

**CITY OF CHARLOTTE, COUNTY OF EATON, STATE OF MICHIGAN**

**RESOLUTION NO. 2021-057**

**A RESOLUTION TO ESTABLISH A SPECIAL ASSESSMENT DISTRICT FOR THE OPERATION AND MAINTENANCE OF THE CHARLOTTE FIRE DEPARTMENT AND TO ORDER THE CREATION OF A SPECIAL ASSESSMENT ROLL TO FUND THE DEPARTMENT**

**WHEREAS**, the City Council has determined to initiate the process for establishing a district to provide for the purchasing of equipment and for the operation and maintenance of the Charlotte Fire Department, and its annual operation and maintenance, pursuant to 1951 P.A. 33, as amended; and

**WHEREAS**, the City Council has caused the City Manager to prepare a cost estimate for fire protection for the fiscal year 2021; and

**WHEREAS**, after due and legal notice, the City Council has met on April 19, 2021, at 7:00 p.m., Eastern Daylight Time, and heard all persons interested therein at said first hearing with respect for the fire protection plan and the establishment of a special assessment district;

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

1. The City Council, pursuant to 1951 P.A. 33, as amended, hereby determines to provide for the funding of the Charlotte Fire Department as described as follows:

For the purchase of fire motor vehicles, apparatus and equipment and for the funding, on an annual basis, for the operation and maintenance of the Charlotte Fire Department.

2. The City Council hereby approves the cost estimate in the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), as prepared and presented by the City Manager. Of the aforesaid total cost of the project, one-hundred (100%) will be spread against the special assessment district.

3. It is anticipated that the annual cost may rise, due to inflation and other factors, and one hundred percent (100%) of the cost, whatever it shall be in the future, shall be spread annually on the district. The special assessment district shall remain in existence for as long as the Fire Department shall be in effect, or at such time as terminated by Resolution of the City Council.

4. The City Council finally determines that the special assessment district shall consist of all of the lots and parcels of land located within the city limits of the City of Charlotte, as set forth in the records of the Office of the Great Seal of the Department of the Secretary of State.

5. The Assessor is hereby directed to make a special assessment roll in which shall be described all the parcels of land to be assessed as above set forth, with the names of the owners thereof, if known, and the total amount to be assessed against each parcel of land, which amount shall be such relative portion of the whole sum to be levied against all parcels of land in the assessment district pursuant to the requirements of Section 1(4) of 1951 P.A. 33, as amended.

6. When the Assessor shall have completed the special assessment roll, he shall affix thereto his certificate stating that said roll was made pursuant to a resolution of the City Council, adopted April 19, 2021, and that in making the assessment roll he has, according to his best judgment, conformed in all respects to the directions contained in said resolution, 1951 P.A. 33, as amended, and the statutes of the State of Michigan, and the Assessor shall then report the special assessment roll with his certificate attached thereto to the City Council.

7. Upon receipt of such tax roll, the City Council shall hold, upon due notice to the record owners of the property proposed to be assessed pursuant to 1951 P.A. 33, as amended, to hear public comments concerning the proposed special assessments.

8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Charlotte, County of Eaton, Michigan, at a City Council meeting held on April 19, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 P.A. 267, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

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**Pearl Tidwell, City Clerk**

The foregoing resolution offered by Council member \_\_\_\_\_ and supported by \_\_\_\_\_.

Upon roll call vote, the following voted:

Aye:

Nay:

Absent:

I, the undersigned, the duly qualified and acting Clerk of the City of Charlotte, County of Eaton, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Charlotte at a regularly scheduled meeting held on Monday, April 19, 2021, relevant to the Michigan Open Meetings Act, the original of which is on file in my office as part of council minutes.

**IN WITNESS WHEREOF**, I have hereunto set my official signature this 19<sup>th</sup> day of April 2021.

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Pearl Tidwell, City Clerk / Treasurer  
City of Charlotte



## Memo

**Date:** April 19, 2021  
**To:** Honorable Mayor Armitage; City Council  
**From:** Erin LaPere, City Manager  
**Re:** Resolution to create a Special Assessment District

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On the agenda for Council's consideration is a resolution to establish a special assessment district for fire protection. As discussed in the March 9<sup>th</sup> study session, the creation of a special assessment district to defray the costs of fire protection is a two-step process. Step one, is to estimate the costs and consider the establishment of the district. At that time, a public hearing is required and one was scheduled and noticed for the regular Council meeting of April 19, 2021.

In order to establish the district at the meeting held April 19<sup>th</sup>, Council must, by resolution, determine whether to create the special assessment district, determine the boundaries of the district, and determine the amount of special assessment levy. Council will then direct administration to spread the assessment levy to defray the costs of fire protection. Persons or entities who are exempt from the general property tax act (e.g. federal/state/county, churches, schools, eligible veterans) would also be exempt from this special assessment.

A resolution to create the special assessment district and directing the Assessor to prepare an assessment roll is attached for Council's review and consideration. Upon creation of the district, the second public hearing can be set to hear objections to the distribution of the special assessment. This hearing is subject to the same notification requirements as the initial hearing on the creation of the district. This is a separate agenda item for the April 19<sup>th</sup> Council meeting, should Council decide to create the district.

The cost estimate for the expenses was left blank on the resolution. This was in anticipation of discussion by Council on whether to fund the fire department as it currently operates with the anticipated hire of a full time Fire Chief in the next 4-6 months. This would require a levy of \$987,913 or approximately 4.5 mills.

Alternatively, Council could consider reductions to the fire department operations, which would lessen the levy required. Across the board cuts to city operations would result in net cost savings and lessen the additional revenue required but would lessen service to residents. There are a few options to

reduce the budget through cuts to expenses. The Council could consider across the board reductions, such as a 20% reduction to each department, or proportional reductions, meaning each department would reduce its budget based on its percentage of general fund expenditures. For example, general administration less DPW, police, and fire, is anticipate to be 22.93% of the budget and would therefore reduce expenditures by 22.93%. Police is 38.42% of the general fund and would reduce expenditures by 38.42%. These cuts would result in the city being able to begin additional payment towards its pension liabilities and otherwise contain costs to rebuild the general fund balance. However, there will be impacts to city services received by residents with such cuts across the city departments.

If Council would like to consider the second option, the fire department is 23.68% of the budget and would therefore reduce expenditures by 23.68%, or \$252,232. To reduce the fire department by this amount, we would need to lay off two fire fighters and close one station. Additionally, we would have to reduce capital equipment purchases and hire a part time Fire Chief. In doing so, we will also see a slight reduction in the revenues received from the Rural Fire Association as they contribute on a percentage basis towards operational and capital costs. The reduced levy required under this option would be \$815,048 or approximately 3.75 mills.

I am prepared to work through a number of scenarios with Council at Monday night's meeting to determine the appropriate funding for fire protection services.

eel

attachment



Pearl Tidwell &lt;ptidwell@charlottemi.org&gt;

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**Re: Written response to special assessment district**

1 message

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**Pearl Tidwell** <ptidwell@charlottemi.org>

Tue, Apr 13, 2021 at 8:47 AM

To: Jonathan Potter &lt;jonathan@potterville.com&gt;

Hi Jonathan,

Thank you for your email. I will file your protest with the city but please keep in mind if you chose to appeal this assessment to the State Tax Tribunal, the statute does require you attend/protest the assessment at the public hearing on April 19 at 7:00pm. Please let me know if you have any questions!

Sincerely,

Pearl Tidwell

On Tue, Apr 13, 2021 at 12:12 AM Jonathan Potter &lt;jonathan@potterville.com&gt; wrote:

Hello,

I'd like to file an appearance and protest by letter for the hearing on Monday, April 19<sup>th</sup>.

By nature a special assessment district seems to be referring to a specific, rather than general area within a city. For a city-wide tax increase of the sort proposed, a voter-approved millage would be a better vehicle.

Of course, we appreciate our fire department and services they provide. :-)

Jonathan Potter

109 W. Stoddard St



Pearl Tidwell &lt;ptidwell@charlottemi.org&gt;

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**Re: Special Assessment**

1 message

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**Clarissa Sheler** <clarissam626@yahoo.com>  
To: Pearl Tidwell <ptidwell@charlottemi.org>

Thu, Apr 15, 2021 at 3:36 PM

Thank you.

I have a speaker problem with my laptop and hearing difficulty when it comes to the phone. I will try to find an external speaker for my laptop that will assist with my hearing issues.

Clarissa

On Thursday, April 15, 2021, 03:29:58 PM EDT, Pearl Tidwell &lt;ptidwell@charlottemi.org&gt; wrote:

Hi Clarissa,

Thank you for your email. I will add your protest to our file.

Please feel free to attend the meeting. Pursuant to Emergency Management Act, PA 390 of 1976 and Section 3(2) of the Open Meetings Act the meeting will be held electronically. Connect to Zoom from your computer, tablet or smartphone at website: <https://us02web.zoom.us/j/85922309909>; Meeting and Webinar ID: 859 2230 9909 or call in by telephone: (312) 626-6799.

You can also visit [www.charlottemi.org/meetings](http://www.charlottemi.org/meetings) and enter the webinar ID 859 2230 9909.

Let me know if you have any questions.

**Pearl Rose Tidwell**, Clerk / Treasurer  
City of Charlotte111 E. Lawrence Avenue, [Charlotte, MI 48813](http://Charlotte, MI 48813)

Ph: 517-543-8843 Fax: 517-543-8853

Email: [ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org) Web: [www.charlottemi.org](http://www.charlottemi.org)

On Thu, Apr 15, 2021 at 3:23 PM Clarissa Sheler &lt;clarissam626@yahoo.com&gt; wrote:

This is my protest and objection to the Special Assessment. The correspondence I received is so generic and uninformative gives me cause for concern. I as most city residence feel I am constantly asked for more money in the form of tax increases on my property assessment. I am retired and living on a fixed budget. I allowed for general cost of living increases. Being asked to possibly pay additional money for a service that I thought is already being paid for in my current city/property assessment has me concerned.

Clarissa M Sheler  
307 W. Shepherd

April 16, 2021

TO: City of Charlotte  
ATTN: Special Assessment District Hearing  
111 E. Lawrence Avenue  
Charlotte, MI 48813  
Fax: 517-543-8853  
Email: [ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org)

FROM: Drema S. Emerson, Owner in interest  
121 E. Henry Street  
Charlotte, MI 48843  
Tel: 269-967-6571  
Email: [dremalildrema@yahoo.com](mailto:dremalildrema@yahoo.com)

RE: Protest and Opposition to the City of Charlotte's proposed creation of a special assessment district throughout the entire city to defray costs for fire protection (the "Proposed Assessment")

Ms. Pearl Tidwell, City Clerk/Treasurer, and all other City of Charlotte Officials It May Concern:

Pursuant to paragraph 3 of the City of Charlotte Notice of Public Hearing Special Assessment District Notice, which notice declared that the City of Charlotte will hold a public hearing on Monday, April 19, 2021, at 7:00 p.m. to consider the Proposed Assessment, **THIS CORRESPONDENCE SHALL SERVE AS MY APPEARANCE AND PROTEST/OBJECTION IN LIEU OF PERSONAL APPEARANCE and is being submitted via fax and email transmission as provided for in paragraph 3 of the afore-mentioned notice.**

My name is Drema Emerson, and I am a property owner in the City of Charlotte; specifically, I am the record titleholder of 121 E. Henry Street, Charlotte, MI 48813. As a property owner in the City of Charlotte who will be directly impacted by the Proposed Assessment, I am unequivocally lodging my protest and objections to the Proposed Assessment. Specifically:

1. The establishment of city taxes carried/carries the express intention of collecting money from a city's constituency in order to share the cost/burden of mutually beneficial services being provided, the most popular of those services being fire, police, municipal building maintenance (e.g. courthouses and government buildings), and infrastructure updates/repairs (e.g. road repair and sewer/water main updates). The taxes property owners in the City of Charlotte are currently required to pay are expressly intended for such afore-mentioned services, including fire, and creating a "special assessment" seeking additional funds to cover such services would be akin to "double-dipping".
2. The current taxes on my property alone are well over \$3,000 annually. According to statistical data, in 2019 the population of the City of Charlotte was 9,090. If even half that number of people own property in Charlotte (4,545) and those people pay even half of what I pay in taxes, then the City of Charlotte is garnering \$6,817,500 minimum in property taxes alone annually. It is highly likely that the revenue generated from property taxes in Charlotte is, in fact, higher. It is incredibly disheartening to assume that Charlotte is unable to effectively budget fire protection services for its constituents on a \$6.8MM+ budget annually.

3. I am also highly concerned about an article that recently ran in our community newspaper, the County Journal. In the April 3, 2021 edition, on page 4, submitted by Mike Armitage. This article reports that Charlotte has been underfunding pension liabilities and spending more than it is bringing in. This in my opinion is mismanagement of the city budget to such an extent that it is in bad financial condition. Does this mean that the City of Charlotte was unable to sufficiently pay the salaries of retired city workers? This would suggest that Charlotte should engage in an analysis of their budget management abilities in order to solve and/or reallocate funds to fire protection services, instead of simply billing the townspeople for its shortcomings.
4. Again, according to statistical data, in 2019 the median income of a Charlotte *household* was \$50,000 annually. Also at that time, nearly 15% of the city's residents were living in poverty. Charlotte's residents continue to struggle to support their families and paying their bills; they do not have options to pay additional assessments and amounts on top of exorbitant property taxes already being assessed.
5. Charlotte's property taxes and annual revenue are several times higher than several surrounding cities. It is shocking and disconcerting that these neighboring cities can budget and provide fire services with the funds received from annual property taxes, with no special assessments required to do so.

The foregoing list of objections is by no means exhaustive. I am also confident in saying I speak for all Charlotte property owners that this Proposed Assessment is unconscionable. The City of Charlotte garners a very "healthy" sum in property taxes annually, and those taxes are explicitly intended for the provision of such services as fire protection. The property owners of Charlotte should not be burdened with additional sums and assessments in order to receive services their current taxes are intended for. Could you imagine paying a monthly subscription fee to Netflix only to be told you also have to pay per view of each individual movie you attempted to stream? Charlotte's Proposed Assessment purports to do exactly this.

I thank you greatly for your time and consideration in this matter.

Sincerely,

Drema Emerson



April 12, 2021

I am writing in protest to the Special Assessment District to defray the *estimated* cost for fire protection.

I have many questions in regard to the operation of the City of Charlotte.

1. Why is the budget estimated?
2. You just raised the water and sewer rates the past two years 22% don't you feel the residents have had enough of an increase to pay out?
3. You hired new administrative staff at the top of the wage scale, why?
4. Why do you spend \$160,000.00 per year for IT services when they are not even full time staff?
5. Have you followed any of the recommendations from the job study you paid for? They must have had ways to save the City money.
6. What about removing the restriction from the \$800,000.00 that the City has from the O.I. lawsuit? It is my understanding the City Council has the authority to remove the restriction.
7. What about the money from the Federal Government under the Cares Act that the City has coming? You are receiving \$900,000.000 for infrastructure so monies you budgeted for that could be moved to the General Fund to be used for operations and the Cares Act for streets etc. I understand you will get half the first year and half the second year and you have spend it by 2024.
8. I would also like to know where the money goes from billable fire runs that are paid by townships at \$3,600.00 per run.

In my opinion you need to stop buying new equipment like the DPW Dumptrucks and pickups, as well as every other new thing they want. The firetrucks have at least a 20 year life span. Then lets talk about the Armory that is used as a storage building and a place to hang out. How

How much does it cost the city to heat the building? I have noticed when I have traveled to other cities they don't have all the shiny new trucks and fire equipment in Mason, Grand Ledge and Eaton Rapids.

I understand this City Council and Mayor inherited many of these problems due to mismanagement but, I don't think balancing the budget on the taxpayers backs is the best way to go either. We as home owners have to live within our means and many of us are on fixed income and have no other way to make up the increases that you want to tax us for.

Please go back to the drawing board.

Sincerely,

*Stephanie Schultz*  
*286 Bonnie Brook Dr.*  
*Charlotte*



Pearl Tidwell &lt;ptidwell@charlottemi.org&gt;

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**Re: Attn: Special assessment district hearing**

1 message

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**Pearl Tidwell** <ptidwell@charlottemi.org>  
To: Daniel Engel <onecooldad2001@ameritech.net>

Mon, Apr 19, 2021 at 3:12 PM

Hi Daniel,

Thank you for your communication. I will add your correspondence to our special assessment district communication public records.

The Council is considering this path due to a number of factors. First, the city has faced stagnant property tax revenues due to property values falling in 2011 and remaining below those 2010 numbers. We have collected less in revenue each and every year for the past 10 years. Second, the city has increasing pension liabilities that must be paid. Due to changes in state law in 2017, the city must reach a 60% funding ratio and it is currently at 53% funded. Finally, due to the compounding factors of increases in costs and stagnant revenues, the city has been making modest cuts and operating utilizing fund reserves. We have reached a point where that is no longer sustainable and we need additional revenues along with significant cuts.

The city has not finalized a millage amount yet as that will occur at the meeting on April 19th by resolution of Council. Based on estimated costs and current taxable values, the city may need up to 5.5mills to fully fund the city's portion of the fire department operating and capital costs for the upcoming fiscal year. For more information please visit: <https://www.charlottemi.org/fpf/>.

I would also encourage you to attend the Council meeting being held today, Monday, April 19th at 7pm via Zoom ([www.charlottemi.org/meetings](http://www.charlottemi.org/meetings)) as we will go over the current financial situation in detail.

**Pearl Rose Tidwell**, Clerk / Treasurer  
City of Charlotte

111 E. Lawrence Avenue, Charlotte, MI 48813  
Ph: 517-543-8843 Fax: 517-543-8853  
Email: [ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org) Web: [www.charlottemi.org](http://www.charlottemi.org)

On Sat, Apr 17, 2021 at 10:46 AM Daniel Engel <[onecooldad2001@ameritech.net](mailto:onecooldad2001@ameritech.net)> wrote:

I have a strong PROTEST against adding more expenses on our properties. You should be trying to reduce expenses on the citizens of Charlotte, in these trying times. You should have never built the second fire house in the first place. You could have used that millage money to pay for these fire protection costs you speak of. The original firehouse was doing just fine. You already have put a huge financial burden on the property owners with that giant increase on our water bills. They are so high that they have put a huge burden on the working families of our city. And now you want to add more of a burden. Cut back on the your spending somewhere else to pay for this fire protection and try to lower the cost of our water bills as well. You are killing us.

Thank you, Dan E.

Sent from [Mail](#) for Windows 10



Pearl Tidwell &lt;ptidwell@charlottemi.org&gt;

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**Re: Written letter of Protest - Special Assessment District**

1 message

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**Erin LaPere** <elapere@charlottemi.org>  
To: dleffler@sbcglobal.net  
Cc: Pearl Tidwell <ptidwell@charlottemi.org>

Sun, Apr 18, 2021 at 4:21 PM

| Good Afternoon,

Thank you for reaching out with your questions about this proposed Special Assessment. Below, please find the answers to your questions. I would also encourage you to attend the Council meeting being held Monday, April 19th at 7pm via Zoom as we will go over the current financial situation in detail.

1) What is A Special Assessment District?

A Special Assessment District is an area benefitting from a specific service or improvement.

2) Where is the Special Assessment District?

Under PA 33 of 1951, the Council could include all properties in Charlotte that are not exempt from general ad valorem taxes, as they benefit from the fire protection services.

3) What are the properties specifically benefiting?

The properties in Charlotte that are not otherwise exempt by statute.

4) Estimated costs for fire protection

The estimated cost to maintain fire protection under current operations is \$1,365,188. The Council is considering whether to make cuts to fire services to lower the costs and reduce the amount of assessment needed to fund fire operations.

5) Creation of a special assessment district?

Yes, Council is considering creation of a special assessment district.

6) Doesn't our property tax money we pay each year include funds for fire protection?

Currently fire operations are funded through the general fund which includes most city services. This would change that funding model to provide dedicated funding for fire operations and allow the city to utilize general tax revenues for other city services including police protection.

- The first thing we need is an answer to the above questions?

- Second, why is this happening? What is the current budget for fire protection?

The Council is considering this path due to a number of factors. First, the city has faced stagnant property tax revenues due to property values falling in 2011 and remaining below those 2010 numbers. We have collected less in revenue each and every year for the past 10 years. Second, the city has increasing pension liabilities that must be paid. Due to changes in state law in 2017, the city must reach a 60% funding ratio and it is currently at 53% funded. Finally, due to the compounding factors of increases in costs and stagnant revenues, the city has been making modest cuts and operating utilizing fund reserves. We have reached a point where that is no longer sustainable and we need additional revenues along with significant cuts.

The current year budget for the fire department is \$1,555,911.

- Does the City have a balanced budget each year? If not, why?

A balanced budget means the expenditures do not exceed revenues and fund reserves. To put it simply, the city is allowed to use its savings to offset higher costs. This is ok in emergency or temporary situations, but this is what has been happening for several years and we are running out of savings.

- Is there a law that states the City must have a balanced budget?

Yes, state law requires the city adopt a balanced budget but savings can be used to balance a budget.

In terms of impacts to residents, if the city were to assess the amount needed to fund the fire department with no cuts to operations that would necessitate a levy of approximately 4.5mills, or \$987,912. For reference, in 2021 a mill generates \$219,536 in revenue for the city. For the average homeowner, they would be seeing an increase of approximately \$198 per year, or \$16.50 per month. At this time, the Council is still considering whether to make cuts to fire operations in addition to this assessment to reduce the amount needed. The Council will also be making decisions about cuts to other city departments as well, because the assessment alone will not be sufficient to resolve the financial shortfalls facing the city.

I hope this helps address your concerns. Please let me know if I can be of further assistance.

Take care,

Erin

From: **Del & Beverly** <[dleffler@sbcglobal.net](mailto:dleffler@sbcglobal.net)>  
Date: Sun, Apr 18, 2021 at 2:20 PM  
Subject: Written letter of Protest - Special Assessment District  
To: [ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org) <[ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org)>  
Cc: [dleffler](mailto:dleffler@sbcglobal.net) <[dleffler@sbcglobal.net](mailto:dleffler@sbcglobal.net)>

City of Charlotte

Subject: Notice of Public Hearing Special Assessment District

Written notice of protest

City of Charlotte

Attn: Special Assessment District Hearing

[111 E. Lawrence Ave.](#)

[Charlotte, Mi 48813](#)

Email [ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org)

We have the following questions and comments:

- 1) What is A Special Assessment District?
- 2) Where is the Special Assessment District?
- 3) What are the properties specifically benefiting?
- 4) Estimated costs for fire protection
- 5) Creation of a special assessment district?
- 6) Doesn't our property tax money we pay each year include funds for fire protection?

- The first thing we need is an answer to the above questions?
- Second, why is this happening? What is the current budget for fire protection?
- Does the City have a balanced budget each year? If not, why?
- Is there a law that states the City must have a balanced budget?

We need to know more about the circumstances that lead to this meeting about a Special Assessment District and what amount of money we are talking about here.

Charlotte is the County Seat. We have many families living in Charlotte who are low income. If they are homeowners this would be a hardship; if they are renting their rent will ultimately increase. We have many retired citizens living on a fixed

income who are homeowners. A special assessment would most certainly put a hardship on the retirees.

Until we get more information, we protest this Special Assessment District.

Beverly & Del Leffler

1019 N. Cochran

Charlotte, Mi 48813

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**Erin E. LaPere, MPAP**

City Manager  
City of Charlotte

[111 E. Lawrence Avenue, Charlotte, MI 48813](#)  
Office: 517-543-8850 Cell: 269-223-9809 Fax: 517-543-8851  
Email: [elapere@charlottemi.org](mailto:elapere@charlottemi.org) Web: [www.charlottemi.org](http://www.charlottemi.org)



Pearl Tidwell &lt;ptidwell@charlottemi.org&gt;

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**Re: Special Assessment District - Protest**

1 message

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**Pearl Tidwell** <ptidwell@charlottemi.org>  
To: J <wertzja11@gmail.com>

Mon, Apr 19, 2021 at 2:39 PM

Hi Julie,

Thank you for your communication. I will add your correspondence to our special assessment district communication public records.

The Council is considering this path due to a number of factors. First, the city has faced stagnant property tax revenues due to property values falling in 2011 and remaining below those 2010 numbers. We have collected less in revenue each and every year for the past 10 years. Second, the city has increasing pension liabilities that must be paid. Due to changes in state law in 2017, the city must reach a 60% funding ratio and it is currently at 53% funded. Finally, due to the compounding factors of increases in costs and stagnant revenues, the city has been making modest cuts and operating utilizing fund reserves. We have reached a point where that is no longer sustainable and we need additional revenues along with significant cuts.

The city has not finalized a millage amount yet as that will occur at the meeting on April 19th by resolution of Council. Based on estimated costs and current taxable values, the city may need up to 5.5mills to fully fund the city's portion of the fire department operating and capital costs for the upcoming fiscal year. For more information please visit: <https://www.charlottemi.org/fpf/>.

I would also encourage you to attend the Council meeting being held today, Monday, April 19th at 7pm via Zoom ([www.charlottemi.org/meetings](http://www.charlottemi.org/meetings)) as we will go over the current financial situation in detail.

**Pearl Rose Tidwell**, Clerk / Treasurer  
City of Charlotte

111 E. Lawrence Avenue, Charlotte, MI 48813  
Ph: 517-543-8843 Fax: 517-543-8853  
Email: [ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org) Web: [www.charlottemi.org](http://www.charlottemi.org)

On Sun, Apr 18, 2021 at 9:43 PM J <[wertzja11@gmail.com](mailto:wertzja11@gmail.com)> wrote:

Pearl,

I am unable to attend the Public Hearing on 4-19-2021.

I am writing to protest any special assessments for the Fire Department.

The notice was very vague!

It's unfair to homeowners to not even know what this special assessment is needed for. What it will cost, is it separate from our tax bill, if so, for how long?

Not disclosing any details on the special assessment make it difficult to simply agree to this.

As a single income homeowner, the additional increases in my water and sewer rates on top of my property taxes has already affected my budget.

Recently the properties on my block have been surveyed for sidewalks too!

Should this even be done?

Sincerely,

Julie Wertz



4/19/2021

City of Charlotte Mail - Re: Special Assessment District - Protest

132 Van Lieu St.  
Charlotte, MI 48813



Pearl Tidwell &lt;ptidwell@charlottemi.org&gt;

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**Re: Special assessment district**

1 message

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**Pearl Tidwell** <ptidwell@charlottemi.org>  
To: dhull@superiorelectricinc.com

Mon, Apr 19, 2021 at 2:03 PM

Doug and Angela,

Thank you for your communication. I will add your correspondence to our special assessment district communication public records.

The Council is considering this path due to a number of factors. First, the city has faced stagnant property tax revenues due to property values falling in 2011 and remaining below those 2010 numbers. We have collected less in revenue each and every year for the past 10 years. Second, the city has increasing pension liabilities that must be paid. Due to changes in state law in 2017, the city must reach a 60% funding ratio and it is currently at 53% funded. Finally, due to the compounding factors of increases in costs and stagnant revenues, the city has been making modest cuts and operating utilizing fund reserves. We have reached a point where that is no longer sustainable and we need additional revenues along with significant cuts.

I would also encourage you to attend the Council meeting being held today, Monday, April 19th at 7pm via Zoom ([www.charlottemi.org/meetings](http://www.charlottemi.org/meetings)) as we will go over the current financial situation in detail.

**Pearl Rose Tidwell**, Clerk / Treasurer  
City of Charlotte111 E. Lawrence Avenue, Charlotte, MI 48813  
Ph: 517-543-8843 Fax: 517-543-8853  
Email: [ptidwell@charlottemi.org](mailto:ptidwell@charlottemi.org) Web: [www.charlottemi.org](http://www.charlottemi.org)On Mon, Apr 19, 2021 at 1:39 PM dhull@superiorelectricinc <[dhull@superiorelectricinc.com](mailto:dhull@superiorelectricinc.com)> wrote:

Charlotte City Council,

I am against a tax increase to fund more city liabilities. Why is this always the answer from government. We need more money so lets tax people. The fire department has always been funded by the taxes we pay to the city. Why now is it not enough?

My water bill is going up every year. I had 4 people living in the house 30 years ago and my bill was \$75/3 months. I now have 3 people living in the same home and my bill has been up to \$400/3 months. That a 14% increase a year over 30 years. That is unacceptable but I either pay up (with no choice) or move. Its not like I have a lot of options. Now you want to pull a cost out of my tax bill and start another kitty. If you pull the assessed cost out of my tax bill with a maximum increase per year that's where I would want to start negotiations.

The president is talking about raising taxes. The cost of goods and services are going up. I am disabled and live on a fixed income. The government is putting a larger share of the burden on the citizens who can least afford it.

Did we really need the second fire department building? Are townships who share the fire department services paying their fair share? Would it make more sense to get it from them? There has to be another way that does not include raising taxes on the citizens of this city.

Thank you,  
Doug and Angela Hull  
727 Walnut St.

Sent from my Verizon, Samsung Galaxy smartphone

4/19/20

Atlas Property LLC

PO BOX 80856

Lansing, MI 48908

City of Charlotte

Attn. Pearl Tidwell

RE 4/19/21 special assessment district including 520 Lansing St

Parcel 200 007 400 122 03

Parcel 200 007 400 271 01

Dear Ms. Tidwell

Please allow this letter to serve as our appearance and protest to the proposed Special Assessment District.

We object to the creation of a special assessment district.

Additionally, we object to any special assessment.

If possible, please have someone read this letter at the 4/19/21 meeting.

Thank You.

Atlas Property LLC by Michael Atayan, Manager

