

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MAY 5, 2016**

CALL TO ORDER

Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on May 5, 2016 at 7:00 p.m. at the Tyrone Township Hall.

ROLL CALL

Present: Supervisor Mike Cunningham, Clerk Marcella Husted, Treasurer Marna Bunting-Smith, Trustees Soren Pedersen, Chuck Schultz, David Walker and Cam Gonzalez.

PUBLIC HEARING

The purpose of the public hearing was to explain and answer questions pertaining to the Jayne Hill Farms Subdivisions 1, 2 and 4 Waste Removal Project (2016) Special Assessment Roll.

Supervisor Cunningham opened the public hearing at 7:00 p.m. Clerk Husted answered questions. One resident was in attendance and asked general questions about recycling and bags.

No letters of opposition were received.

The Supervisor closed the public hearing at 7:06 p.m.

APPROVAL OF AGENDA – OR CHANGES

Trustee Gonzalez moved to approve the agenda as amended. (Trustee Walker seconded.) The motion carried; all ayes. The modification is as follows:

Added New Business #7 Request to seek quiet title on 74-acre parcel 4704-03-300-003.

APPROVAL OF CONSENT AGENDA

**Regular Board Meeting Minutes – April 19, 2016
Clerk’s Warrants & Bills**

Trustee Walker moved to approve the consent agenda as amended. (Trustee Gonzalez seconded.) The motion carried; all ayes. The modification is as follows:

Amended the Regular Board Meeting Minutes of April 19, 2016 to add the word “surplus” in the motion of New Business #5: “...moved to allocate the 2015-2016 budget surplus by the following percentages...”

COMMUNICATIONS

- 1. Planning Commission Meeting Synopsis- April 26, 2016**
- 2. Planning Commission Approved Meeting Minutes- April 12, 2016**

Trustee Walker moved to receive and place on file Communications #1-2 as presented. (Trustee Gonzalez seconded.) The motion carried; all ayes.

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MAY 5, 2016 – PAGE 2**

PUBLIC REMARKS

None.

UNFINISHED BUSINESS

1. Purchase offer on 74-acre parcel #4704-03-300-003.

Treasurer Bunting-Smith moved to counteroffer Mr. Lahoud's offer of the purchase of 74-acre parcel #4704-03-300-003 with the following terms:

Sale price is \$250,000, with \$120,000 down at closing, \$130,000 on land contract term at 5% interest with annual payments based on a 10 year amortization table with a balloon payment due on fifth year. Annual payments of \$16,835.69 to be paid. (Trustee Schultz seconded.) The motion carried; all ayes.

Other terms include:

- Warranty deed required.
- Seller is to pay-off sewer assessment.
- Property is sold "as is."
- Prorate taxes.
- No penalty to purchaser to pre-pay early.

NEW BUSINESS

1. Hartland Teen Center presentation.

Teens from the Hartland Teen Center gave a presentation about the center's facility and activities. They asked if the board would be willing to give a donation. The Supervisor said the township may be able to donate money from PEG fees and asked the group to provide him with a "wish list."

2. Resolution #160501 to confirm the special assessment roll for the Jayne Hill Subdivision Waste Collection Project.

**RESOLUTION #160501
TYRONE TOWNSHIP, LIVINGSTON COUNTY**

**JAYNE HILL FARMS SUBDIVISION NO. 1, 2 and 4
WASTE REMOVAL PROJECT (2016)**

CONFIRMING SPECIAL ASSESSMENT ROLL

WHEREAS, the Township Board has taken the necessary actions under Act No. 188, Public Acts of Michigan, 1954, as amended ("Act 188") for establishing a single waste hauler for the collection and disposal of garbage and rubbish within the Township's Jayne Hill Farms Subdivision No. 1, 2 and 4 (the "Project"), and for the establishment of the Tyrone Township

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MAY 5, 2016 – PAGE 3**

Jayne Hill Farms Subdivision No. 1, 2 and 4 Waste Removal Project (2016) Special Assessment District (the “Special Assessment District”);

WHEREAS, the Township Board has determined that it is necessary to cause special assessments to be levied against the lands especially benefited by the Project to pay for the costs of the Project;

WHEREAS, the Township Board has directed the Township Supervisor to prepare a proposed special assessment roll (the “Special Assessment Roll”) against the lands especially benefited by the Project;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll and has filed the Special Assessment Roll with the Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the Proposed Roll and notice of the hearing has been properly provided;

WHEREAS, the Township Board conducted the public hearing on the Proposed Roll on May 5, 2016.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmed. In accordance with Act No. 188 and the laws of the State of Michigan, the Township Board hereby confirms the special assessment roll for the Tyrone Township Jayne Hill Farms Subdivision No. 1, 2 and 4 Waste Removal Project (2016) (the “Roll”).

2. The Assessments in the district shall be as follows. Vacant parcels shall be assessed at \$0.00 until such time as a structure requiring waste removal services is constructed. Any parcel with a residential structure shall be assessed at \$149.00 per year.

3. Future Installments - Principal. The Township Board determines that each special assessment may be paid in annual installments. Each installment shall be billed on December 1 and shall be due annually on February 28th until 2023 at intervals 12 months from the due date of the first installment.

4. Future Installments - Interest. All unpaid installments shall bear interest, payable annually on each installment due date, at a rate of eight percent (8%) per annum. Interest on such unpaid installments shall accrue from its due date.

5. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit B to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this resolution, the Clerk’s warrant and the statutes of the State of Michigan.

6. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are repealed to the extent of such conflict.

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MAY 5, 2016 – PAGE 4**

RESOLVED BY: Trustee Gonzalez
SUPPORTED BY: Trustee Walker

VOTE: Cunningham, yes; Husted, yes; Bunting-Smith, yes, Gonzalez, yes; Pedersen, yes; Schultz, yes; Walker, yes.

ADOPTION DATE: May 5, 2016

CERTIFICATION OF THE CLERK

The undersigned, being the duly qualified and acting Clerk of Tyrone Township, Livingston County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting, held on May 5, 2016, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.



Marcella Husted
Township Clerk

Exhibit A

Description of the Project

The project (the “Project”) will consist of the establishment of a single waste hauler for the collection and disposal of garbage and rubbish along the following streets in the Jayne Hill Farms Subdivision No. 1, 2 and 4 in Tyrone Township: Farm Hill Drive, Orchardview Drive, Carl Drive, Amesbury Court, Greenview Drive, Woodstock Drive, Hillsbury Drive, and Manchester Drive.

Exhibit B

Warrant

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MAY 5, 2016 – PAGE 5**

WARRANT

TO: Treasurer
Tyrone Township
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the special assessment roll for the Tyrone Township Jayne Hill Farms Subdivision No.1, 2 and 4 Waste Removal Project (2016) confirmed by the Township Board on May 5, 2016 (the “Confirming Resolution”). You are hereby directed to proceed to collect the amounts due on such roll in accordance with this Warrant, Confirming the Resolution and the statutes of the State of Michigan.



Marcella Husted
Tyrone Township Clerk

3. Rezoning of select parcels along Old US-23 to PCI.

**RESOLUTION #160502
TYRONE TOWNSHIP, LIVINGSTON COUNTY**

**REZONING OF NINE SELECT PARCELS ALONG OLD US-23
TO PLANNED COMMERCIAL INDUSTRIAL (PCI)**

Trustee Gonzalez moved to accept the recommendation of the Planning Commission to approve the rezone of the nine attached properties, located along Old US-23, from FR, M-1, and B-2 to the PCI Planning Commercial Industrial. (Trustee Walker seconded). The motion carried; all ayes.

VOTE: Cunningham, yes; Husted, yes; Bunting-Smith, yes; Gonzalez, yes; Pedersen, yes; Schultz, yes; Walker, yes.

ADOPTION DATE: May 5, 2016

CERTIFICATION OF THE CLERK

The undersigned, being the duly qualified and acting Clerk of Tyrone Township, Livingston County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting, held on May 5, 2016, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given,

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MAY 5, 2016 – PAGE 6**

pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Marcella Husted

Marcella Husted
Township Clerk

Parcel ID:	Current Zoning	Current Land Use – Name of Business	Surrounding Land Uses	Master Plan
4704-20-400-003	FR Farming Residential	Single Family Residential - Vacant	US-23, Commercial	Planned Commercial Industrial
4704-20-400-004	FR Farming Residential	Commercial – Vacant was L & R Electric	US-23, Residential, Commercial	Planned Commercial Industrial
4704-20-400-005	FR Farming Residential	Commercial – Lesko & Sons Auto Sales	US-23, Commercial, Light Industrial	Planned Commercial Industrial
4704-20-400-011	M-1 Light Manufacturing	Light Industrial - Trusted Tool Manufacturing	US-23, Commercial, Light Industrial	Planned Commercial Industrial
4704-20-400-014	M-1 Light Manufacturing	Light Industrial – Ameriguard Mini Storage	US-23, Residential, Light Industrial, Commercial, Open Space	Planned Commercial Industrial
4704-20-400-015	M-1 Light Manufacturing	Commercial – Action Water Sports	US-23, Light Industrial, Residential, Open Space	Planned Commercial Industrial
4704-29-200-007	B-2 Community Business	Vacant	US-23, Residential, Residential, Commercial	Planned Commercial Industrial
4704-29-400-006	B-2 Community Business	Commercial – Suburban Propane	US-23, Residential, Commercial, Residential	Planned Commercial Industrial
4704-29-400-007	B-2 Community Business	Commercial – Young Construction	US-23, Residential, Residential, Commercial	Planned Commercial Industrial

4. Discuss details of the real estate service contract.

Trustee Walker moved to postpone definitely discussion of the real estate service contract. (Trustee Schultz seconded.) The motion carried; all ayes.

5. Discussion of posting or linking board meeting videos.

Clerk Husted moved to link videos of the board meetings from the township website to YouTube. (Trustee Walker seconded.) The motion carried; all ayes.

**TYRONE TOWNSHIP
PUBLIC HEARING & REGULAR BOARD MEETING
APPROVED MINUTES – MAY 5, 2016 – PAGE 7**

6. Invitation to join SEMCOG.

No motion was made.

7. Request to seek quiet title on 74-acre parcel 4704-03-300-003.

Treasurer Bunting-Smith moved to seek a quiet title for the 74-acre parcel #4704-03-300-003, not to exceed the cost of \$6000. (Trustee Pedersen seconded.) The motion carried; all ayes.

MISCELLANEOUS BUSINESS

None.

PUBLIC REMARKS

None.

ADJOURNMENT

Trustee Walker moved to adjourn. (Trustee Pedersen seconded.) The motion carried; all ayes. The meeting adjourned at 8:00 p.m.