

**ROSS TOWNSHIP  
KALAMAZOO COUNTY, MICHIGAN**

**LABELLE TERRACE ROAD IMPROVEMENT PROJECT**

**NOTICE OF AUGUST 17, 2021 TOWNSHIP BOARD MEETING AND PUBLIC  
HEARING ON PROPOSED 2021-2025 SPECIAL ASSESSMENT ROLL**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF ROSS,  
KALAMAZOO COUNTY, MICHIGAN.

PLEASE TAKE NOTICE that the Supervisor of Ross Township has prepared and filed in the office of the Township Clerk for public examination a proposed special assessment roll covering all parcels within the Labelle Terrace Road Improvement Special Assessment District created by the Township Board on July 20, 2021.

This proposed 2021-2025 special assessment roll proposes to allocate the costs of the road improvement project in the amount of \$77,266.00 against the following parcels of property in Ross Township:

- 4 Labelle Terrace (one-half share)
- 10 Labelle Terrace (one share)
- 16 Labelle Terrace (one share)
- 5 Labelle Terrace (one share)
- 11 Labelle Terrace (one share)
- 17 Labelle Terrace (one share)
- 6 Labelle Terrace (one share)
- 12 Labelle Terrace (one share)
- 18 Labelle Terrace (one share)
- 7 Labelle Terrace (one share)
- 13 Labelle Terrace (one share)
- 19 Labelle Terrace (one share)
- 8 Labelle Terrace (one share)
- 14 Labelle Terrace (one share)
- 20 Labelle Terrace (one share)
- 9 Labelle Terrace (one share)
- 15 Labelle Terrace (one share)
- 868 Labelle Terrace (one-half share)
- 900 Labelle Terrace (one share)
- 991 S. Gull Lake Drive (one share)

The allocation of one share against the above parcels is in the amount of \$4,066.63, and a one-half share is in the amount of \$2,033.33. The improvement project is proposed to allow for installment payment of the special assessment over a five-year period with interest at 4% per annum.

A public hearing for the purpose of reviewing the special assessment roll, hearing any objections to the roll, and considering confirmation of the roll will be held at the Ross Township Hall at 12086 E. M-89, Richland, MI, on **Tuesday, August 17, 2021 commencing at 6:00 p.m.** in conjunction with a regular meeting of the Township Board.

The proposed special assessment roll may be examined at the office of the Township Clerk during regular business hours of regular business days until the time of the hearing and may further be examined at the hearing. Any person objecting to the assessment roll shall file an objection thereto in writing with the Township Clerk before the close of the hearing.

**PLEASE TAKE FURTHER NOTICE** that an owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment or may file his or her appearance and protest by letter before the hearing, and in that event, personal appearance shall not be required.

**PLEASE TAKE FURTHER NOTICE** After the public hearing, the Township Board may confirm the roll as submitted or as revised or amended; may provide for payment of special assessments with interest; and may provide by resolution for such other matters as are permitted by law with regard to special assessments pursuant to PA 188 of 1954, as amended.

**PLEASE TAKE FURTHER NOTICE** that if a special assessment is confirmed at or following the above public hearing the owner or any person having an interest in the real property specially assessed may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (35) days of the confirmation of the special assessment roll if that special assessment was protested at the above announced hearing to be held for the purpose of reviewing the special assessment roll, hearing any objections to the roll, and considering confirmation of the roll.

**PLEASE TAKE FURTHER NOTICE** that because the actual costs for the project may vary from the estimated costs due to presently unforeseeable construction conditions and other variables, the nature of the project is such that a redetermination of costs may be necessary upon completion of the project, without a change in the special assessment district boundaries. Any such redetermination of costs will be made by the Township Board without further public hearing or notice, except as may be required by law or as may be further determined by the Township Board; provided that in such instance the allocation of individual special assessments resulting from such redetermination shall be based on the same allocation method as contained in the confirmed roll herein.

Further, it is proposed that the confirmed roll is subject to the following understandings and conditions:

- The Township Board will not engage any contractors for the improvement project unless/until special assessment revenues have been collected

sufficient to cover at least 50% of the total cost of the improvement project;  
and

- The Township Board will not advance more than \$40,000.00 in general fund revenues to pay for any aspect of the improvement project pending the collection of special assessment revenues.

Ross Township will provide necessary reasonable auxiliary aids and services at the meeting/hearing to individuals with disabilities, such as signers for the hearing impaired and audiotapes of printed materials being considered, upon reasonable notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk's Office as designated below.

Carin Martinek, Township Clerk  
Ross Township  
12086 East M-89  
Richland, MI 49083  
Phone (269) 731-4888  
Email [Clerk@rosstown.comcastbiz.net](mailto:Clerk@rosstown.comcastbiz.net)