

Fredonia Township Public Hearing
September 15, 2025 5:00 PM
Fredonia Township Hall
8803 17 Mile Rd, Marshall, MI 49068

MINUTES

BOARD MEMBERS present: Terry Day, Supervisor Meg Bosserd, Clerk Kyler Speaker, Treasurer
 Cathy Combs, Trustee John Miller, Trustee
STAFF present: Phil Damon, Fire Chief Jacob Washburn, Deputy Supervisor/FD Training Officer
 George Crandall, Twp. Planning Committee
 Terry Travis, Code Enforcement Officer

CALL TO ORDER: T. Day called the meeting to order at 5:02 PM.

PLEDGE OF ALLEGIANCE: Led by all.

PUBLIC COMMENT FOR ITEMS ON AGENDA: Resident of Lyon Lake noticed two parcels had been removed (11-123-231-00 and 11-123-234-00) from and two parcels had been added (11-126-198-01 and 11-123-297-10) to the said area to benefit from the street lighting system.

K. Speaker said the Resident was correct. The two parcels added should have been on the roll before. The two parcels removed should not have been included.

NEW BUSINESS:

***Lyon Lake Lights Special Assessment District:** K. Speaker motioned and M. Bosserd supported to offer Resolution 25-8 for adoption. M. Bosserd read Resolution 25-8 (attached).

“Yeas”: Cathy Combs, Meg Bosserd, Terry Day, Kyler Speaker, John Miller

“Nays”: None.

Absent: None.

T. Day declared Resolution 25-8 to determine to proceed with the establishment of a Special Assessment District to defray the costs and expenses of street lighting in the area of Lyon Lake; approval of plans and estimate of costs and expenses adopted.

K. Speaker explained that the amounts have been updated to reflect the current monthly electric bill of \$288 from the City of Marshall. This is a slight increase to \$25.42. M. Bosserd called City of Marshall and they do not anticipate an increase this year.

The next Public Hearing will be October 20, 2025 at 5:30pm.

PUBLIC COMMENT:

*Resident asked why the weeds have not been treated. K. Speaker explained there was not enough money in the account. Martin LaFayette explained the creation of the Lyon Lake Improvement Board.

BOARD COMMENT: None.

Supervisor Terry Day adjourned the meeting at 5:32 PM.

Minutes prepared by Meg Bosserd

Meg Bosserd, Township Clerk *Meg Bosserd*

Date: 10/21/25

Terry Day, Township Supervisor *Terry Day*

Date: 10/21/25

FREDONIA TOWNSHIP
8803 17 Mile Road, Marshall, Michigan 49068
Office: 269-781-8115



**FREDONIA TOWNSHIP
CALHOUN COUNTY, MICHIGAN**

RESOLUTION NO. 25-8

STREET LIGHTING SPECIAL ASSESSMENT DISTRICT

DETERMINATION TO PROCEED WITH THE ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT TO DEFRAY THE COSTS AND EXPENSES OF STREET LIGHTING IN THE AREA OF LYON LAKE; APPROVAL OF PLANS AND ESTIMATE OF COSTS AND EXPENSES; FINAL DETERMINATION OF THE SPECIAL ASSESSMENT DISTRICT.

Minutes of a regular meeting of Fredonia Township, Calhoun County, Michigan, held at the Township Hall, 8803 17 Mile Road, Marshall, MI 49068, on September 15, 2025, at 5:00 p.m. local time.

The following Resolution was offered for adoption by Township Board Member Kyler Speaker and supported by Township Board Member Meg Bosserd :

WHEREAS, pursuant to MCL 41.721 et seq being Act 188 of the Public Acts of Michigan of 1954, as amended ("Act 188"), the Township has determined to proceed with a special assessment district for the Township to install, operate and maintain street lighting in the area of Lyon Lake within the Township (the "Project"); and

WHEREAS, Act 188, provides that the Township Board may establish a special assessment district and proceed to defray the costs and expenses of providing a street lighting system around Lyon Lake by special assessment on the lands and premises in said area to be especially benefitted, those lands specifically being described as:

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11-123-017-00	11-123-105-00	11-123-174-01	11-125-042-00	11-126-069-00	11-126-144-00
11-123-018-00	11-123-108-00	11-123-174-02	11-125-045-00	11-126-072-00	11-126-147-00
11-123-018-10	11-123-111-00	11-123-237-00	11-125-048-00	11-126-075-00	11-126-150-00
11-123-018-20	11-123-114-00	11-123-240-00	11-125-051-00	11-126-078-00	11-126-156-00
11-123-018-30	11-123-117-00	11-123-243-00	11-125-054-00	11-126-081-00	11-126-159-00
11-123-019-00	11-123-120-00	11-123-246-00	11-125-057-00	11-126-087-00	11-126-168-00
11-123-020-00	11-123-123-00	11-123-249-00	11-126-003-00	11-126-090-00	11-126-177-00
11-123-021-00	11-123-126-00	11-123-273-00	11-126-006-00	11-126-093-00	11-126-181-00
11-123-027-00	11-123-129-00	11-123-273-01	11-126-009-00	11-126-096-00	11-126-186-00
11-123-054-00	11-123-132-00	11-123-276-00	11-126-012-00	11-126-099-00	11-126-189-00
11-123-057-00	11-123-135-00	11-123-279-00	11-126-015-00	11-126-102-00	11-126-192-00
11-123-063-00	11-123-141-00	11-123-282-00	11-126-018-00	11-126-105-00	11-126-195-00
11-123-066-00	11-123-144-00	11-123-285-00	11-126-021-00	11-126-108-00	11-126-198-00
11-123-069-00	11-123-147-00	11-123-288-00	11-126-024-00	11-126-111-00	11-126-201-00
11-123-072-00	11-123-150-00	11-123-291-00	11-126-027-00	11-126-114-00	11-126-204-00
11-123-075-00	11-123-153-00	11-123-294-00	11-126-036-00	11-126-117-00	11-126-207-00
11-123-078-00	11-123-156-00	11-123-294-10	11-126-039-00	11-126-120-00	11-126-207-01
11-123-081-00	11-123-159-00	11-123-294-20	11-126-042-00	11-126-126-00	11-126-219-00
11-123-084-00	11-123-162-00	11-123-297-00	11-126-045-00	11-126-129-00	11-126-219-10
11-123-087-00	11-123-165-00	11-123-297-02	11-126-051-00	11-126-132-00	11-126-198-01
11-123-096-00	11-123-168-00	11-125-021-00	11-126-054-00	11-126-135-00	11-123-297-10
11-123-099-00	11-123-171-00	11-125-033-00	11-126-057-00	11-126-138-00	
11-123-102-00	11-123-174-00	11-125-036-00	11-126-063-00	11-126-141-00	

WHEREAS, the Township Board on August 18, 2025 adopted a Resolution declaring its intent to proceed pursuant to Act 188 to install, operate and maintain a street lighting system in the area of Lyon Lake; and

WHEREAS, public notice was given, pursuant to law, by publication on August 30, 2025 and September 6, 2025, and by first class mail to all property owners to be specially assessed, of a public hearing held on September 15, 2025; and

WHEREAS, at the public hearing specified above, the Township Board heard and considered all comments and objections to the estimate of cost, the creation of a special assessment district, the special assessment district tentatively designated, the defraying of expenses of the special assessment district on the property to be especially benefited, and all other matters relating to the creation of the proposed special assessment district; and

FREDONIA TOWNSHIP
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WHEREAS, the Township Board deems it advisable and necessary to proceed pursuant to Act 188 to provide for a street lighting system within the area around Lyon Lake previously described by special assessment.

NOW, THEREFORE, IT IS RESOLVED THAT:

1. The Township Board hereby determines that it is necessary and in the best interest of the Township to defray the costs and expenses of installing, operating and maintaining a street lighting system in the area of Lyon Lake by special assessment on the lands and premises in the area of Lyon Lake to be especially benefitted, said parcels being those specifically described above. All parcels described above shall be subject to the special assessment for the cost of installing, operating and maintaining a street lighting system.
2. The Township Board hereby approves the costs and expenses, plans and specifications for the installation, operation and maintenance of a street lighting system as provided in Exhibit A. 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 public hearing afforded to the affected property owners pursuant to Act 188.
3. The Township Board designates all of the lots and parcels of land in the area of Lyon Lake as described above, located in Fredonia Township, Calhoun County, Michigan, as the property to comprise the special assessment district within which street lighting shall be provided.
4. The special assessment district known as the "Lyon Lake Street Lighting Special Assessment District" is hereby finally determined to consist of all lots and parcels located within the area of Lyon Lake within Fredonia Township, Calhoun County, Michigan, more particularly described as:

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11-123-017-00	11-123-105-00	11-123-174-01	11-125-042-00	11-126-069-00	11-126-144-00
11-123-018-00	11-123-108-00	11-123-174-02	11-125-045-00	11-126-072-00	11-126-147-00
11-123-018-10	11-123-111-00	11-123-237-00	11-125-048-00	11-126-075-00	11-126-150-00
11-123-018-20	11-123-114-00	11-123-240-00	11-125-051-00	11-126-078-00	11-126-156-00
11-123-018-30	11-123-117-00	11-123-243-00	11-125-054-00	11-126-081-00	11-126-159-00
11-123-019-00	11-123-120-00	11-123-246-00	11-125-057-00	11-126-087-00	11-126-168-00
11-123-020-00	11-123-123-00	11-123-249-00	11-126-003-00	11-126-090-00	11-126-177-00
11-123-021-00	11-123-126-00	11-123-273-00	11-126-006-00	11-126-093-00	11-126-181-00
11-123-027-00	11-123-129-00	11-123-273-01	11-126-009-00	11-126-096-00	11-126-186-00
11-123-054-00	11-123-132-00	11-123-276-00	11-126-012-00	11-126-099-00	11-126-189-00
11-123-057-00	11-123-135-00	11-123-279-00	11-126-015-00	11-126-102-00	11-126-192-00
11-123-063-00	11-123-141-00	11-123-282-00	11-126-018-00	11-126-105-00	11-126-195-00
11-123-066-00	11-123-144-00	11-123-285-00	11-126-021-00	11-126-108-00	11-126-198-00
11-123-069-00	11-123-147-00	11-123-288-00	11-126-024-00	11-126-111-00	11-126-201-00
11-123-072-00	11-123-150-00	11-123-291-00	11-126-027-00	11-126-114-00	11-126-204-00
11-123-075-00	11-123-153-00	11-123-294-00	11-126-036-00	11-126-117-00	11-126-207-00
11-123-078-00	11-123-156-00	11-123-294-10	11-126-039-00	11-126-120-00	11-126-207-01
11-123-081-00	11-123-159-00	11-123-294-20	11-126-042-00	11-126-126-00	11-126-219-00
11-123-084-00	11-123-162-00	11-123-297-00	11-126-045-00	11-126-129-00	11-126-219-10
11-123-087-00	11-123-165-00	11-123-297-02	11-126-051-00	11-126-132-00	11-126-198-01
11-123-096-00	11-123-168-00	11-125-021-00	11-126-054-00	11-126-135-00	11-123-297-10
11-123-099-00	11-123-171-00	11-125-033-00	11-126-057-00	11-126-138-00	
11-123-102-00	11-123-174-00	11-125-036-00	11-126-063-00	11-126-141-00	

5. The estimate of costs and expenses for the street lighting system for the first year of the special assessment district are hereby approved as provided in Exhibit A and shall be levied against the lands and premises in the District.

6. The Township Supervisor is hereby directed to prepare a special assessment roll which spreads the assessment levy against the lands and premises in the district that are to be especially benefited by the street lighting system, upon which roll shall be entered and described (i) all the parcels of land to be assessed, (ii) the names of the respective record owners thereof, if known, and (iii) the total amount to be assessed against each parcel of land for the first year of the special assessment, which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all parcels of land in the special assessment district. The Township Board shall thereafter annually determine the amount, if any, to be assessed in the district for operation and maintenance of the street lighting system in accordance with Act 188.

7. When the Township Supervisor completes the assessment roll, the Township

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Supervisor shall affix to the roll a certificate stating that the roll was made pursuant to resolution of this Township Board adopted on a specified date and that in making the assessment roll the Supervisor, according to their best judgment, conformed in all respects to the directions contained in such resolution and the statutes of the State of Michigan.

8. That the special assessment roll, as made and certified by the Township Supervisor, shall be reported to the Township Board and shall be filed in the office of the Township Clerk. The special assessment roll shall be available for public examination upon filing. Before confirming the assessment roll the Township Board shall appoint a time and place when it will meet to review and hear any objections to the special assessment roll. Notice of the hearing on the assessment roll shall be given according to law.

9. In future years, the Township Board shall annually hold a hearing on the estimated costs and expenses for operation and maintenance of the street lighting system and the proposed distribution of the levy, which may exceed or be less than the previous year's levy. Each year before the annual hearing, the Township shall, at least ten (10) days prior to the hearing, publish notice of the hearing in a newspaper of general circulation within the Township or by other means as law allows. The Township shall not be required to mail individual notices of the annual hearing to the owners of record of property within the district unless otherwise required by law.

10. The Lyon Lake Street Lighting Special Assessment District shall continue to exist perpetually, unless otherwise terminated by the Township Board by resolution.

11. If the Township Board further determines that in the event property is to be added to the special assessment district, an additional public hearing will be held. However, if a lot or parcel is permanently combined after the special assessment district has been created, approved and is in place, then in that situation, the special assessment shall be adjusted for that property to reflect the existence thereafter of only one lot or parcel. Likewise, if a lot or parcel is split or divided after the special assessment district has been created, approved and is in place, each of the new resulting lots or parcels in that situation shall be considered a separate lot or parcel for purposes of the special assessment to be applied.

12. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded to the extent of the conflict.

13. That all actions heretofore taken by Township officials, employees, and agents with respect to the tree preservation services and proceedings regarding this matter are hereby ratified and confirmed.

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YEAS: Members Cathy Combs, Meg Bosserd, Terry Day, Kyler Speaker, John Miller

NAYS: Members None.

ABSENT: Members None.

RESOLUTION DECLARED ADOPTED.

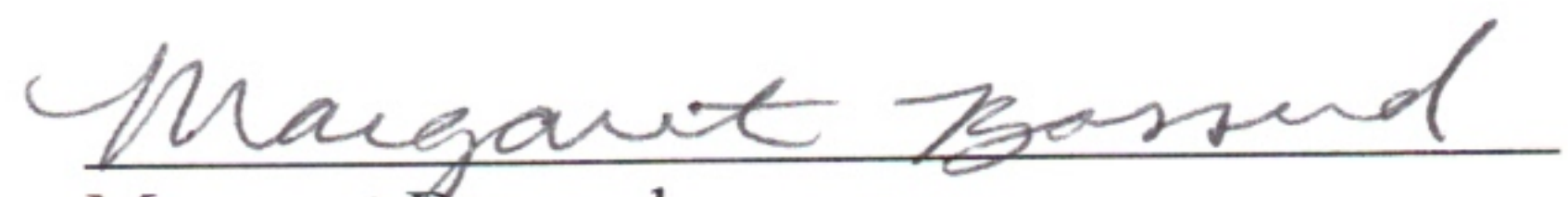


Terry Day
Fredonia Township Supervisor

STATE OF MICHIGAN)
)ss.
COUNTY OF CALHOUN)

I, Margaret Bosserd, Fredonia Township Clerk, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Fredonia Township at a public hearing held on September 15, 2025, in compliance with law.

IN WITNESS WHEREOF, I have affixed my official signature this 16th day of September, 2025.



Margaret Bosserd
Fredonia Township Clerk



EXHIBIT A

(STREET LIGHTING SYSTEM)

A street lighting system has already been installed and may be upgraded, operated, and maintained in the area of Lyon Lake and a special assessment district has been established pursuant to Act 188, as amended.

The special assessment district will be perpetual and the cost and expenses of operating and maintaining the street lighting system within the area of Lyon Lake will be assessed and levied each year to defray all or part of the same, if necessary. The Township Board will annually determine the amount to be assessed and levied in the district for street lighting and shall hold an annual hearing pursuant to Act 188. The cost, if any, for future years would include any CPI increase.

Total Cost and Expenses for 2025 are as follows:

Total cost for operating the street lighting system, as determined from previous years of operation	\$3,456.00
TOTAL TO BE ASSESSED	\$3,456.00

[All costs and assessments are subject to changes and increases as provided by Act 188]