

**PENNFIELD CHARTER TOWNSHIP
SPECIAL BOARD MEETING MINUTES
MAY 17, 2011**

Supervisor Behnke called the Special Board Meeting to order at 6:05 PM at the Pennfield Middle School cafeteria. Present were Supervisor Behnke, Clerk Case, Treasurer Phillips, Trustees Bartlett, Beard and Bordine-Houseman. Trustee Ensign was excused. Supervisor Behnke led the Pledge of Allegiance.

The purpose of the Special Board Meeting was to receive comments from property owners to create a Special Assessment District along Alvena Avenue.

The following letter was sent on April 28, 2011 to forty three property owners on Alvena Avenue and East Sunset Blvd. to have a public meeting about a possible Special Assessment:

April 28, 2011

Dear Pennfield Township Resident:

For the past 3 months, Pennfield Township has been working with our Township Engineer and the Walmart Corporation on possibly extending a municipal water main the entire length of Alvena Avenue (ending at the Township owned property at the end of East Sunset Blvd). This project would also include the complete re-paving (at least 2 inches of new asphalt) of Alvena Avenue.

To do this, Pennfield Township would need to create a **Special Assessment District** that would include your property and forty-three (43) properties- Pennfield Township's property to the east of the Walmart property would be included in the district (see enclosed map).

We have projected an overall cost of approximately \$570,000.00. Walmart would contribute approximately \$185,000.00, the Road Commission would be responsible for approximately \$82,500 (50/50 local road match) and the 44 property owners would then divide evenly approximately \$302,500.00- which calculates to \$6,875.00 per property.

As a property owner, you would have the option of financing this amount with Pennfield Township over a twenty (20) year period at \$343.75 per year plus interest. You would not be charged a "System Development Charge" (known as a tap fee

charge) of \$1,320.00 for a 5/8 inch water meter or \$1,980.00 for a 3/4 inch water meter when and if you choose to connect to the municipal water system.

In order for this project to go forward, three (3) things must occur:

- 1) Walmart starts construction this summer on their proposed 160,000 square foot store**
- 2) A majority of property owners along Alvena Avenue support the creation of the proposed Special Assessment District for this project**
- 3) Pennfield Township secures bond financing for the project**

If a majority of property owners **do not** support the creation of a Special Assessment District for the extension of the municipal water main and the re-paving of Alvena Avenue, then Walmart will extend the water main from Capital Avenue, NE to Danklefsen Drive at their cost (approximately \$185,000.00 which would include the re-paving of one lane of Alvena Avenue). Property owners along this portion of Alvena Avenue would be permitted to connect to the municipal water main at a cost of \$1,320.00 for a 5/8" inch water meter or \$1,980.00 for a 3/4 inch water meter, plus the cost of installing a water tap to the main line.

Since it appears that Walmart will begin construction this summer, we need to determine whether or not there is support for the creation of this proposed special assessment district. **To do this, we have scheduled an informal Public Meeting at the Pennfield Middle School cafeteria at 6:00pm on Tuesday, May 17, 2011 to further discuss the project.** We will have in attendance our Township Engineer, Mr. Randy Ramsey, as well as the Pennfield Township Board.

If you cannot attend this meeting and would like to express an opinion, please do so in writing to the following address: **Kathy Case, Pennfield Township Clerk, Pennfield Charter Township, 20260 Capital Avenue, NE, Battle Creek, MI 49017.** All letters will be entered into the public record if they are received by **May 17, 2011.**

If you should have any questions, please do not hesitate to call me at 968-8549 or via email at rob@pennfieldtwp.com.

As always, thank you for your time and your consideration of this letter.

Sincerely,

Robert P. Behnke, Jr.

Township Supervisor

Pennfield Charter Township

Enclosure

The following property owners were present:

202 Alvena Avenue

203 & 209 Alvena Avenue

208 Alvena Avenue

401 Alvena Avenue

405 Alvena Avenue

507 Alvena Avenue

508 Alvena Avenue

511 Alvena Avenue

523 Alvena Avenue

444 E. Sunset Blvd.

503 Alvena Avenue

A presentation from the Township Engineer, Randy Ramsey was given. A question and answer period followed. From the public response, the residents were not in favor of the Special Assessment

District, but would be interested in an additional proposal with the Township paying a large portion

of the expense. No action was taken. The meeting was adjourned at 7:30 PM.

Robert P. Behnke, Jr.
Township Supervisor

Kathleen R. Case
Township Clerk