

WASHTENAW COUNTY BOARD OF PUBLIC WORKS

SECOND PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING ON THE DESIRABILITY OF IMPLEMENTING A WASHTENAW COUNTY LAKE IMPROVEMENT PROJECT AND THE ESTABLISHMENT OF SPECIAL ASSESSMENT DISTRICT

**** The meeting will be streamed live via Hamburg Township Television:
Watch Channel 191 or view online at <https://livestream.com/accounts/11401930> ****

NOTICE DATE: April 5, 2017

TO ALL THE RECORD OWNERS OF ANY LANDS WITHIN THE SPECIAL ASSESSMENT DISTRICT DESCRIBED BELOW AND ALL OTHER INTERESTED PARTIES:

NOTICE IS HEREBY GIVEN that the Washtenaw County Board of Public Works will meet beginning at 7:00 p.m., Local Time, on **Wednesday, April 19, 2017, at the Hamburg Township Hall located at 10405 Merrill Road, Whitmore Lake, Michigan, 48189**, and during such meeting will conduct a public hearing to hear objections to a proposed Lake Improvement Project for Little Portage, Portage, Base Line, Whitewood, Gallagher, Tamarack, Long/Loon, Zukey and Strawberry Lakes in Webster and Dexter Townships in Washtenaw County and in Putnam and Hamburg Townships in Livingston County, the cost thereof and the special assessment district therefore as follows:

PROJECT DESCRIPTION

The proposed Chain of Lakes Project will consist of a five (5) year lake improvement project on Little Portage, Portage, Base Line, Whitewood, Gallagher, Tamarack, Long/Loon, Zukey and Strawberry Lakes located in Washtenaw and Livingston Counties in order to control the growth and reproduction of non-native invasive weeds, including Eurasian Water Milfoil and Starry Stonewort. The project shall include spot treatments in problem areas. All necessary regulatory approvals and scientific studies for the chemical treatments, as well as the creation of a lake management plan, are included in the project. Additionally, other items may be included which would provide or enhance recreational opportunities subject to approval of the Washtenaw County Board of Public Works.

The total estimated cost for the five (5) year project is \$1,953,000. A Special Assessment District (SAD) consisting of benefiting parcels in Washtenaw and Livingston Counties will cover the total estimated cost of the project. The proposed special assessment district consists of the following lands:

All tax parcels identified as having lake frontage, lake access and use of the waters on the following lakes: Portage Lake located in Sections 25 and 36 of Putnam Township in Livingston County; Base Line, Gallagher, Loon/Long, Strawberry, Tamarack, Whitewood, and Zukey lakes in Sections 21, 22, 27, 28, 29, 30, 31, 32, 33 and 34 of Hamburg Township in Livingston County; Base Line Lake in Sections 5 and 6 of Webster Township in Washtenaw County; Little Portage and Portage lakes in Sections 1, 2, 11 and 12 of Dexter Township in Washtenaw County.

The above properties are located within the boundaries of the Special Assessment District shown on the sketch on the attached page.

Commercial and residential waterfront and lake access parcels form the project SAD because these parcels receive a benefit from the implementation of the project. The cost of the project will not be distributed equally to all parcels since some parcels receive a greater benefit than others. All parcels within the Special Assessment District (SAD) will be assessed one or more of the following charges: (1) Basic Charge, (2) Waterfront Charge, (3) Lake Access Commercial Charge, (4) Waterfront Commercial Charge and (5) Exempt Parcels. The total amount assessed to a parcel will be equal to the sum of all applicable charges.

- (1) **Basic Charge** (\$98 per year: \$490 over 5 years): All residential properties within the SAD shall be assessed the Basic Charge, deeded lake access not abutting the waters.
- (2) **Waterfront Charge** (\$173 per year: \$865 over 5 years): Any residential property with any part of the parcel abutting the waters (lake, lagoon, canal) shall be assessed the Waterfront Charge.
- (3) **Lake Access Commercial Charge** (\$271 per year: \$1,355 over 5 years): Zoned commercial properties within special assessment district with lake access which are vacant.
- (4) **Waterfront Commercial Charge** (\$750-\$3,750 per year: \$3,750-\$18,750 over 5 years): All waterfront commercial parcels within the SAD shall be assessed the Base Waterfront Commercial Charge of \$750. The Total Waterfront Commercial Charge is determined by multiplying the Waterfront Commercial Charge by a factor number assigned based on the use of the parcel. Some commercial properties derive a greater benefit than others based on the parcel's use. Therefore, the following subcategories define the factor numbers for the commercial properties.

Subcategory	Factor Number
(a) Commercial property not abutting the water	1
(b) Commercial property abutting the water without dockage or boat launch	1
(c) Commercial property with boat launch only	2
(d) Commercial property with slips not providing overnight dockage	3
(e) Commercial property with overnight slips for overnight dockage (less than 50 slips)	4
(f) Commercial property with overnight slips for dockage (with more than 50 slips)	5

- (5) **Exemption:** Parcels that are contiguous to an assessed parcel with the same owner will be assessed once at the highest single parcel assessment level.

A report describing the Project including program plans and cost estimates has been prepared and is on file with the Washtenaw County Director of Public Works. The report is available for public review at the Washtenaw County Public Works Office, 705 N. Zeeb Road, Ann Arbor, Michigan 48103, as well as on our webpage: www.ewashtenaw.org/wrcnotices, under Chain of Lakes Improvement Project—Project Detail or at <http://tinyurl.com/wclakemgmt>. **To ask questions or obtain additional project information, please call 734-222-6865 or 734-222-3827.**

PLEASE TAKE FURTHER NOTICE that the owner, or any person having an interest in property that is specially assessed, may file a written appeal with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll. However, appearance and protest on the special assessment roll are required in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or a party in interest or his or her agent may (1) appear in person at the hearing to protest the special assessment or (2) file his or her appearance or protest by letter before the close of the hearing.

The Board of Public Works shall maintain a record of parties who appear to 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 recorded shall be considered to have protested the special assessment in person.

BY ORDER OF THE BOARD OF PUBLIC WORKS
 DATED: March 15, 2017
 Evan Pratt
 Director of Public Works

Persons with disabilities needing accommodations for effective participation in the meeting should contact Human Resources, 734-222-6800, TDD # 734-994-1733, P.O. Box 8645, Ann Arbor, Michigan 48107-8645 at least 24 hours in advance of the meeting to request mobility, visual, hearing or other assistance.