

East Bay Charter Township

1

Public Hearing- Rennie Lake Shores SAD Tranquil Point Road

Motion by: _____ Second by: _____

To

Accept

Table

Deny

The SAD for Rennie Lake Shores; Tranquil Point Road

Roll Call:

Ayes: _____

Nays: _____

Absent: _____

Abstained: _____

Passed

Failed

**Notice of Public Hearing for Special Assessment for the
Construction and Future Maintenance of
Tranquil Point Road within the Rennie Lake Shores Special Assessment District**

Charter Township of East Bay
Grand Traverse County, Michigan

TO: ALL PROPERTY OWNERS WITHIN THE RENNIE LAKE SHORES SPECIAL ASSESSMENT DISTRICT.

PLEASE TAKE NOTICE that as a result of Petitions of property owners within the Township signed by the record owners of land whose frontage constitutes not less than 51% of the total frontage of the hereinafter described Rennie Lake Shores Special Assessment District, the Township Board of the Township of East Bay proposes to provide for the creation, improvement and maintenance for the private road known as Tranquil Point Road within the Rennie Lake Shores development, and to create a special assessment for the recovery of the cost thereof by special assessment against the properties benefitted therein. The Special Assessment District will include all properties which have consented to be subject to the Special Assessment District by signing the document entitled "SPECIAL ASSESSMENT DISTRICT PETITION, WE THE UNDERSIGNED PROPERTY OWNERS IN THE TOWNSHIP OF EAST BAY, IN THE COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN, RESPECTFULLY PETITION FOR THE CREATION OF A SPECIAL ASSESSMENT DISTRICT TO FINANCE THE CONSTRUCTION AND FUTURE MAINTENANCE OF TRANQUIL POINT ROAD IN THE RENNIE LAKE SHORES DEVELOPMENT."

PLEASE TAKE FURTHER NOTICE that at the public hearing described below, the Township Board will create the Rennie Lake Shores Special Assessment district which is proposed to include all properties within the site condominium project known as Rennie Lake Shores. After the formal establishment of the Rennie Lake Shores Special Assessment District, the Township Board proposes to adjourn the remainder of the public hearing and to reconvene the public hearing after proper notice if any of the following conditions occur:

- A) Tranquil Point Road in the Rennie Lake Shores development is not constructed as provided in the site plan as approved by the Township and as required by ordinance, or;
- B) Tranquil Point Road in the Rennie Lake Shores development is not maintained or kept in repair in a manner as required for such roads under any ordinance of the Township.

PLEASE TAKE FURTHER NOTICE that the Special Assessment District, bid, and Petition may be examined at the office of the Township Clerk during regular business hours of the Township from the date of this notice until and including the date of this public hearing and may be further examined at the public hearing.

PLEASE TAKE FURTHER NOTICE that the public hearing upon such Petition and the creation of the Rennie Lake Shores Special Assessment District will be held at the East Bay Township Hall at **1965 Three Mile Road N., Traverse City, Michigan** commencing at 6:30 p.m. on Monday March 10, 2008.

At such hearing, the Board will consider any written objections to any of the foregoing matters which might be filed with the board at or prior to the time of the hearing as well as any revisions, corrections, amendments, or changes to the Contract, Estimate and Costs therein or to the Special Assessment District itself.

All interested persons are invited to be present at the aforementioned time and place described above and to submit comments concerning the proposed contract and Special Assessment District. Property owners of record should be aware that written objections to the project or Special Assessment District must be filed with the Township Clerk at or before the hearing described above.

Susanne M. Courtade
East Bay Township Clerk
1965 Three Mile Road, North
Traverse City MI 49686

Drafted by: Peter R. Wendling
(P48784) YOUNG, GRAHAM,
ELSENHEIMER & WENDLING , PC
East Bay Township Attorney PO Box
398 Bellaire, MI 49615
(231) 533-8635

FAX

Date: **Monday, February 25, 2008**
To: **Ms. Susanne Courtade, Clerk
East Bay Township**

Fax Number: **922-2094**

From: **Michael Orden, Rennie Lake Shores LLC**

Fax: **231-947-9948**
Voice: **231-946-4040**

Pages: **2 (including this cover sheet)**

Susanne,

Per the direction of my engineering firm, Mansfield & Associates, please find enclosed the ratified contract to construct the private road at Rennie Lake Shores.

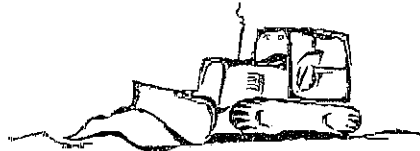
It is my understanding that the Township is requiring this information as a part of the March 10th hearing for the formation of a Special Assessment District as relates to Rennie Lake Shores.

Respectfully,

Rennie Lake Shores LLC


Michael Orden, Member

CC: Glen Lile, E. Bay Township Supervisor
Leslie Couturier, E. Bay Planning and Zoning Administrator
Doug Mansfield, Mansfield & Associates via fax 946-8926



MOLON EXCAVATING, INC.

Equal Opportunity Employer • Est. 1978

January 25, 2008

PROPOSAL SUBMITTED TO:
Rennie Lake Shores, LLC
Attn: Mr. Michael Orden
521 Randolph St.
Traverse City, MI 49684

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:
Rennie Lake Shores

WORK ITEMS AND SPECIFICATIONS INCLUDE THE FOLLOWING:

1. Mobilization
2. Clearing as required per plan w/ all debris removed from site
3. Demo of existing driveway topsoil & seeded
4. Earth balancing per plans with materials to be trucked off site. Extra dirt to be wasted on site at owners discretion
5. Storm sewer & pond per revised plans
6. Aggregate base
7. Base coarse asphalt only
8. Restore site, pull up topsoil to edge & finish asphalt & seed/mulch

Total \$163,900.00

NOTE:

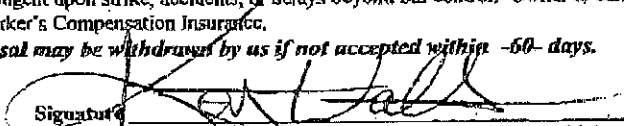
1. Staking provided by owner is ok for clearing & road. There may be some requirement for storm drainage system?
2. No permits or fees included
3. I have an idea that will not save much money but will make a better functioning product.

If you have any questions feel free to call me at 943-3929 or 218-5562

Payment to be made as follows: **NET 10 DAYS AFTER INVOICING.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the proposal/estimate. All agreements contingent upon strike, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within -60- days.

Signature 

 MOLON EXCAVATING, INC. (Kent A. Walton, President)

1/25/08
Date

Acceptance of Contract – The above prices, specifications, and conditions are satisfactory and Are hereby accepted. You are authorized to do the work as specified. Payment will be made As outlined above. *Rennie Lake Shores LLC*

Signature *BY: Michael Orden* *1/25/08*

 175 Buck Shot Drive • P.O. 1860 • Traverse City, Michigan 49685-1860 • 231-943-3929 • Fax 231-943-3954 • www.molonexcavating.net • molonexc@chartermi.net