

LAKE TOWNSHIP, HURON COUNTY
4988 W. KINDE RD., CASEVILLE, MI 48725
BOARD OF TRUSTEES MEETING
JUNE 19, 2017

Meeting was called to order at 7:35 P.M. Those in attendance: Valerie McCallum, Clay Kelterborn, Dorothy Fischer, and Claren Russell. Dale Hartsell arrived late at 7:45 P.M. Guests-9.

AGENDA: Motion was made by Fischer to approve the Agenda as presented, supported by Kelterborn. All in favor, motion carried.

APPROVAL OF MAY 15, 2017 MINUTES: Minutes amended by Kelterborn to reference subtitle paragraph "Roads" regarding replacement tube to read "...type of tubing is as strong as the rigid steel ones." Also Kelterborn requested inserting distance on McCormick Rd. resurfacing to include distance "...1 mile between Kinde Rd. and Etzler Rd." Motion made by Kelterborn, seconded by Fischer to approve the minutes with correction and amendment. All in favor, motion carried.

REPORTS:

Supervisor: CAFPA (Caseville Area Fire Protection Association) has discussed the idea of running a First Responder unit out of the Caseville Fire Hall. An informational meeting has been planned for the public on July 11, 2017 at 6:30 P.M. at the fire hall in Caseville. Any persons interested in training to be a first responder are also encouraged to attend.

Todd Gordon has resigned from the Planning Committee due to personal reasons. Further discussion is included under New Business.

The Supervisor traveled the Lake Township roads with Matt Ricker, Road Foreman, and reviewed trees encroaching on roads that need to be cut down. Some are on the right-of-way and others are dead ash needing to be cut down. Kelterborn asked if the tree/trees to be removed along Quarry Road will also have the stump removed. McCallum agreed to check. On Etzler Rd. phragmites need to be cut back. JP Tree Service will remove brush and trees under contract with the Road Commission.

TREASURER: Summer taxes have been picked up from the County and are being prepared for mailing.

CLERK: J Hancock Pension representative will be conducting an informational meeting at the hall for employees of Lake Township July 6th at 10 A.M.

TRUSTEES: Kelterborn – The Transfer Station compactor is leaking quite badly. Kelterborn contacted Pat Mcardle at Progressive Tool & Machinery to look at it to determine whether he could repair it, and provide the Board with an estimate. Mr. Mcardle was present and addressed the Board, providing a written estimate for \$3,600. He indicated that he was estimating 40 man hours to rebuild the cylinder, which could be done over two days with two men. His schedule is booked for the next three weeks, at least, but he will get back with the township to set up a date.

CORRESPONDENCE: CAFPA Minutes, Zoning Administrator's report, Building Inspector's report, Planning Commission Minutes, Building Committee Summary, MTA Principles of Governance, Email re: Huron Co. View contract renewal, email from Health Dept. re: beach testing, 2017

states that the county will be divided into Mondays and Thursdays beach water testing weekly with results to be received and posted Fridays; Comcast letter regarding channel lineup changes, MPSC hearing notices for DTE and Consumer's Power.

PETITIONS/PUBLIC COMMENTS: A guest asked about phragmites, wondering if the Township treats against them? Discussion was had dealing with phragmites, and a guest at the meeting, Randy Armstead, stated he had been given a website that tells how to get rid of them. Another guest also knew of this treatment and verified it eradicated phragmites on his beach. Mr. Armstead offered to give the website information for our website so other residents might research it.

PAYMENT OF THE BILLS: Added to the bills-\$30 for Hall cleaning. Hartsell motioned to pay the bills with one addition, seconded by Fischer. All in favor, motion carried.

OLD BUSINESS:

Roads: Kelterborn motioned to allocate \$7500 for 6A road maintenance, seconded by Hartsell. All in favor, motion carried.

Brush and trees trimming money not discussed due to holding for Road Commission estimates.

Discussion ensued regarding Champagne Rd. and Musselman drain tubes. The Board is not clear about the economy of using squash drains vs. hard steel drains. It was suggested to invite Gary Osminski to come to next meeting for information regarding drains. Kelterborn motioned to table drain decisions until next meeting, seconded by Hartsell. All in favor, motion carried.

McIlhargie Rd. needs stone but the feeling is that it won't last unless a ditch is created to catch run-off, or, as suggested by the Road Commission, add tile. The problem with ditching is that privately owned trees would have to be removed. The cost to install the 2 tile runs and add 4000 tons of stone to the road is \$66,700. Kelterborn expressed doubt that tiling would be adequate and would want to know the estimate to add a ditch. The question was also raised if improving only ½ the mile, up to where there is a resident, would help. Last meeting noted that the school bus does use this entire mile. McCallum motioned to table decision awaiting further information from the Road Commission, seconded by Hartsell. All in favor, motion carried.

Transfer Station: Two applicants, Michael Roger and Pat Pigott, both proved to be qualified to run the Transfer Station. McCallum suggested hiring both people and working on a schedule that would fit their needs as well as the Township's. Hiring both men would also be helpful for finding an alternate when one couldn't work. Kelterborn motioned to hire both men, with retiring attendant, Dave Ferris, assisting as an alternate if needed. Hartsell supported it. All in favor, motion carried.

The compactor needs to be repaired, and we have one quote of \$3,600 made by Progressive Tool Co. LaFave Steel was contacted but they were unable to bid on the job. Therefore, Kelterborn moved to accept the bid from Progressive Tool & Machinery to repair the compactor, seconded by Hartsell. All in favor, motion carried.

Dave Ferris has been recycling the metal as it comes in to the Transfer Station. He is willing to keep his trailer there for that purpose if the Board is in favor. It was agreed that Ferris

could continue and the attendant will call him when the trailer is full. Motion made by Fischer, seconded by McCallum. All in favor, motion carried.

Township Hall: The Board reviewed a report submitted by Tom Pierce of the Building Committee. The committee has been looking for land within the township to build a new hall, or an existing building that could be converted to a hall. A piece of property on Port Austin Rd. was looked at but was found to be wetlands and not buildable. An alternate site was a 3 acre lot with a building on it, known as the old Oak Beach Tavern (aka, the Farmer's Daughter) on Oak Beach Rd. Inspections were done by Booms Construction with a plumber and an electrician to look over the building as it stands now and decide if it was worth considering. A tentative drawing was submitted by Nicole Collins as to what the hall would need to include. Per Pierce, after spending four hours with the contractors, an estimated \$455,000 would be needed to convert the building to the needs of a hall with \$97,000 of that estimate for an asphalt parking lot. The asking price of the property is \$129,000. Funding was looked into and it could be a 15 year loan with the backing of the contractor and bank, or go through a USDA government loan that could be carried for up to 30 years with a low interest rate. If we could include some sort of emergency services such as police, an ambulance or a fire department branch, a 15% grant could be applied for. There is enough room at the end of the building to consider room for one of these emergency services. Pierce also believes there is natural gas on the property. He will verify that but did not notice signs of propane. Pierce and his committee recommend putting a bid in for the building with approximately 3 acres of commercial land. It was also noted that the inspectors all felt that it was a solid building for potential remodeling, although it definitely needs a new roof but all were in agreement that it should not be bulldozed down. As it stands now, in the current township hall, there is no office for the treasurer and she collects taxes and stores records in her own house. There is a shared office between the supervisor and the assessor at the hall. The election equipment is stored in the open when it should not be accessible to the public, as well as election records and materials which are stored in various spaces in the clerk's office because there is no room in the closets. The bathroom is in poor condition, i.e., no hot water, slanted floors, floor tiling broken or missing, and the hall floors in general are slanting in different areas throughout the hall due to an inadequate foundation that is settling. Because the township does not own the building, and the owner has not responded to queries to sell the building and land to the township, it is financially irresponsible to put Lake Township tax money into expansions or updates to meet the needs of storage and offices. Pierce informed the Board that the Building Committee analyzed the costs to renovate and add on to the current township hall, if it were owned by the Township, and those costs exceeded the estimate on the Oak Beach Tavern. Kelterborn felt the Oak Beach property was worth no more than \$60,000. Motion was made by Russell to offer no more than \$75,000 for the property, and Kelterborn amended the motion to include having our local attorney handle the negotiations. Seconded by Fischer. All in favor, motion carried.

Another motion was made by Kelterborn to have our current auditor prepare a Municipal Financial Qualifying Statement annually beginning this year, to satisfy state law. The motion was seconded by Hartsell. All in favor, motion carried

ORV Complaints: Sand Rd. and Quarry Road residents have complained about ORV's racing up and down their roads. McCallum has spoken to a resident on Sand Rd. who is willing to allow a Sheriff's car to park on her property to observe and apprehend riders who are not in

compliance with the law. McCallum also spoke to the Sheriff regarding these complaints. He has agreed to do some patrolling in the area, and also alert the DNR. In the past the DNR has written 7 tickets due to registration violations, and the sheriff's office has written 2 tickets for other violations.

Letters have been sent to Representatives Canfield and Pavlov, making them aware of illegal shooting in the Quarry Rd. area and the local citizens' complaints.

NEW BUSINESS:

Planning Commission Appointment: Due to the resignation of Todd Gordon from the Planning Commission, Randy Armstead has agreed to sit on that board. Motion by Hartsell, seconded by Fischer to appoint Randy Armstead to the full 3 year appointment. All in favor, motion carried.

Resolution to Adopt Public Inspection Policy of Assessment Records: Due to the fact that the Township does not have customary business hours of 9-5, the State Tax Commission requires a specific policy and procedure for the public inspection and copying of assessment records as distinguished from the Township's FOIA policy, which is outlined in the Resolution presented for approval. Motion was made by Hartsell, seconded by Fischer. Roll call vote: Ayes- Fischer, Kelterborn, McCallum, Hartsell, Russell. Nays-none. **Resolution 2017-12 is adopted.**

Huron County View Publication Contract Renewal: Motion to renew the contract with the View newspaper made by Hartsell, supported by Kelterborn. All in favor, motion carried.

MTA Principles of Governance: Motion made by Hartsell and seconded by Kelterborn to adopt the Principles of Governance. All in favor, motion carried.

Public Comments: None.

Adjournment: There being no further business, Hartsell motioned to adjourn the meeting at 9:40 P.M. Seconded by Kelterborn. All in favor, motion carried.

Respectfully submitted,

Claren Russell, Clerk