

HASTINGS CHARTER TOWNSHIP
Minutes of June 2, 2026 Meeting of the
INDIAN HILLS SUBDIVISION IMPROVEMENTS SPECIAL ASSESSMENT DISTRICT

Call to Order: 6:30 pm by Supervisor Jim Partridge followed by Trustee Wetzel leading a moment of prayer and the pledge to the flag.

Roll Call: Supervisor J. Partridge (Board Chair), Clerk D. Olson, Treasurer J. Phillips, Trustees D. Eichholz, B. Scheck, B. Westveer and W. Wetzel.

Also Present: 18 guests, including Jacob Welch of the Barry County Road Commission and the following members of the Subdivision: Brenda Teegardin, Randy Teegardin, Donna Brown, George Becker, Roselyn Becker, Kate Barch, Ron Barch, Kyle Pohja, Pat McKeough, Stephen Williams, Spencer Jim Scobey, Brian Tobias, Doug Dailey, Justin Peck, Debbie Jensen, Fred Jacobs and Chase Youngs.

Resolution 1 of 4: Hastings Charter Township, at its regular monthly meeting held on May 12, 2026 was presented with signed petitions by residents of the Indian Hills Subdivision, including Indian Hills Drive, Country Club Drive, Hill View Drive, Lakeside Drive and Valley View Drive. The petitions collectively represented over 72% of the total road frontage of said subdivision, and was requesting that the Township establish a road paving project under authority of PA 188, MCL 41.721, et seq. At that meeting, the Township Board approved to have the necessary resolutions prepared and sent to Fahey Schultz Burzych Rhodes law firm for legal review and input.

Thus, Supervisor Partridge presented and read through Township Resolution No. 2026-02, establishing the time, date and place for public hearing on the petition, the cost estimate, the plans for the proposed improvement and the proposed district. Trustee Wetzel moved, seconded by Trustee Westveer, that Resolution 2026-02 be approved as presented. MOTION CARRIED by roll call vote – 7 ayes, 0 nays.

Road Commission Report: Jake Welch, Managing Director for the Barry County Road Commission began with a personal introduction. Jake then said the intent of the project was to remove and replace 3 inches of asphalt, adjust drains to move water properly, restore affected edges and chip seal the final product. Questions (in red) and answers included:

Will the removed material be reused? Yes, it will be included.

What is the history of the road? 1960's it was primed and double sealed, overlayed in 1990, 3 additional seals since. 66 years out of a road is really good!

What is the total length to be affected by the project? 1.28 miles

How far back will sprinklers need to be moved? 5 to 7 feet is great. Any questions on drainage related issues, reach out to the Road Commission directly.

If this project wasn't being considered right now, how many years would the road still last? In Jake's opinion only, perhaps another 5 years.

If the Road Commission feels that repairs became ineffective after a certain time, does that mean they intend to do nothing more with the road? No; various maintenance is continued: snow removal and patching. Currently on a patch-only plan, due to best use of available resources.

When was the last chip seal performed? 1999

It was noted that better pricing was available this year – why didn't the estimate decrease with that new information? This is a "worst case" cost estimate, hoping ultimately the cost and price will be lower.

What is the difference between this road (the subdivision) and any other road in the county? The Road Commission is not taking on any additional private roads, due to budget. New housing projects, it is expected, the developer would include paving in their total budget. All other roads are either "through-roads" or under their own Special Assessment District.

After this work is completed, what is the maintenance plan by the Road Commission? Continue to maintain, keep good roads good. Added comments by Board Members Partridge, Scheck & Eichholz, affirming better roads in Barry County compared to adjacent jurisdictions.

Will 3 – 3-1/2 inches be enough nowadays, considering the possible rubber content added to asphalt today?

The Road Commission does grading, then asphalt. When chip seal is added it is a very good road. Others in the industry and EGLE are testing with rubber. Our Road Commission is watching to see the results of such testing before investing, leaving the experimenting to others.

Will the paving include anything other than what is already paved? At this point, only what is already paved.

Discussion began over the question of fairness in vote: those with greater road frontage would have a greater deciding factor in the project. Supervisor Partridge asked that the financial questions come after the presentation by the Road Commission, keeping to construction questions at this time.

Does the road closure pose a safety concern? There are always safety concerns, but the Road Commission will be alerting people in a neighborhood prior to beginning, so that they may have their vehicles out first.

What is the expected length of the project? Anticipated to be about 3 weeks.

Public Comment

Supervisor Partridge thanked Jake for his participation, as well as that of subdivision members proactively getting the subject moving into action. The Supervisor described the current township budget, how costs are ever increasing and what the people might expect in the future of a millage to cover emergency service costs; thus, a special assessment district is needed for this project. Finally, the Supervisor opened the floor for public comment, with request to limit each comment to 3 minutes and to state one's name for minutes recording.

Comments included from named individuals as well as general comments / questions:

Ron Barch – when can I make a payment? When it is due.

Steve Williams – how much will a person have to pay if paid up front, rather than over 10 years? Refer to Payment Schedule

Brian Tobias – when will we know if it is more or less than the cost sheet? Anticipated, prior to November bill.

Doug Dailey / Chase Youngs – if paid off early does that end the interest? Yes, see Payment Schedule. Partridge explained interest process.

Pat McKeough – what is the legal fee and what about the holdings that have multiple lots? Response offered by Fred Jacobs, quoting previous Supervisor Jim Brown 'Do it by the door.' **What about vacant lots?** Supervisor Partridge advised that the Township Board reserves the right to assess any lot that later builds a house on it, during the life of the special assessment.

Debbie Jensen – If in the future, other lots are added / more tax payer base, what happens to those who have already paid in full? A refund would be issued. **What about there being multiple parcels but under one name?** Only parcels that have a house on them are included in the special assessment.

George Becker explained that the one parcel that is currently undeveloped, but IS included, is because plans are already in the works to build there.

Steve Haney – the wording of a Special Assessment Roll – have 30 days to make a complaint to the Tax Tribunal? Yes, but must register complaint at this meeting. **Even if complaining tonight, it has no effect since 72% have already decided in favor of the project, unless going to the state tribunal. I'm concerned of the usage of wording. But in order to appeal to the state, one must protest at this meeting.** Confirmed as spoken: one must make complaint at this meeting to then file with the state tribunal.

Kyle Pohja – Since linear square feet carries more weight to the vote in this, it's unfair that corner lots get more vote. I disagree with that.

Resolution 2 of 4: Supervisor Partridge presented and read through Township Resolution No. 2026-03, which, having passed the first resolution and having heard from the residents, to proceed with establishing the district. Trustee Westveer moved, seconded by Trustee Scheck, to approve the Resolution as presented. MOTION CARRIED by roll call vote – 7 ayes, 0 nays. **Debbie Jensen – Question from earlier – will it be addressed?** Yes. Trustee Scheck affirmed the work of the Road Commission. Clerk Olson commended the legal process, allowing all interested parties to be heard and considered, and that decisions could be made by fair and due process.

Further comments by public:

George Becker – Better to refer to assessments as ‘property owners’ than by ‘front doors’. If a property is sold before the end of the special assessment, whose responsibility is it to inform the buyer? It will be in the zoning information. The financial institution involved in the process will look for any assessment in their standard checklist. What is the city doing (regarding their portion of that same road / subdivision)? They are not as far along in the process, but they are working on it.

Steve Williams – I believe there might be options of approaching the state for financial assistance. It might involve a lien on the property, but payment would be deferred. Treasurer Phillips mentioned Poverty Exemption form available.

Resolution 3 of 4: Supervisor Partridge presented and read through Township Resolution No. 2026-04, setting the date, time and place for a public hearing on the assessment, on June 23, 2026, 6:30 PM at Hastings Charter Township Hall. Clerk Olson moved, seconded by Trustee Westveer, to approve the Resolution as presented. MOTION CARRIED by roll call vote – 7 ayes, 0 nays.

Further comments by public and Board members:

Justin Peck – appreciated the dialogue process of the meeting.

Trustee Westveer – the board appreciates all input and will investigate what financial programs exist.

Supervisor Partridge – reference MI Department of Treasury Form 2748 Senior Citizen or Totally & Permanently Disabled application.

Public comment – If, years down the road, the Road Commission again comes to a point of decision that no more chip sealing will be done, please let the residents know. Noted.

Adjourn: Motion by Trustee Wetzel, seconded by Trustee Scheck. Motion carried.

Meeting adjourned 8:22 p.m.

Respectfully submitted,
David J. Olson – Clerk

Approved David J. Olson Clerk
Date June 23, 2026.