesn't have to be a public hearing. We have 5 choices now. I will do the work, if you give me guidance on how you want to do it. If the west side of Timber Lane is removed it takes away \$749 dollars or 6%. SEV is more progressive. People who can afford to pay more, pay more. Flat rate can be easy for some and difficult for others and is not good with inflation. SEV has a built-in inflationary rise to help with increasing road costs. Concerned that \$12,500 is not enough and that timber work is not built into this cost. By putting a flat rate on undeveloped land, it will stay that low rate, even if the parcel is developed, until the SAD is reevaluated in 5 years.

Kingsley

We can build into the resolution a mechanism if there are improvements to the property. The 5-year timeline is arbitrary. Normally it is 10-20 years. We are doing 5 years to see if it is working.

O'Meara, Township Attorney

I have not seen a mechanism built in like that, but it probably could be done.

Kingsley

There is a resolution in front of us. Are there any modifications? This is when we should discuss changes to the resolution.

Vrsek

We need to decide what parcels are in and the rate.

Harms

In a February letter from Mr. Mitzel, why were 1 of 5 northern parcels not included.

Kingsley

Parcels were not included that did not touch either Scully Road or Gleason.

Munzel

I would add language for developed lots versus vacant lots.

Kingsley

If we include SEV that won't be necessary but would be needed for flat rate.

Munzel

I think the west side of Timber Lane should be more like 12 ½ % then the rest maybe 70/30.

Supervisor Kingsley closed the Public Hearing at 8:05 p.m.

Respectfully submitted,

Barbara Calleja, Clerk

Minutes of the Scully Road SAD Public Hearing can be viewed on www.webstermi.us

Sign in Sheet & Two public protest letters available.