

CHESHIRE TOWNSHIP
ALLEGAN COUNTY, MICHIGAN

DUCK LAKE IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

**NOTICE OF JUNE 16, 2026 TOWNSHIP BOARD PUBLIC HEARING ON PROPOSED
2026-2030 SPECIAL ASSESSMENT ROLL FOR 2026-2030 SUPPLEMENTAL
IMPROVEMENT PROJECT**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE DUCK LAKE IMPROVEMENT SPECIAL ASSESSMENT DISTRICT ENCOMPASSING ALL LOTS/PARCELS ABUTTING DUCK LAKE OR HAVING DEEDED ACCESS TO DUCK LAKE IN LAND SECTION 36 OF CHESHIRE TOWNSHIP, ALLEGAN COUNTY, MICHIGAN; AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE the Supervisor/Assessing Officer of Cheshire Township has reported to the Township Board and filed in the office of the Township Clerk for public examination a proposed special assessment roll/special assessment column in the regular tax roll pertaining to the allocation of the cost and expenses of the 2026-2030 supplemental improvement project within the Duck Lake Improvement Special Assessment District approved by the Township Board May 19, 2026.

A public hearing on any objections to the proposed special assessment roll will be held at the Cheshire Township Hall at 471 41st Street, Allegan, Michigan, in conjunction with a regular meeting of the Township Board on **Tuesday, June 16, 2026 commencing at 6:30 p.m.**

The proposed 2026-2030 special assessment roll proposes to allocate the cost and expenses of a supplemental lake improvement project, including an extension of the aquatic vegetation management project previously approved for 2024-2028 to now also include 2029-2030, in the approximate total amount of \$356,365 (including estimated legal and administrative expenses, and a contingency for cost overruns and other unanticipated expenses) to the various lots and parcels within the existing Duck Lake Improvement Special Assessment District over the five-year project by a total special assessment levy of approximately \$89,165 in 2026 and an annual total special assessment levy of approximately \$66,800 in each of years 2027-2030. The special assessment levy is proposed to be allocated to the benefitted lots/parcels within the District pursuant to a uniform pro rata benefit unit of 1.0 for each lot/parcel abutting Duck Lake (with all contiguous lands abutting Duck Lake owned by the same record owner and either undeveloped or developed to be treated as a single benefit unit for special assessment purposes), and a uniform pro rata benefit unit of 0.5 for each lot/parcel with deeded access to Duck Lake but not abutting Duck Lake, plus for parcel number 03-270-003-00 (mobile home park abutting Duck Lake, with 32 mobile home sites) an additional special assessment of 0.25 benefit unit per each mobile home site.

Based on the total calculated number of lots/parcels within the District (after eliminating contiguous lands owned by the same record owner) abutting Duck Lake (113 benefit units), the total number of lots/parcels within the District with deeded access to

Duck Lake but not abutting Duck Lake (9.5 benefit units), and the additional benefit units allocated to the mobile home park property (8.0 benefit units), the total amount proposed to be specially assessed against each such lot/parcel for 2026-2030 is as follows:

- \$2,730.77 for each lot/parcel or portions thereof abutting Duck Lake (with all contiguous lots/parcels in the same ownership specially assessed as 1.0 benefit unit), payable in annual installments of \$683.26 levied in 2026, and \$511.88 levied in each of years 2027-2030.
- \$1,365.39 for each lot/parcel or portions thereof with deeded or other special right of access to Duck Lake pursuant to a dedicated out lot or other private access back lot (with all contiguous lots/parcels in the same ownership specially assessed as 0.5 benefit unit), payable in annual installments of \$341.63 levied in 2026, and \$255.94 levied in each of years 2027-2030.
- For parcel number 03-270-003-00 (mobile home park abutting Duck Lake, with 32 mobile home sites) an additional special assessment of \$21,846.24 (0.25 benefit unit per each of 32 mobile home sites), payable in annual installments of \$5,466.08 levied in 2026, and \$4,095.04 levied in each of years 2027-2030. Note: the resulting total proposed special assessment on this property, including the base special assessment of 1.0 benefit unit for a lot/parcel abutting Duck Lake is \$6,149.34 levied in 2026, and \$4,606.92 levied in each of years 2027-2030.

These proposed special assessment amounts are subject to revision by the Township Board at the June 16, 2026 meeting. These proposed special assessment amounts are also subject to revision during the term of the five-year special assessment roll due to property transactions, and are subject to annual redetermination if the actual costs of the yearly project or any administrative costs vary significantly from the estimated costs and contingency on which the proposed special assessment roll is premised. Any such annual redetermination/revised special assessments will be made by the Township Board at its regular meeting in June of any such year, as necessary, without further public hearing or notice except as may be required by law (if a cost increase exceeds the estimate by 10% or more) or as may be further determined by the Township Board; provided that the allocation of individual special assessments resulting from any such annual redetermination/revision shall be based on the same cost allocation method used for the 2026 special assessments. Unpaid special assessments will be subject to interest at a rate to be determined by the Township Board but not exceeding 8.0% per annum.

If the Township Board approves a 2026-2030 special assessment roll for the supplemental project, and that special assessment roll becomes effective, the special

assessment for aquatic vegetation control (only) previously approved for levy in 2024-2028 pursuant to the original 2024-2028 project shall be cancelled in 2027 and 2028, as the supplemental improvement project includes aquatic vegetation management in those last two years of the previously approved project and extends such services to include 2029-2030.

The proposed special assessment roll, and the project plans, estimate of costs, the boundaries of the existing Duck Lake Improvement Special Assessment District, and the Resolution of the Township Board directing the Supervisor/Assessing Officer of the Township to make the proposed special assessment roll, may be examined at the office of the Township Clerk and may further be examined at the public hearing.

PLEASE TAKE FURTHER NOTICE THAT APPEARANCE AND PROTEST AT THIS HEARING IS REQUIRED IN ORDER TO APPEAL THE AMOUNT OF A SPECIAL ASSESSMENT TO THE STATE TAX TRIBUNAL. AN OWNER OR PARTY IN INTEREST OR HIS OR HER AGENT MAY APPEAR IN PERSON AT THIS HEARING TO PROTEST A SPECIAL ASSESSMENT, OR MAY FILE AN APPEARANCE OR PROTEST BY LETTER WITH THE TOWNSHIP CLERK BEFORE THE CLOSE OF THE HEARING OR WITHIN SUCH FURTHER TIME AS THE TOWNSHIP BOARD MAY GRANT, IF ANY, AND IN SUCH CIRCUMSTANCES A PERSONAL APPEARANCE AT THE HEARING SHALL NOT BE REQUIRED THE OWNER OR ANY PERSON HAVING AN INTEREST IN THE REAL PROPERTY WHO PROTESTS IN PERSON OR IN WRITING AS PROVIDED ABOVE MAY FILE A WRITTEN APPEAL OF A SPECIAL ASSESSMENT WITH THE STATE TAX TRIBUNAL WITHIN 35 DAYS AFTER THE CONFIRMATION OF THE SPECIAL ASSESSMENT LEVY (OR WITHIN SUCH OTHER TIME PERIOD AS MAY BE REQUIRED OR ALLOWED BY LAW).

The foregoing hearing and all proceedings associated with this special assessment matter will be conducted in accordance with and pursuant to 1954 PA 188, as amended, the Michigan Open Meetings Act, and any other applicable law.

Cheshire Township will provide necessary reasonable auxiliary aids and services at the meeting/hearing to individuals with disabilities, such as signers for the hearing impaired and audiotapes of printed materials being considered, upon reasonable notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk as designated below.

Jodi Pinnell, Clerk
Cheshire Township
1061 37th Street
Allegan, MI 49010
(269) 521-3440