

**CASCADE CHARTER TOWNSHIP  
KENT COUNTY, MICHIGAN**

**RESOLUTION NO. 22-2020**

**THORNAPPLE RIVER SPECIAL ASSESSMENT DISTRICT NO. 1**

**DETERMINATION TO PROCEED WITH AND MAKE THE PUBLIC IMPROVEMENTS; APPROVAL OF THE PLANS AND ESTIMATE OF COSTS; TO DEFRAY THE COSTS BY SPECIAL ASSESSMENT; FINAL DETERMINATIONS OF THE SPECIAL ASSESSMENT DISTRICT; DIRECTIVE TO THE TOWNSHIP SUPERVISOR TO PREPARE THE SPECIAL ASSESSMENT ROLL.**

Minutes of a regular meeting of the Township Board of Cascade Charter Township, Kent County, Michigan, held via remote conferencing software ZOOM in accordance with Michigan Public Act 228 of 2020 on October 21, 2020, at 7:00p.m., local time.

PRESENT: Members Beahan, Koessel, McDonald, Peirce, Shipley, Slater

ABSENT: Members Lewis

The following resolution was offered for adoption by Member McDonald and supported by Member Koessel :

WHEREAS, the Township Board of Cascade Charter Township, pursuant to Act 188 of the Public Acts of Michigan of 1954, as amended (“Act 188” or “Act”), has tentatively declared its intention to undertake certain public improvements described as the control and partial eradication of aquatic plants and weeds (by means of chemical and/or biological means and/or weed harvesting) and also river management within the portion of the Thornapple River located between the Cascade Dam upstream and to 60<sup>th</sup> Street downstream (the “Covered Portion”) within Cascade Charter Township (the “Public Improvements”); and

WHEREAS, after notice duly given pursuant to Act 188, the Township Board held a public hearing on September 23rd, 2020 and October 21, 2020 via Zoom in accordance with state emergency orders and statutes related to the COVID-19 pandemic to hear and consider comments and objections to the proposed Public Improvements, the estimate of costs, the creation of a special assessment district, the special assessment district tentatively designated and all other matters related to the creation of the proposed special assessment district; and

WHEREAS, at said public hearing, the Township Board heard and considered all comments and objections to the proposed Public Improvements, the tentatively designated special

assessment district and proposed special assessments, and all other matters related to the proposed Public Improvements; and

WHEREAS, at or prior to the public hearing, the Township Board did not receive written objections to the Public Improvements from the record owners of land constituting more than 20% of the total land area in the tentatively designated (by the Township Board) special assessment district; and

WHEREAS, the Township Board deems it advisable and necessary to proceed pursuant to Act 188, to make the Public Improvement in the Township.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board hereby determines that it is necessary and in the best interests of the Township to make and complete the Public Improvements described above, and to defray the costs of the same and permitted associated costs by special assessment upon the properties specially benefited by the Public Improvements.

2. The Special Assessment District known as the Thornapple River Special Assessment District No. 1 (the "District") is hereby determined to consist of the parcels of land tentatively designated by earlier resolution of the Township Board on September 9, 2020.

3. The Township Board hereby approves the profiles, plans and specifications for the Public Improvement and determines that the term of the special assessment district's existence shall be fifteen (15) years. The Township Board determines that the assessable cost of said improvements shall be Ninety -One Thousand Five Hundred Dollars (\$91,500) in total per year. If at any time during the term of the special assessment district an actual incremental cost increase exceeds the estimate therefore by ten percent (10%) or more, notice shall be given and a hearing afforded to the affected property owners pursuant to Act 188.

4. The Township Board determines that all of said total assessable cost, the total sum of \$1,372,500 (i.e., \$91,500 per year for fifteen (15) years), be paid by special assessment upon the properties specially benefited, as more particularly hereinafter described.

5. The Township Board designates the lots and parcels of land described on Exhibit A as attached hereto (i.e. all of the river front properties with a permanent parcel number for property tax purposes with frontage on the Covered Portion of the Thornapple River located within Cascade Charter Township, including those properties that have Township owned land between their property and the river's edge) as the property to comprise the special assessment district upon which the special assessment shall be levied.

6. The annual special assessment shall be made on a per taxable parcel basis and is estimated to be \$300 per year per taxable parcel with river frontage on the Covered Portion of the Thornapple River within the special assessment district.

7. The Township Supervisor shall prepare a special assessment roll including all lots and parcels of land within the special assessment district as herein designated. The roll shall describe all of the parcels of land to be assessed, with the names of the respective record owners

of each parcel, if known, and the total amount to be assessed against each lot and parcel of land. The special assessment roll shall be prepared and certified by the Township Supervisor as required by the Act.

8. When the Township Supervisor shall have completed the assessment roll, the Township Supervisor shall file the same with the Township Clerk for presentation to the Township Board.

9. The Township Board further determines that in the event property is to be added to the special assessment district or in the event that the assessable cost will be increased by ten percent (10%) or more, an additional public hearing will be held.

10. All actions heretofore taken by Township officials, employees, and agents with respect to the Public Improvements and proceedings under Act 188 are hereby ratified and confirmed.


11. All resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

YEAS: Members Beahan, Koessel, McDonald, Peirce, Shipley, Slater

NAYS: Members Lewis

ABSENT: Members \_\_\_\_\_

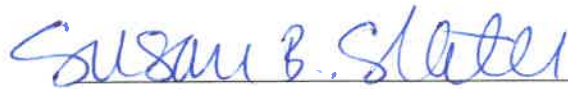
RESOLUTION DECLARED ADOPTED.

  
\_\_\_\_\_  
Susan Slater  
Township Clerk

STATE OF MICHIGAN                    )  
                                                  ) ss.  
COUNTY OF KENT                    )

I, Susan Slater, Cascade Charter Township Clerk, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Cascade Charter Township Board at a regular meeting held on October 21, 2020, and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, including, in the case of a special or rescheduled meeting, notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have affixed my official signature this 22<sup>nd</sup> day of March, 2021.

  
\_\_\_\_\_  
Susan Slater  
Township Clerk

**EXHIBIT A**

**The list of all of the parcels/lots proposed to be specially assessed and that will be within the special assessment district (i.e. all taxable parcels with river frontage on the Covered Portion of the Thornapple River located within Cascade Charter Township) is as follows:**

<u>Street Address</u>	<u>Permanent Parcel</u>	<u>Street Address.</u>	<u>Permanent Parcel</u>
7211 48th Street SE	#411928200024	6555 Burger Dr SE	#411916326001
7510 48th Street SE	#411927301023	6575 Burger Dr SE	#411916326004
7581 48th Street SE	#411927100007	6577 Burger Dr SE	#411916326003
7661 48th Street SE	#411927260012	6579 Burger Dr SE	#411916326002
7201 60th Street SE	#411933400034	6625 Burger Dr SE	#411916326019
7250 60th Street SE	#411934351004	6677 Burger Dr SE	#411916326008
7233 60th Street SE	#411933400037	6681 Burger Dr SE	#411916326009
7259 60th Street SE	#411933400038	6701 Burger Dr SE	#411916326010
7275 60th Street SE	#411933400039	6717 Burger Dr SE	#411916326011
5600 Alaska Ave SE	#411934176002	6727 Burger Dr SE	#411916326012
5711 Alaska Ave SE	#411934328003	6755 Burger Dr SE	#411916326013
7474 Alaska Ridge SE	#411934326012	6775 Burger Dr SE	#411916326018
7486 Alaska Ridge SE	#411934326016	6811 Burger Dr SE	#411916403004
7490 Alaska Ridge SE	#411934326018	6825 Burger Dr SE	#411916403003
7500 Alaska Ridge SE	#411934326019	6881 Burger Dr SE	#411916404010
7509 Alaska Ridge SE	#411934328001	6891 Burger Dr SE	#411916404011
7540 Alaska Ridge SE	#411934327001	6921 Burger Dr SE	#411916404002
7160 Aqua Fria Ct SE	#411922151006	6931 Burger Dr SE	#411916404003
7165 Aqua Fria Ct SE	#411921228012	6937 Burger Dr SE	#411916404004
7176 Aqua Fria Ct SE	#411921228015	6943 Burger Dr SE	#411916404005
7177 Aqua Fria Ct SE	#411921228013	6953 Burger Dr SE	#411916404006
7178 Aqua Fria Ct SE	#411921228014	6965 Burger Dr SE	#411916404007
4304 Burger Dr SE	#411922376001	6985 Burger Dr SE	#411916404008
7503 48th St. SE	#411927100015	6995 Burger Dr SE	#411916404009
<u>Street Address</u>	<u>Permanent Parcel</u>	<u>Street Address.</u>	<u>Permanent Parcel</u>
5175 Buttrick Ave SE	#411934176001, #411934126001, #411927478002	3434 Goodwood Dr. SE	#411916477006

5395 Buttrick Ave SE	#411934130007	3444 Goodwood Dr. SE	#411916477007
5407 Buttrick Ave SE	#411934130005	3452 Goodwood Dr. SE	#411916477008
7100 Cascade Rd. SE	#411916426023	3462 Goodwood Dr. SE	#411916477009
7110 Cascade Rd. SE	#411916426024	3468 Goodwood Dr. SE	#411916477010
7120 Cascade Rd. SE	#411916426025	2988 Thornapple River Dr. SE	#411916203018
7124 Cascade Rd. SE	#411916426005	3474 Goodwood Dr. SE	#411916477011
7130 Cascade Rd. SE	#411916426006	3480 Goodwood Dr. SE	#411916477012
7138 Cascade Rd. SE	#411916426007	3486 Goodwood Dr. SE	#411916477013
7146 Cascade Rd. SE	#411916426008	3494 Goodwood Dr. SE	#411916477014
7160 Cascade Rd. SE	#411916426026	3500 Goodwood Dr. SE	#411916477015
7168 Cascade Rd. SE	#411916426027	3506 Goodwood Dr. SE	#411916477016
7174 Cascade Rd. SE	#411916426021	3516 Goodwood Dr. SE	#411916477017
7180 Cascade Rd. SE	#411916426013	3528 Goodwood Dr. SE	#411916477018
7186 Cascade Rd. SE	#411916426014	3544 Goodwood Dr. SE	#411916477024
7222 Cascade Rd. SE	#411915351031	3556 Goodwood Dr. SE	#411916477025
7196 Cascade Rd. SE	#411915351030	3584 Goodwood Dr. SE	#411916477022
7238 Cascade Rd. SE	#411915351027	3824 Goodwood Dr. SE	#411922151011
7278 Cascade Rd. SE	#411915351005	3840 Goodwood Dr. SE	#411922151009
7288 Cascade Rd. SE	#411915351024	3888 Goodwood Dr. SE	#411921279013
7300 Cascade Rd. SE	#411915351025	7415 Kenrob Dr. SE	#411922176022
7314 Cascade Rd. SE	#411915351009	7421 Kenrob Dr. SE	#411922176021
7340 Cascade Rd. SE	#411915351032	7425 Kenrob Dr. SE	#411922176012
7350 Cascade Rd. SE	#411915351023	7443 Kenrob Dr. SE	#411922176025
7358 Cascade Rd. SE	#411915351036	7447 Kenrob Dr. SE	#411922176024
7370 Cascade Rd. SE	#411915351037	7461 Kenrob Dr. SE	#411922176031
7372 Cascade Rd. SE	#411915351028		
7378 Cascade Rd. SE	#411915351033	7459 Kenrob Dr. SE	#411922176030
7430 Cascade Rd. SE	#411915351038	7201 Kilmer Dr. SE	#411934101002
7474 Cascade Rd. SE	#411922126001	7219 Kilmer Dr. SE	#411934101003
7476 Cascade Rd. SE	#411922126002	7223 Kilmer Dr. SE	#411934101004
7478 Cascade Rd. SE	#411922126003	7227 Kilmer Dr. SE	#411934152002
7484 Cascade Rd. SE	#411922126010	7231 Kilmer Dr. SE	#411934152003
7486 Cascade Rd. SE	#411922126011	7243 Kilmer Dr. SE	#411934152004

5200 Dayenu Dr. SE	#411927301029, #411933200060, #411933200061		7249 Kilmer Dr. SE	#411934152005
5234 Dayenu Dr. SE	#411934101008		7255 Kilmer Dr. SE	#411934152006
5260 Dayenu Dr. SE	#441934101009		7261 Kilmer Dr. SE	#411934152007
5292 Dayenu Dr. SE	#411933200059		7271 Kilmer Dr. SE	#411934152008
3402 Goodwood Dr. SE	#411916477001		7281 Kilmer Dr. SE	#411934152009
3406 Goodwood Dr. SE	#411916477002		7291 Kilmer Dr. SE	#411934152010
3412 Goodwood Dr. SE	#411916477003		7303 Kilmer Dr. SE	#411934152011
3420 Goodwood Dr. SE	#411916477004		7310 Kilmer Dr. SE	#411934152012
3426 Goodwood Dr. SE	#411916477005		7319 Kilmer Dr. SE	#411934152014
<u>Street Address</u>	<u>Permanent Parcel</u>		<u>Street Address</u>	<u>Permanent Parcel</u>
7335 Kilmer Dr. SE	#411934302002		4135 Maracaibo Shores SE	#411922301009
7349 Kilmer Dr. SE	#411934302014		7156 Placita Ct SE	#411921228021
7357 Kilmer Dr. SE	#411934302005		7157 Placita Ct SE	#411921228029
7365 Kilmer Dr. SE	#411934302006		7166 Placita Ct SE	#411921228022
7373 Kilmer Dr. SE	#441934302007		7169 Placita Ct SE	#411921228028
7379 Kilmer Dr. SE	#411934302008		7635 Sandy Hollow Dr SE	#411927451009
7385 Kilmer Dr. SE	#411934302009		7657 Sandy Hollow Dr SE	#411927451006
7389 Kilmer Dr. SE	#411934302010		7675 Sandy Hollow Dr SE	#411927451003
7393 Kilmer Dr. SE	#411934302015		7733 Sandy Hollow Dr SE	#411927451004
7394 Kilmer Dr. SE	#411934301009		4812 Sequoia Dr SE	#411927402001
7395 Kilmer Dr. SE	#411934302016		4816 Sequoia Dr. SE	#411927402002
7397 Kilmer Dr. SE	#411934302013		4826 Sequoia Dr SE	#411927402003
7300 Kirkwood Trail SE	#411934201044		4844 Sequoia Dr SE	#411927402004
7400 Kirkwood Trail SE	#411934201043		4854 Sequoia Dr SE	#411927402005
4505 Little Harbor Dr. SE	#411927230015		4864 Sequoia Dr SE	#411927402006
4535 Little Harbor Dr. SE	#411927230012		4872 Sequoia Dr SE	#411927402007
4545 Little Harbor Dr. SE	#411927230011		4884 Sequoia Dr SE	#411927402008
4555 Little Harbor Dr. SE	#411927230006		4896 Sequoia Dr SE	#411927402009
4567 Little Harbor Dr. SE	#411927260001		4910 Sequoia Dr SE	#411927402010
4581 Little Harbor Dr. SE	#411927260002		4920 Sequoia Dr SE	#411927402011
4593 Little Harbor Dr. SE	#411927260003		4930 Sequoia Dr SE	#411927402012

4607 Little Harbor Dr. SE	#411927260004	4942 Sequoia Dr SE	#411927402018
4623 Little Harbor Dr. SE	#411927260005	4952 Sequoia Dr SE	#411927402019
4637 Little Harbor Dr. SE	#411927260006	4960 Sequoia Dr SE	#411927402014
4651 Little Harbor Dr. SE	#411927260007	4968 Sequoia Dr SE	#411927402015
4667 Little Harbor Dr. SE	#411927260008	4976 Sequoia Dr SE	#411927402016
4689 Little Harbor Dr. SE	#411927260009	4984 Sequoia Dr SE	#411927402017
4707 Little Harbor Dr. SE	#411927260010	4994 Sequoia Dr SE	#411927376015
4717 Little Harbor Dr. SE	#411927260014	5006 Sequoia Dr SE	#411927376007
4755 Little Harbor Dr. SE	#411927260015	5016 Sequoia Dr SE	#411927376006
6600 Mahesh Dr SE	#411916176015	5020 Sequoia Dr SE	#411927376005
6590 Mahesh Dr SE	#411916176016	5030 Sequoia Dr SE	#411927376016
6860 Maplecrest SE	#411921400010	5050 Sequoia Dr SE	#411927376004
6862 Maplecrest SE	#411921400009	5060 Sequoia Dr SE	#411927376003
6864 Maplecrest SE	#411921400008	5070 Sequoia Dr SE	#411927376002
7016 Maplecrest SE	#411921282001, #411921400002, #411921400013	5080 Sequoia Dr SE	#411927376001
4015 Maracaibo Shores SE	#411922301001	5090 Sequoia Dr SE	#411927376014
4031 Maracaibo Shores SE	#411922301003	5110 Sequoia Dr SE	#411927376013
4045 Maracaibo Shores SE	#411922301004	5110 Sequoia Dr SE	#411927376010
4061 Maracaibo Shores SE	#411922301005	5140 Sequoia Dr SE	#411927376011
4089 Maracaibo Shores SE	#411922301006	4135 Maracaibo Shores SE	#411922301009
4105 Maracaibo Shores SE	#411922301007	7156 Placita Ct SE	#411921228021
4121 Maracaibo Shores SE	#411922301008	7157 Placita Ct SE	#411921228029
<u>Street Address</u>	<u>Permanent Parcel</u>	<u>Street Address.</u>	<u>Permanent Parcel</u>
5909 Tannon Ct SE	#411934378013	3150 Thornapple River Dr SE	#411916176012
5915 Tannon Ct SE	#411934378014	3180 Thornapple River Dr SE	#411916180002
5945 Tannon Ct SE	#411934378011	3049 Thorncrest SE	#411916251006
5923 Tannon Ct. SE	#411934378012	3059 Thorncrest SE	#411916251007
5969 Tannon Ct. SE	#411934378010	3081 Thorncrest SE	#411916251008
5985 Tannon Ct. SE	#411934378009	3083 Thorncrest SE	#411916251009
7700 Thornapple Bayou Dr SE	#411927427037	3095 Thorncrest SE	#411916251010



7704 Thornapple Bayou Dr SE	#411927427039		3115 Thorncrest SE	#411916251016
7706 Thornapple Bayou Dr SE	#411927427040		3143 Thorncrest SE	#411916251013
7710 Thornapple Bayou Dr SE	#411927427004		3157 Thorncrest SE	#411916251019
7712 Thornapple Bayou Dr SE	#411927427005		3169 Thorncrest SE	#411916251021
7714 Thornapple Bayou Dr SE	#411927427006		3177 Thorncrest SE	#411916251018
7718 Thornapple Bayou Dr SE	#411927427007		3187 Thorncrest SE	#411916401013
7720 Thornapple Bayou Dr SE	#411927427008		3193 Thorncrest SE	#411916401012
7730 Thornapple Bayou Dr SE	#411927427009		3206 Thorncrest SE	#411916401002
7732 Thornapple Bayou Dr SE	#411927427044		3216 Thorncrest SE	#411916401003
7734 Thornapple Bayou Dr SE	#411927427030		3230 Thorncrest SE	#411916401004
7744 Thornapple Bayou Dr SE	#411927427031		3238 Thorncrest SE	#411916401014
7750 Thornapple Bayou Dr SE	#411927427011		3250 Thorncrest SE	#411926401015
7778 Thornapple Bayou Dr SE	#411927427042		3262 Thorncrest SE	#411916401007
7780 Thornapple Bayou Dr SE	#411927427024		3272 Thorncrest SE	#411916401008
7782 Thornapple Bayou Dr SE	#411927427023		3284 Thorncrest SE	#411916401009
7784 Thornapple Bayou Dr SE	#411927427034		3298 Thorncrest SE	#411916426001
7786 Thornapple Bayou Dr SE	#411927427021		3294 Thorncrest SE	#411916401010
7788 Thornapple Bayou Dr SE	#411927427020		3300 Thorncrest SE	#411916426022
7790 Thornapple Bayou Dr SE	#411927427019		5777 Alaska Ave. SE	#411934376006
7792 Thornapple Bayou Dr SE	#411927427041		7400 Trillium Wood SE	#411934376008
7796 Thornapple Bayou Dr SE	#411927427014		7320 Whispering Ridge SE	#411922126030
7798 Thornapple Bayou Dr SE	#411927427015		7334 Whispering Ridge SE	#411922126031
7800 Thornapple Bayou Dr SE	#411627427016		7350 Whispering Ridge SE	#411922126032
7802 Thornapple Bayou Dr SE	#411927427017, #411927427035, #411927476003		7370 Whispering Ridge SE	#411922126033

2984 Thornapple River Dr SE	#411916176010		7382 Whispering Ridge SE	#411922126034
2986 Thornapple River Dr SE	#411916176009		7400 Whispering Ridge SE	#411922126035
2990 Thornapple River Dr SE	#411916203030		7428 Whispering Ridge SE	#411922126036
2992 Thornapple River Dr SE	#411916203029		7444 Whispering Ridge SE	#411922126037
3148 Thornapple River Dr SE	#411916176003		3140 Thornapple River Dr SE	#411916151003
3056 Thornapple River Dr. SE	#411916176001		3044 Thornapple River Dr SE	#411916176021
3032 Thornapple River Dr SE	#411916176006		3024 Thornapple River Dr SE	#411916176007
3010 Thornapple River Dr. SE	#411916176019			
3000 Thornapple River Dr SE	#411916176020		4445 Whitneyville Ave SE	#411927230001

Special Assessment District - Projected 5 Year Budget

**Parcel Scope:** Frontage on the Thornapple River from the Cascade Dam to 60<sup>th</sup> Street

**Parcel Count:** 305

**Projected Annual Parcel Assessment:** \$300 per parcel for 15 years

Year	2021	2022	2023	2024	2025
Weed control and removal	\$66,000	\$56,000	\$57,680	\$59,410	\$61,192
Debris removal and safety enhancements	\$10,250	\$17,250	\$16,395	\$15,515	\$14,608
Silt control and removal	\$10,250	\$17,250	\$16,395	\$15,515	\$14,608
Township administrative fees	\$5,000	\$1,000	\$1,030	\$1,061	\$1,093
<b>Total annual budget</b>	<b>\$91,500</b>	<b>\$91,500</b>	<b>\$91,500</b>	<b>\$91,500</b>	<b>\$91,500</b>

**Notes:**

- Year 1 weed control is \$10,000 higher than year 2 and subsequent years are increased by 3%
- Year 1 township administrative fee is \$4,000 higher than year 2 and subsequent years are increased by 3%
  - Higher year 1 fees should be taken from year 1 silt allocation
  - Higher subsequent year fees should be taken equally from silt and debris allocations