



## Assessing Department

# Memo

**To:** Township Board  
**From:** Dave Hieber, Assessor  
**Date:** January 16, 2024  
**Re:** Intention Resolution #24-001 SAD Round Lake South / West Sewer Main

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The residents along Grove Point, Midway, Caprice, Round Lake Blvd, Orchard Drive, Cooley Lake Rd and Clearwater roads are requesting that a Special Assessment District be created to administer the costs of installing a sewer main. They are requesting a Fifteen (15) year assessment for approximately \$1,330,000, with a per REU cost of \$ 12,913 including the required administration fee. They have acquired 73% of the land area and 57% of the taxpayer's signatures. Attached is the Intention Resolution.

If you have any questions please do not hesitate to contact me at (248) 698-3300 ext. 117.

**RESOLUTION OF THE TOWNSHIP BOARD  
OF THE CHARTER TOWNSHIP OF WHITE LAKE,  
TENTATIVELY DECLARING ITS INTENTION  
TO ESTABLISH A SPECIAL ASSESSMENT DISTRICT  
TO BE KNOWN AS ROUND LAKE SOUTH/WEST SEWER MAIN**

RESOLUTION # 24-001

At the regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, State of Michigan, held in the Township Annex, 7527 Highland Road, in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, on the 16<sup>th</sup> day of January, 2024 at 6:30 p.m. with those present and absent being:

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**WHEREAS**, Public Act 188 of 1954, MCL 41.721, *et. Seq.* (PA 188), authorizes the Township Board of the Charter Township of White Lake (“Township Board”) to make certain public improvements, to provide payment of a public improvement by the issuance of bonds, and to determine whether the whole or any part of the cost of a public improvement be defrayed by special assessment against the property especially benefited by the improvement; and

**WHEREAS**, Section 3 of PA 188, MCL 41.723(2) authorizes the Township Board to require receipt of a petition, in accordance with PA 188, before proceeding with an improvement; and

**WHEREAS**, the Charter Township of White Lake, Oakland County, Michigan, has received a petition requesting the Township Board proceed with the construction of approximately 4,906 2-inch and 3,240 6-inch lineal feet of pressure sanitary sewer main and related appurtenances along Grove Point Drive, Midway Road, Caprice Drive, Round Lake Blvd., Orchard Drive, Cooley Lake Road and Clearwater Blvd. West of Round Lake Road and North of Cooley Lake Road (the “Improvement”) and to defray the costs and expenses of the Improvement by special assessments against the properties benefited by the Improvement as identified in the attached Exhibit A; and

**WHEREAS**, the Township Board has caused to be prepared preliminary plans showing the Improvement, the location thereof and an estimate of the cost and expense therefor; and

**WHEREAS**, the Township Board is in receipt of such plans and estimates of costs and expenses, the same having been filed with the Township Clerk; and

**WHEREAS**, the Township Board has determined that the properties intended to be specially assessed are benefited by the Improvement.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. In accordance with Public Act 188 of 1954, as amended, the Township Board of White Lake, Oakland County, Michigan, hereby tentatively declares its intention to proceed with the Improvement and to establish a special assessment district to defray the costs and expenses against the properties especially benefited as described in attached Exhibit A. The Township Board tentatively designates the Special Assessment District against which the cost and expense of the Improvement is to be assessed as being that portion of the Charter Township of White Lake described in Exhibit A attached hereto and made a part hereof.
2. The Township Board of the Charter Township of White Lake, Oakland County, Michigan, will hold a public hearing on the 16<sup>th</sup> day of April, 2024, at 6:30 p.m. in the Township Annex, located at 7527 Highland Road, White Lake, Michigan, 48383, to hear and consider objections to the proposed Improvement, the petitions filed, and the creation of a Special Assessment District to defray the costs and expenses associated with this Improvement.
3. The Township Board tentatively designates this proposed Special Assessment District as: *Round Lake South/West Sewer Main*.
4. The Township Clerk is directed to publish the Notice of Hearing, draft attached as Exhibit B, in a newspaper circulating in the Township as required by PA 188 and to provide notice by first-class mail addressed to the record owner or party in interest of each parcel in the District.

AYES :

NAYS:

ABSENT:

**RESOLUTION DECLARED ADOPTED.**

STATE OF MICHIGAN    )  
                                  ) ss.  
COUNTY OF OAKLAND )

I, the undersigned duly qualified Township Clerk of the Charter Township of White Lake, Oakland County, Michigan, do hereby certify the foregoing is a true and complete copy of the proceedings taken by the Township Board of the Charter Township of White Lake at a meeting held on the 16<sup>th</sup> day of January, 2024.

CHARTER TOWNSHIP OF WHITE LAKE

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Anthony L. Noble, Clerk  
Charter Township of White Lake  
Dated: January 16, 2024

**EXHIBIT A**

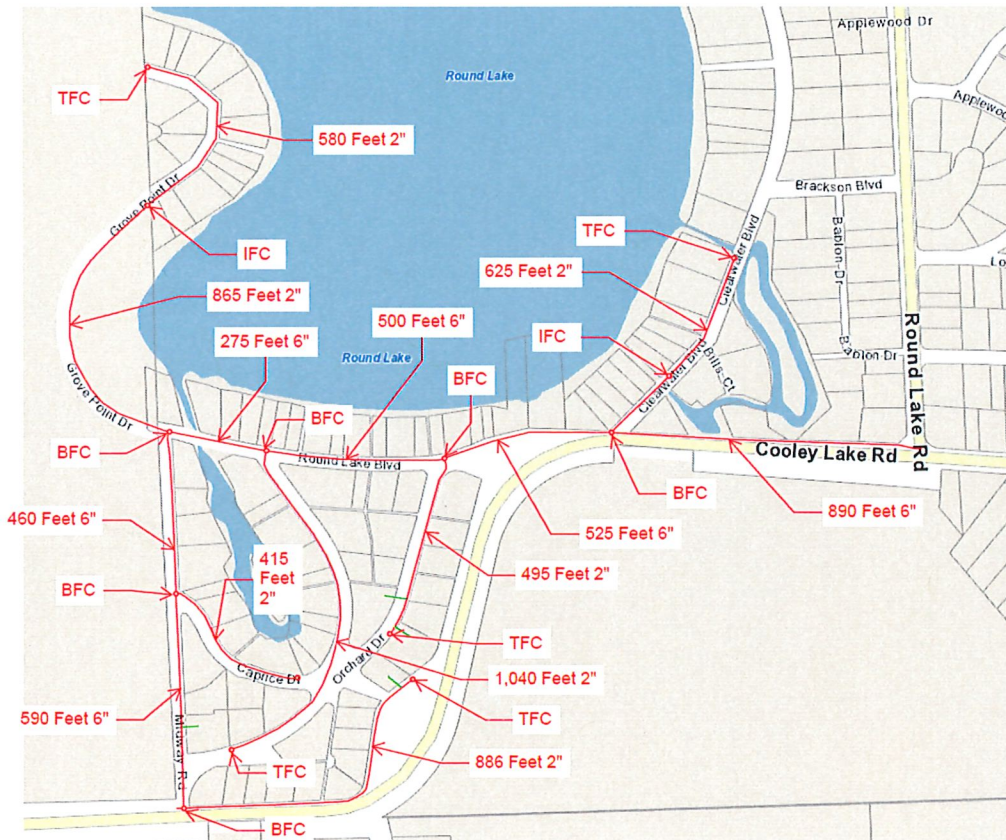
Y -12-35-301-002	9960 COOLEY LAKE RD
Y -12-35-327-004	1246 GROVE POINT DR
Y -12-35-327-006	1262 GROVE POINT DR
Y -12-35-327-007	1268 GROVE POINT DR
Y -12-35-327-008	1230 GROVE POINT DR
Y -12-35-328-001	1211 GROVE POINT DR
Y -12-35-328-002	1215 GROVE POINT DR
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Y -12-35-328-017	1237 GROVE POINT DR
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Y -12-35-377-017	9548 ROUND LAKE BLVD
Y -12-35-378-010	VACANT
Y -12-35-378-015	9634 CAPRICE DR
Y -12-35-378-018	CAPRICE,GARAGE
Y -12-35-378-019	1376 CAPRICE DR

Y -12-35-379-027	1370 ORCHARD DR
Y -12-35-379-028	1400 ORCHARD DR
Y -12-35-379-029	9511 ROUND LAKE BLVD
Y -12-35-379-030	9533 ROUND LAKE BLVD
Y -12-35-379-031	9549 ROUND LAKE BLVD
Y -12-35-380-005	9500 COOLEY LAKE RD
Y -12-35-380-015	9488 COOLEY LAKE RD
Y -12-35-380-017	9546 COOLEY LAKE RD
Y -12-35-380-018	9522 COOLEY LAKE RD
Y -12-35-380-019	9494 COOLEY LAKE RD
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Y -12-35-380-021	9530 COOLEY LAKE RD
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Y -12-35-381-016	1475 MIDWAY RD
Y -12-35-381-017	9645 CAPRICE DR
Y -12-35-381-018	9625 CAPRICE DR
Y -12-35-381-019	1476 ORCHARD DR
Y -12-35-381-020	9665 CAPRICE DR
Y -12-35-382-005	9554 COOLEY LAKE RD
Y -12-35-382-022	1445 ORCHARD DR
Y -12-35-382-023	9584 COOLEY LAKE RD
Y -12-35-382-024	9600 COOLEY LAKE RD
Y -12-35-382-025	9610 COOLEY LAKE RD
Y -12-35-382-026	9620 COOLEY LAKE RD
Y -12-35-382-027	9640 COOLEY LAKE RD
Y -12-35-382-028	9650 COOLEY LAKE RD
Y -12-35-382-029	9660 COOLEY LAKE RD
Y -12-35-382-030	9560 COOLEY LAKE RD
Y -12-35-382-031	9570 COOLEY LAKE RD
Y -12-35-402-003	1312 CLEARWATER BLVD
Y -12-35-402-004	1320 CLEARWATER BLVD
Y -12-35-402-005	1324 CLEARWATER BLVD
Y -12-35-402-006	1328 CLEARWATER BLVD
Y -12-35-402-007	1332 CLEARWATER BLVD
Y -12-35-402-008	1300 CLEARWATER BLVD
Y -12-35-451-001	1338 CLEARWATER BLVD

**Intention Resolution, Exhibit A (Cont.)**  
**Round Lake South/West Sewer Main**  
**Page 2**

Y -12-35-378-020	1384 CAPRICE DR
Y -12-35-378-021	VACANT
Y -12-35-378-023	1430 CAPRICE DR
Y -12-35-378-028	9660 CAPRICE DR
Y -12-35-378-029	1420 CAPRICE DR
Y -12-35-378-030	1408 CAPRICE DR
Y -12-35-378-031	1375 MIDWAY RD
Y -12-35-378-032	1359 MIDWAY RD
Y -12-35-378-033	1365 MIDWAY RD
Y -12-35-378-034	9670 CAPRICE DR
Y -12-35-378-035	1355 MIDWAY RD
Y -12-35-378-036	9605 ROUND LAKE BLVD
Y -12-35-379-024	1426 ORCHARD DR
Y -12-35-379-025	1365 CAPRICE DR
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Y -12-35-451-002	1342 CLEARWATER BLVD
Y -12-35-451-003	1346 CLEARWATER BLVD
Y -12-35-451-004	1350 CLEARWATER BLVD
Y -12-35-451-005	9416 COOLEY LAKE RD
Y -12-35-451-006	9446 COOLEY LAKE RD
Y -12-35-451-010	VACANT
Y -12-35-451-011	9450 COOLEY LAKE RD
Y -12-35-452-003	9390 COOLEY LAKE RD
Y -12-35-453-002	1329 CLEARWATER BLVD
Y -12-35-454-003	9360 COOLEY LAKE RD
Y -12-35-454-020	VACANT
Y -12-35-454-021	1321 CLEARWATER BLVD
Y -12-35-454-022	1401 BILLS CT
Y -12-35-455-001	9361 COOLEY LAKE RD



**EXHIBIT B**

CHARTER TOWNSHIP OF WHITE LAKE  
OAKLAND COUNTY, MICHIGAN

(Draft) NOTICE OF HEARING

ROUND LAKE SOUTH/WEST SEWER MAIN

NOTICE IS HEREBY GIVEN:

1. The Township Board has received petitions signed by the record owners of land whose land area constitutes more than 50% of the total land area in the hereinafter described North Hulbert Sewer Main Special Assessment District for the purposes of making the hereinafter described improvements and assessing the cost of the improvements to the Round Lake South/West Sewer Main Special Assessment District.

2. The Township Board has tentatively declared its intention to make the following improvements in the Charter Township of White Lake:

Round Lake South/West Sewer Main

The improvements consist of the acquisition, construction, and installation of sanitary sewer mains along Grove Point Drive, Midway Road, Caprice Drive, Round Lake Blvd., Orchard Drive, Cooley Lake Road and Clearwater Blvd. West of Round Lake Road and North of Cooley Lake Road and related, ancillary and appurtenant facilities in the Charter Township of White Lake, Oakland County, Michigan.

and to assess the cost of such improvements to the lands that will be especially benefitted thereby. The estimated cost of the improvements, the amount to be specially assessed, the amount to be a general obligation of the Charter Township of White Lake and the special assessment district are as follows:

ESTIMATED COST	\$ TBD
AMOUNT TO BE ASSESSED AGAINST LANDS IN THE SPECIAL ASSESSMENT DISTRICT	\$ TBD
AMOUNT TO BE A GENERAL OBLIGATION OF THE CHARTER TOWNSHIP OF WHITE LAKE	-0-

DESCRIPTION OF SPECIAL ASSESSMENT DISTRICT

The special assessment district shall consist of the following parcels, located along Grove Point Drive, Midway Road, Caprice Drive, Round Lake Blvd., Orchard Drive, Cooley Lake Road and Clearwater Blvd. West of Round Lake Road and North of Cooley Lake Road in the Charter Township of White Lake, Oakland County, Michigan, having the following tax identification numbers:

Y -12-35-301-002	9960 COOLEY LAKE RD	Y -12-35-379-027	1370 ORCHARD DR
Y -12-35-327-004	1246 GROVE POINT DR	Y -12-35-379-028	1400 ORCHARD DR
Y -12-35-327-006	1262 GROVE POINT DR	Y -12-35-379-029	9511 ROUND LAKE BLVD
Y -12-35-327-007	1268 GROVE POINT DR	Y -12-35-379-030	9533 ROUND LAKE BLVD
Y -12-35-327-008	1230 GROVE POINT DR	Y -12-35-379-031	9549 ROUND LAKE BLVD
Y -12-35-328-001	1211 GROVE POINT DR	Y -12-35-380-005	9500 COOLEY LAKE RD
Y -12-35-328-002	1215 GROVE POINT DR	Y -12-35-380-015	9488 COOLEY LAKE RD
Y -12-35-328-003	1225 GROVE POINT DR	Y -12-35-380-017	9546 COOLEY LAKE RD
Y -12-35-328-004	1233 GROVE POINT DR	Y -12-35-380-018	9522 COOLEY LAKE RD
Y -12-35-328-009	1253 GROVE POINT DR	Y -12-35-380-019	9494 COOLEY LAKE RD
Y -12-35-328-010	1257 GROVE POINT DR	Y -12-35-380-020	9540 COOLEY LAKE RD
Y -12-35-328-011	1261 GROVE POINT DR	Y -12-35-380-021	9530 COOLEY LAKE RD
Y -12-35-328-012	1269 GROVE POINT DR	Y -12-35-381-015	1460 ORCHARD DR
Y -12-35-328-014	1245 GROVE POINT DR	Y -12-35-381-016	1475 MIDWAY RD
Y -12-35-328-015	1285 GROVE POINT DR	Y -12-35-381-017	9645 CAPRICE DR
Y -12-35-328-016	1283 GROVE POINT DR	Y -12-35-381-018	9625 CAPRICE DR
Y -12-35-328-017	1237 GROVE POINT DR	Y -12-35-381-019	1476 ORCHARD DR
Y -12-35-376-001	9650 ROUND LAKE BLVD	Y -12-35-381-020	9665 CAPRICE DR
Y -12-35-377-001	9630 ROUND LAKE BLVD	Y -12-35-382-005	9554 COOLEY LAKE RD
Y -12-35-377-003	9590 ROUND LAKE BLVD	Y -12-35-382-022	1445 ORCHARD DR
Y -12-35-377-004	9582 ROUND LAKE BLVD	Y -12-35-382-023	9584 COOLEY LAKE RD
Y -12-35-377-005	9574 ROUND LAKE BLVD	Y -12-35-382-024	9600 COOLEY LAKE RD
Y -12-35-377-006	9562 ROUND LAKE BLVD	Y -12-35-382-025	9610 COOLEY LAKE RD
Y -12-35-377-007	9556 ROUND LAKE BLVD	Y -12-35-382-026	9620 COOLEY LAKE RD
Y -12-35-377-010	9534 ROUND LAKE BLVD	Y -12-35-382-027	9640 COOLEY LAKE RD
Y -12-35-377-011	9516 ROUND LAKE BLVD	Y -12-35-382-028	9650 COOLEY LAKE RD
Y -12-35-377-012	9508 ROUND LAKE BLVD	Y -12-35-382-029	9660 COOLEY LAKE RD
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Y -12-35-377-015	9616 ROUND LAKE BLVD	Y -12-35-402-003	1312 CLEARWATER BLVD



Y -12-35-377-016	9600 ROUND LAKE BLVD
Y -12-35-377-017	9548 ROUND LAKE BLVD
Y -12-35-378-010	VACANT
Y -12-35-378-015	9634 CAPRICE DR
Y -12-35-378-018	CAPRICE, GARAGE
Y -12-35-378-019	1376 CAPRICE DR
Y -12-35-378-020	1384 CAPRICE DR
Y -12-35-378-021	VACANT
Y -12-35-378-023	1430 CAPRICE DR
Y -12-35-378-028	9660 CAPRICE DR
Y -12-35-378-029	1420 CAPRICE DR
Y -12-35-378-030	1408 CAPRICE DR
Y -12-35-378-031	1375 MIDWAY RD
Y -12-35-378-032	1359 MIDWAY RD
Y -12-35-378-033	1365 MIDWAY RD
Y -12-35-378-034	9670 CAPRICE DR
Y -12-35-378-035	1355 MIDWAY RD
Y -12-35-378-036	9605 ROUND LAKE BLVD
Y -12-35-379-024	1426 ORCHARD DR
Y -12-35-379-025	1365 CAPRICE DR
Y -12-35-379-026	1375 CAPRICE DR

Y -12-35-402-004	1320 CLEARWATER BLVD
Y -12-35-402-005	1324 CLEARWATER BLVD
Y -12-35-402-006	1328 CLEARWATER BLVD
Y -12-35-402-007	1332 CLEARWATER BLVD
Y -12-35-402-008	1300 CLEARWATER BLVD
Y -12-35-451-001	1338 CLEARWATER BLVD
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Y -12-35-451-003	1346 CLEARWATER BLVD
Y -12-35-451-004	1350 CLEARWATER BLVD
Y -12-35-451-005	9416 COOLEY LAKE RD
Y -12-35-451-006	9446 COOLEY LAKE RD
Y -12-35-451-010	VACANT
Y -12-35-451-011	9450 COOLEY LAKE RD
Y -12-35-452-003	9390 COOLEY LAKE RD
Y -12-35-453-002	1329 CLEARWATER BLVD
Y -12-35-454-003	9360 COOLEY LAKE RD
Y -12-35-454-020	VACANT
Y -12-35-454-021	1321 CLEARWATER BLVD
Y -12-35-454-022	1401 BILLS CT
Y -12-35-455-001	9361 COOLEY LAKE RD

3. The petitions, maps showing the location of the improvements and the special assessment district, plans, specifications and a cost estimate for the improvements are on file with the Township Clerk for public examination.

4. If the Township Board approves the petitions and the making of the improvements, a special assessment may be levied against properties that benefit from the improvements. Act 186 of the Public Acts of Michigan, 1973, as amended, provides that the special assessment must be protested at the hearing held for the purpose of confirming the special assessment roll before the Michigan Tax Tribunal may acquire jurisdiction of any dispute involving the special assessment. The hearing for the purpose of confirming the special assessment roll will be held, if at all, at some time in the future pursuant to notice given as required by law. Appearance and protest at such hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal. An owner of or party in interest in property to be assessed, or his or her agent, may appear in person to protest the special

assessment, or may protest the special assessment by letter filed with the Township Clerk at or prior to the time of the hearing, in which case appearance in person is not required.

THIS NOTICE IS GIVEN by order of the Township Board.

ANTHONY L. NOBLE, Clerk  
Charter Township of White Lake