

Blendon Township  
Board Meeting Minutes  
October 15, 2018

1. **The meeting was called to order** at 7:00 pm by Township Supervisor, Bill Vanden Berg.
2. **Invocation** was given by Robin Overway, Township Clerk.
3. **The Pledge of Allegiance** was recited by all in attendance.
4. **Roll Call: PRESENT:** Bill Vanden Berg, Supervisor  
Robin Overway, Clerk  
Greg Golembiewski, Treasurer  
Jim Vander Veen, Trustee  
Phil DeLange, Trustee  
**ATTENDING:** Kurt Gernaat, Fire Chief
5. ***Motion to approve the agenda*** was made by Greg Golembiewski, including the addition of Item 14j – Al’s Excavating quote submitted by Bill Vanden Berg. Support by Phil DeLange.  
Motion Carried
6. ***Motion to approve the Board Meeting Minutes***, dated September 17, 2018, was made by Phil DeLange, support by Greg Golembiewski.  
Motion Carried
7. ***Motion to approve the invoices*** dated September 18, 2018 through October 15, 2018, including an addendum, was made by Jim Vander Veen, support by Phil DeLange.  
Motion Carried
8. **Treasurer’s Report submitted by Greg Golembiewski**
  - a. Details on the results of the year end audit.
  - b. Booklet handed out.
  - c. Township in good financial health, well managed, ended year with a surplus.
  - d. Greg also gave details on one of the checking accounts that was recently compromised.
    - 8 counterfeit checks
    - Originated from the east side of the state
    - Township not liable for these checks, no money has left the account.
    - Funds in account have been placed on hold until each check that clears is manually verified.
  - e. Discussion by Board on possible safe guard and security measures that could be taken in the future to avoid this from happening again.
9. **Clerk’s Report submitted by Robin Overway.**
  - a. Higher voter turnouts expected for November 6 election.
  - b. Training currently taking place for precinct workers.
  - c. Record number of absentee ballots have been sent out and applied for for this election.
  - d. Discussion by Board on possibility of seeing a new precinct in the township because of the new growth and a possible voting location for that precinct.

**10. Supervisor's Report submitted by Bill Vanden Berg.**

- a. Borculo Christian School addressing their school board concerning applying for a grant and registering the school to fund the installation of sidewalks by the school.
  - *Phil DeLange made a motion, which was supported by Greg Golembiewski, that Blendon Township will cover all costs incurred by Borculo Christian School, which pertain to the application and implementation of the 'above mentioned' grant.*
- b. Meeting being set up by Bob Munsee and Craig, from South Blendon Vista Apartments.
  - Discussion by Board concerning the following items:
    - Purpose of the meeting
    - Concern expressed about any Township Board Members being part of a meeting since the project is still being worked on through the Township Planning Commission and has not been passed on for consideration or approval by the Board at this point.

Motion Carried

**11. Opportunity for Public Comment that is not listed on the Agenda:**

- a. Kathy Osterman, of 6392 Tyler St, and her neighbor's, Dave and Bonnie Grasman of 6334 Tyler St (present), addressed the Board about their concerns of the business practices of Opel Growers, located at 6275 Tyler St.
  - Concerned about home devaluation, dust, pollution, the amount of daily semi traffic, the storage to trucks and trailers, and fuel storage practices
  - 3 businesses operating out of one location
    - Operating a Logistics company that is being used to ship more than just AG products.
  - Questioned if Opel is following current zoning regulations and ordinances.
    - Stated Blendon Township is responsible for making sure that current zoning regulations and ordinances are being followed.
    - Are current business practices considered commercial that AG?
    - Do they fall under the Right to Farm Act? or are they considered Industrial?
- b. Kurt Elders, owner of Opel Growers, located at 6275 Tyler St, addressed the Board to respond to the concerns of his neighbors and give some clarity to the Board.
  - The company does have multiple entities, for tax purposes, operating out of the Tyler Street location.
  - Kurt states, currently his business ships 85% AG and 15% other products, mainly during the off season, as a way of retaining the truck drivers he needs for his seasonal shipping season.
  - Farm is currently in the process of becoming an Environmentally Verified Farm through the State of Michigan. This will conclude within the next year.
  - Kurt says their fuel supplier states that the fuel tanks are 'safe' as they currently stand but they do not meet the standards needed to meet the criteria of an EVF (Environmentally Verified Farm) and the tanks will be updated to obtain certification.

- c. Board Discussion:
  - AG Ordinances adopted in 2004
    - Is Opel 'grandfathered in'?
  - Contact PCI and have them investigate that Opel is operating within the current zoning laws and ordinances.
  - Fire Chief, Kurt Gernaat, will stop out at business to make sure that the storage for fuel follows the current safety regulations.
  - Board will readdress once preliminary reports have been received from both PCI and the Fire Chief.

## 12. Monthly Reports:

- a. **Fire Department Activity Report:** Verbally submitted by Fire Chief, Kurt Gernaat.
  - 222 calls so far this year.
  - The yearly service and inspections have been completed on all 5 township fire trucks.
  - The 'live' date of the county wide radio coverage has been pushed back due to current problems that still need to be worked out.
  - Blendon has implemented a new 'fire call' software that will go live on October 25.
  - Long Range Plan – looking for a possible new truck in the upcoming years.
    - To be reviewed with the Safety Services Committee
  - \$42K transfer for capital outlay.
- b. **Police Activity Report:** None submitted
- c. **Assessor Report:** None submitted
- d. **Election Committee Report:** Included in packet, Submitted by Robin Overway
- e. **Cemetery Sexton Report:** None submitted
- f. **Building Permit Report:** Included in packet, submitted by PCI.
- g. **Building and Grounds Report:** Verbal submission from Kurt Gernaat
  - Sprinklers winterized
  - Network extenders installed for voting equipment
  - Comments: cleaning great, grounds great
- h. **Zoning Administration Report:** None submitted
- i. **Planning Commission Minutes:** Reviewed by Jim Vander Veen
  - Highlighted the Outdoor Events Draft
  - Shared that the Bauer Marketplace SLU has been approved.
  - South Blendon Vista continues to move forward with discussion and changes.
    - Currently tabled until the November meeting.
  - Discussion by Board on Consumers Power limiting the number of crossings that can take place on their right of way.
- j. **ZBA Minutes:** None submitted

### 13. Tabled Business:

- a. There was no tabled business to be addressed.

### 14. New Business:

- a. Borculo Christian School Meeting:

- Additions to the information already discussed in the Supervisor's Report was provided by Jim Vander Veen
- After further information, Olive Township is on board with the grant.

- b. Park Fund:

- \$100,000 private donation being made to the township.
- *Jim Vander Veen made a motion, which was supported by Greg Golembiewski, for Greg Golembiewski to establish a Charitable Receiving Fund, that will meet the classification needed for the donor to obtain a tax receipt, and is set up in such a way that multiple sub-accounts can be set up within the Fund.*

Motion Carried

- c. Water Report:

- Jim Vander Veen and Kurt Gernaat attended a Ground Water Study of Ottawa County presentation, which is a follow up to the original study that was conducted by MSU.
- Discussion was had on the 'water table refresh rates', what currently impacts these rates and the projected long-term impacts and their effects.
- Jim Vander Veen to email the PowerPoint presentation to the Board.

- d. Planning Commission Updates:

- Removed from 'New Business'
- Highlights given under monthly reports

- e. Budget Priorities:

- Discussion by Board on establishing a 'Reserve Savings' that always maintains a set running balance.
- Treasurer, Greg Golembiewski, offered recommendations on how to determine an amount that might be a suitable balance for the Reserve Savings.
- Discussion on establishing a 5-10 year vision of the township's top priorities to where any cash surplus could be spent once the Reserve Savings requirement is met.
- Treasurer Golembiewski will email examples of how other townships are using this idea.

- f. Park Update:

- Continued discussion by Board on the construction of a small park.
- Located just west of the Tyler Street Fire Station Complex on 54<sup>th</sup> Ave.
- Jim Vander Veen presented an aerial photo of the location along with a possible overall vision for the park.
- Discussion of the formation of a 6-8 member 'Park's Committee'
- *Greg Golembiewski made a motion, which was supported by Phil DeLange, for Jim Vander Veen to assemble a list of prospects for the formation of a Park's Committee to be submitted to the Board at the November meeting.*

Motion Carried

- g. Big Screen TV:

- Request of \$1,500-\$2,000 to make purchase.
- Kurt Gernaat presented the Board with details on the cost and reasons for the request of purchase.
  - 75" TV on a rolling cart

- Dongle (transmitter-receiver) that connects the TV to a computer wirelessly.
- Used during meeting to display items, agendas, site plans, maps, etc. to those attending.
- *Phil DeLange made a motion, which was supported by Jim Vander Veen, to approve the funds for the purchase of the TV, cart and dongle*

Motion Carried

h. Fire Station II Office Bids:

- Fire Chief, Kurt Gernaat, presented the Board with the submitted bids that were received.
  - All bids are higher than the original amount that was budget.
  - Discussion by board on the use of funds that are currently allocated for BCC upgrades.
- *Phil DeLange made a motion, which was supported by Jim Vander Veen, to approve the quote submitted from Busscher Builders Inc. in the amount of \$24,150, and to move \$4,150 from the BCC upgrades fund to cover the difference from the budgeted amount and the quote for the new office.*

Motion Carried

i. Year-End Audit:

- Details and results of the audit were presented by Greg Golembiewski during the Treasurer's Report.

j. Al's Excavating Bid:

- Supervisor, Bill Vanden Berg, presented the Board with an estimate from Al's Excavating pertaining to the drainage ditch that runs along Tyler Street.
- Discussion was had if this was the county ditch and therefore should be paid for by OCRC.
- *Jim Vander Veen made a motion, which was supported by Robin Overway, to table the discussion until the November meeting until Supervisor Vanden Berg can present the Board with clarification on exactly what ditch the estimate pertains to and if this is a township or county ditch.*

Motion Carried

**15. Information/Correspondence:**

- Ottawa County Building Permit Report was handed out.
- Bill Vanden Berg provided a copy of comments that have taken place on a Supervisor's Forum concerning Marijuana on the ballot of the upcoming election.

**16. Public Comments:** None given

**17. Upcoming Events:**

- Safety Services Meeting: October 25, 2018
- Planning Commission Meeting: November 13, 2018
- Township Board Meeting: November 19, 2018

**18. Adjournment:**

- With no other business to be brought before the Board, a motion was made by Greg Golembiewski and seconded by Robin Overway to adjourn the meeting at 9:35 pm.