

Bear Creek Township Board Meeting July 1, 2020

- I. Called to order at 7:00 p.m.
- II. **Roll Call**
 - a. Golding, Hoffman, Nowland, Keiser, Kendziorski
 - b. Others Present: Al Welsheimer, Joe Villemure, Mitch Brown, Karen Cosens, Tom Urman, Jim Kargol
- III. **Pledge of Allegiance**
- IV. **Approval of Minutes**
 - a. Minutes from two meetings: BCT Public Hearing on June 3, 2020 and Regular BCT Board Meeting on June 3, 2020.
 - i. **Motion** by Nowland to approve the minutes as presented, 2nd by Hoffman. **Unanimous**
- V. **Request from the Floor/Discussion**
- VI. **Approval of the Agenda**
 - a. Keiser noted that we will start with Blight and Recreation as Joe Villemure is present.
- VII. **Unfinished Business**
 - a. **Howard Rd- Sewer Extension**
 - i. Keiser reported that the Howard Rd project is almost complete, and the road was opened today. Overall, it went well, with only a couple changes, however, it took much longer than expected. The intersection of Howard, Standish and Clarion was closed much longer than scheduled for the following reasons: the sub-contractor was supposed so arrive on Thursday, so MDC shut down the road on Wednesday and dug a hole for the sub-contractor to start. The sub-contractor did not arrive until Monday. It took a few days to set up the rig and unfortunately, it was unable to go through, so they had to bring in a larger rig (which drilled very slowly). Payne & Dolan (the paving contractor) got halfway done and it started to rain, so they left and did not return until 10 days later. They also found a storm water culvert that was completely plugged. There is a little bit of gravel left that needs to be brought in, additionally, the sewer meter needs to be put in (so there is no sewer running there yet). The changes to this project were the following: The first change was to add a manhole, on account of a storm drain being higher than anticipated. The second change was a spillway added along with a culvert on the Daly parcel halfway up Howard Rd hill. The Consumer's pole has not been moved yet due to a COVID-19 hold up. Overall, this was a successful project, and hopefully that road will last for years to come. The second payment for this project is \$167,391.09.
 - b. **Roads**
 - i. Keiser reported that we have a request from the road commission to share in the cost of a culvert replacement on Greenwood Rd just west of Foster's pond. This culvert is deep and the county doesn't have large enough equipment to replace it. Gibson's has given us a proposal for \$6,300 and the county is asking us to split the cost. The road commission will supply the traffic control. It will probably cost the county nearly \$12,000 but our cost would only be half of the culvert (\$3,150). The road commission found this problem during routine inspections of the culverts, and want to make sure it won't collapse.
 - 1. **Motion** by Golding to share in the cost to replace the culvert on Greenwood Rd, for the amount of \$3,150. 2nd by Kendziorski. **Passed**
 - ii. Keiser explained that Cedar Valley Rd has been a difficult undertaking, as originally, we agreed to improve the road and the engineer's estimate came in at \$150,000 (so that is what we budgeted for). When it went out to bid, the estimate came in over \$200,000, so we re-bid it and it came in at \$193,000. Keiser's recommendation is to wait a year on this project. The Board agreed to wait on this project. Additionally, Keiser noted that dust control is scheduled for next week.
 - c. **Employee Covid-19 Update**
 - i. Keiser noted that the office has opened back up for full-time hours, with conditions that visitors must sign-in and wear a mask. We have been encouraging the use of the drop box. Employees have been completing a daily screening checklist.
 - d. **Library Report**
 - i. Golding reported that Sue Fantini, Library Board trustee, has resigned after 11 years. Kim Block is the new trustee. The library's summer activities have been limited to Zoom. The newly elected treasurer is Jodi Adams. Keiser added that the library millage is on the ballot in August.
 - e. **Master Plan Adoption**
 - i. Keiser reported that the Board and the Planning Commission have both held public hearings for this Master Plan. The Planning Commission passed a resolution approving of this plan. The Board now needs to move to adopt this plan.

- ii. **Motion** by Kendziorski that the 2020 Bear Creek Township Master Plan be approved and adopted as presented. 2nd by Hoffman.

- 1. Yes: Golding, Nowland, Hoffman, Keiser, Kendziorski

Passed

f. Spring Lake Park

- i. Keiser explained that our parks have been busier than ever, most likely due to COVID-19. More people are having picnics and spending time outdoors. Additionally, Jerry Bush has offered to stain the railing for \$1,000.

g. Jones Landing Park

- i. Keiser and Villemure noted that the park has been busier than ever, and showed a video of Jones Landing parking being full and up the road last Sunday.

VIII. New Business

a. Blight

- i. Villemure explained that we are starting to have problems with previous blight cases (that were resolved) that are starting to be blight properties again. Additionally, he noted that we have had letters of complaint regarding four properties located in the Intertown/Howard Rd area. He reported on several cases and potential cases in the township.
- ii. Keiser remarked that we need to have a clear distinction between blight and the building department's jurisdiction.
- iii. Nowland noted that the process to get resolution on a blight case is quite long. Is there a way to receive a quicker response?
 - 1. Villemure explained that we must follow the legal guidelines set up for blight cases, even if it is lengthy.
- iv. Keiser suggested a lawn mowing ordinance.
 - 1. Welsheimer suggested looking into the property maintenance code.
- v. Villemure noted that we have a summons for the Steve Milron court case (9:30am on August 3, 2020).

b. Election Update

- i. Kendziorski reported that she and deputy clerk Lizzy Dufek are working hard to prepare for the August election. As of this afternoon, we have received 1677 absentee ballot applications and 195 ballots. Our new tabulator arrived yesterday, and Brian from ES&S will be here to set it up next week.

IX. Planning/Zoning Report- Report by Kendziorski

- a. Kendziorski reported on four cases this month. The first case heard by the Planning Commission this month was MKB Holdings, LLC, who requested a PUD Amendment and Site Plan Review for property located at 4472 US 131 Hwy. This case was postponed. The second case was David Firman for Site Plan Review for property located at 3529 Howard Rd. This case was postponed by applicant request, so it was not discussed. The third case was John Poquette, for a Site Plan Review and Amendment at property located at 2062 US 131 Hwy. This case was postponed by applicant request, so it was not discussed. The fourth case was Ron Budnik for Dare II Development for Site Plan Review at 920 Glen Haven Circle. This case was withdrawn by the applicant.
 - i. Motion** by Kendziorski to accept the Planning and Zoning Report. 2nd by Hoffman. **Passed**
- b. Additionally, in light of the heavy Culver's traffic (and in general, heavy traffic on the highway), the Planning Commission is requesting that the Township Board fund a feasibility study for a possible road behind the businesses on the highway to connect to Manvel Rd. Kendziorski suggested that the light at D&W be moved to the second driveway and this potential back road come out at that light (in between McDonalds and China King).
 - i. Tom Urman and Mitch Brown agreed that this is a project that is worth looking into, even if it a long-term project.
 - ii. Jim Kargol noted that MDOT may be willing to help with this project, as it will help alleviate traffic.
 - iii. Keiser noted that a feasibility study may cost around \$12,000-15,000, but we won't know for sure until we get a proposal.
 - iv. The Board agreed to seek out a proposal for a feasibility study for a potential road behind the businesses on US 31 N.
- c. Keiser noted that the Krist gas station is looking to buy the parcel on the corner of Division and Mitchell. He gave an update on the Side Door Saloon and Petoskey Brewery. Side Door Saloon has added outdoor seating for the season and Petoskey Brewery has added Waffle Wagon (a food truck) for the season. Tammy Doernenburg approved these both administratively, and both Keiser and Welsheimer approved.

X. Fire Department Report- Report by Welsheimer

- a. Welsheimer reported that they have started training again. There has been an increase in call volume. This month they had 4 EMS calls and 20 fire calls. They replaced 7 smoke detector batteries. Additionally, they sold the old tanker to a department in Wisconsin for \$9,900. There was a woman who owns an old farmhouse (that has been

broken into) and she approved a burning of this farmhouse for training purposes. Lastly, there are currently two men going through fire school (that will test in August).

XI. **Parks and Recreation Report- Brief from Villemure**

- a. Villemure reported that the last two meetings have been Zoom, and their next meeting will be in person. Villemure met with Jenni from Networks Northwest to show her the township properties. Jenni agreed that the Click Rd property has the most potential. She suggested snowmobile and ATV trails there, however, it would be a large cost to do something on that property. Villemure suggested trading a property with the city. He noted that the Parks and Recreation Committee will be working on the Master Plan on Monday. Additionally, he noted that Spring Lake Park and Jones Landing have been very busy. Spring Lake Park has become somewhat of a trailhead for bikers on the bike bath. Lastly, Villemure explained an idea for the township Tanton property. He noted that this could be a trail with exercise stations along the way. Additionally, there would be plant identification stations.
 - i. Kendziorski suggested that the plant identification stations could be sponsored by a local Garden Club.

XII. **Correspondence**

- a. Keiser noted that the MTA chapter meeting was cancelled due to COVID-19. He also received the Networks Northwest annual report and mail from Spectrum.

XIII. **Clerk's Business/Bills- Report by Kendziorski**

- a. Kendziorski reported bills in the amount of \$83,606.37.
 - i. **Motion** by Kendziorski to pay the bills in the amount of \$83,606.37. 2nd by Golding. **Passed**

XIV. **Treasurer's Report- Report by Golding**

- a. The Treasurer's Report shows a balance of \$7,424,448.05 as of 6/30/20. Summer taxes were mailed out yesterday.

XV. **Building Department Report- Report by Golding**

- a. Golding reported that the building department has been busy.
- b. Keiser noted that the building department income has been different this year due to COVID. We did not have any income for a few months when the building department was closed, but now we are very busy. He asked if there was a way to predict if we will make back what we lost in those two months. Additionally, he noted that if we do not complete the Cedar Valley Rd project this year, that may be a way to help cover our deficit because of COVID (if we end up having a deficit at the end of the year) because we did budget for the project.

XVI. **Sewer Business/Bills- Report by Keiser**

- a. Keiser reported the May sewer bills amounted to \$154,501.27 and the June sewer bills amounted to \$94,377.78.
 - i. **Motion** by Keiser to pay the sewer bills in the amount of \$248,879.05. 2nd by Kendziorski. **Passed**
- b. Keiser noted that we need to set up a special assessment district for Maple Creek. Originally, the developer agreed to pay for a sewer assessment study from Gosling Czubak (in the amount of \$9,815) to see how much this would cost each resident. However, the developer is not going to pay for this project anymore. At this point, Keiser explained that we will need to go through the petition process. If we receive a petition from 51% of the residents requesting that the board does this study, then we will need to pay for the study. Once we have an amount that it would cost each resident, it goes to a vote. If 2/3 of the residents vote in favor, then the project goes forward.

XVII. **Request from the Floor/Discussion**

- a. Jim Kargol noted that in regards to the Walloon Village Marina situation (in the Planning Commission report), he does not want to see expansion of this project. He has experienced this business holding up the dock at Jones Landing to do maintenance on boats.
 - i. Hoffman suggested Walloon Village Marina get a tank.

XVIII. **Other Business**

XIX. **Adjournment:** 8:44 p.m.

Respectfully submitted,

Emma Kendziorski

Emma Kendziorski, Bear Creek Township Clerk