

NORTHFIELD TOWNSHIP Township Board Meeting Minutes August 23, 2016

CALL TO ORDER/PLEDGE

The workshop was called to order at 7:00 P.M. by Supervisor Engstrom at 8350 Main Street.

Supervisor Engstrom led those present in the Pledge of Allegiance.

ROLL CALL

Marilyn Engstrom, Supervisor	Present
Kathy Braun, Treasurer	Present
Angela Westover, Clerk	Absent with notice
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present
Tracy Thomas, Trustee	Present

Also present:

Township Manager Howard Fink
Wastewater Treatment Plant Superintendent
Tim Hardesty
Township Engineer Brian Rubel
Township Attorney Brad Maynes
Bond Counsel Steve Mann
Members of the community

ADOPT AGENDA

Fink asked that the MDOT Right-of-Way Acquisition item be moved from Discussion Items to Agenda Items.

- **Motion:** Engstrom moved, Braun supported, that the agenda be adopted as amended.

Dockett requested a roll call vote.

Motion carried 5—1 on a roll call vote, Dockett opposed.

FIRST CALL TO THE PUBLIC

Lenore Zelenock, 1440 Six Mile Road, thanked the Board for their \$10,000 contribution for the People's Express service and asked for information about the equalization basin. Deb Mozurkewich, 9345 Harbor Cove Circle, called for completion of the Barker Road Non-Motorized Pathway.

FIRST CALL TO THE PUBLIC

In answer to a question from Dockett, Engstrom said no new Township employees had been hired in the last week. Engstrom provided a brief update on the Barker Road Non-Motorized Pathway project.

CORRESPONDENCE & ANNOUNCEMENTS

None.

AGENDA ITEMS

1.

Van Curler Survey/Easement

Township Attorney Brad Maynes reported that the easement on the Van Curler property which was shown on the survey has been determined not to be an impediment to purchase of the property.

- **Motion:** Engstrom moved, Thomas supported, to waive the contingencies in the due diligence period on the purchase agreement for the Van Curler property and we are satisfied with all contingencies.

Dockett called for a roll call vote.

Motion carried 5—1 on a roll call vote, Dockett opposed.

- **Motion:** Engstrom moved, Thomas supported, to authorize the scheduling of the closing of the Van Curler property.

Dockett called for a roll call vote.

Motion carried 5—1 on a roll call vote, Dockett opposed.

- **Motion:** Engstrom moved, Chick supported, to authorize Howard Fink to execute any and all closing documents relating to the Van Curler property purchase subject to review by legal counsel.

Dockett called for a roll call vote.

Motion carried 5—1 on a roll call vote, Dockett opposed.

2.

Liability Insurance for Inspectors

Fink explained that the Township needs to provide liability and worker's compensation insurance coverage for Township inspectors. The Board discussed the need and cost for these coverages and the terms of the agreement.

- **Motion:** Engstrom moved, Otto supported, that the revised Inspector Contract be approved as presented.

Dockett called for a roll call vote.

Motion carried 5—1 on a roll call vote, Dockett opposed.

- **Motion:** Engstrom moved, Chick supported, that all inspectors used by the Township will be appointed by the Board as independent contractors.

Dockett called for a roll call vote.

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Motion carried 5—1 on a roll call vote, Dockett opposed.

**3.
Arvin Sango Tax Abatement**

Ken Vermeulen of Barnes and Thornberg in Grand Rapids, attorney for Arvin Sango, explained Arvin Sango's request to change the amount of the project, length of the abatement period, clause for potential tax repayment, and parameters for establishment of the SEV of the property. Fink noted he and Maynes agree to these changes.

► **Motion:** Engstrom moved, Chick supported, to approve the Resolution Ratifying, Confirming, and Approving Application for an Industrial Facilities Tax Exemption Certificate and Approving Letter of Agreement with Arvin Sango, Inc.

Dockett called for a roll call vote.

Motion carried 5—1 on a roll call vote, Dockett opposed.

**4.
MDOT Right of Way Acquisition
on the Van Curler Property**

Fink reported that MDOT has asked that this be acted on immediately so they can meet federal requirements for bidding out the project in October, and MDOT indicates it will redesign the US-23 project if the Township will not agree to the sale. He noted this includes an easement for a Township sewer pipe within the easement area and that he had negotiated \$12,000 in payment from MDOT for the half acre parcel. He said the Township engineer, attorney, and Wastewater Treatment Plant Superintendent are in agreement. The Board discussed the appraisal, the basis for the value, the terms of the agreement, the design of the project and potential effects on the value of the Township's property, and potential consequences of not agreeing to the sale.

► **Motion:** Engstrom moved, Otto supported, to approve the resolution provided by legal counsel during the Board workshop in regards to the MDOT right-of-way, adding to Paragraph I "...equal to or in excess of \$12,000" for the consideration. **Motion carried 5—1 on a roll call vote, Dockett opposed.**

DISCUSSION ITEMS

**1.
Equalization Basin**

Township engineer Brian Rubel summarized work on this project to date, and reported that soil borings show a shallow foundation would be able to support the basin. The Board discussed funding sources for a basin, and also considered other options including (a) looking for points of infiltration of stormwater into the sewer system to eliminate and (b) expanding the sewer plant. The Board also discussed the desire to protect the Township's environment and to be able to provide promised sewer capacity.

SECOND CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, made suggestions regarding financing of an equalization basin. Mary Devlin, 9211 Brookside Drive, complimented Fink on the work he has done for the Township.

BOARD MEMBER COMMENTS

Board members provided information about the Planning Commission's current projects, expressed disappointment about voter turnout and lack of support for the public schools and downtown area, encouraged support of downtown businesses, and commented on the relationship between development and paying for public services.

ADJOURNMENT

Engstrom adjourned the meeting at 8:52 P.M.

Submitted by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;
Wording added is underlined.

Approved by the Township Board on September 13, 2016.

Angela Westover, Clerk

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/township_board_of_trustees/