

Blendon Township
Board Meeting Minutes
November 19, 2018

1. **The meeting was called to order** at 7:00 pm by Township Supervisor, Bill Vanden Berg.
2. **Invocation** was given by Supervisor, Bill Vanden Berg.
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 Bill Vanden Berg, with the addition of Item 1A–Eagles Landing No 2. Support by Phil DeLange.

Motion Carried
6. ***Motion to approve the Board Meeting Minutes, dated October 15, 2018, was made by Phil DeLange, support by Robin Overway with the following amendment:***
 - *Item 14, bullet point 10: Change the motion to read...Is this a road ditch or a county drain?*

Motion Carried
7. ***Motion to approve the invoices dated October 16, 2018 through November 19, 2018, was made by Greg Golembiewski, support by Phil DeLange.***

Motion Carried
8. **Treasurer's Report submitted by Greg Golembiewski**
 - Presented information on the multiple CD's that have either just matured or will be maturing in the next month. These funds will be dispersed the following ways:
 - Pay the balance on the Tyler Street project
 - Placed in Money Market Accounts because they are yielding higher rates than CD's at this time.
 - In reaction to the Fire Operating Fund checking account being compromised, it was decided that the compromised account will be closed and a new account will be opened and security checks ordered.
 - Greg notified the board of the resignation on Deputy Treasurer John Green. He will be on staff until the end of the year. John has worked for the township for 10 years.
 - The tax roll is being run and tax statements printed. Statements will be mailed the first week of December.

9. Clerk's Report submitted by Robin Overway.

- Election went very well
 - Everything ran very smoothly, the lines moved along and there were no jams in the voting machines.
- There was an 82% voter turnout in our township.

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

- Bill and trustee, Jim Vander Veen met with Borculo Christian School again to discuss the grant for the sidewalks.
- The bike path striping on the sides of Tyler are incorrect. The County acknowledges the error and has offered three solutions to correct the mistake; at no cost to the township.
 - Scarify the asphalt to remove the existing stripe then repaint in the stripe in the correct location.
 - Paint black over the incorrect stripe and repaint the stripe in the correct location.
 - Leave the incorrect stripe, it will wear off over time, and paint a new stripe in the correct location in the spring.
 - The Board discussed the pros and cons of the options given and decided to have the County paint black over the incorrect stripe and repaint the stripe in the correct location.
- Question the direction of the stop street at the intersection of 88th Avenue and Tyler. Currently the paved road (Tyler) has to stop and the gravel road (88th Avenue) has the right of way.
 - Checking with Ottawa County Road Commission on the reason for this and if it should be changed.

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

- Kathy Osterman, of 6392 Tyler St, and her neighbor's, Dave and Bonnie Grasman of 6334 Tyler St (present), readdressed the Board about their concerns of the business practices of Opel Growers, located at 6275 Tyler St.
 - Restated their concerns from the last meeting with emphasis on the fuel storage. They are concerned about leaking tanks and fuel getting into the ground water and drains.
 - Stated their concerns are not with Opel Growers and the greenhouse operation that falls under that name; but, specifically, the operation of Opel Logistics operating out of that facility.
- Fire Chief Kurt Gernaat, and Zoning Administrator Kirk Scharphorn Jr, have an appointment with Opel to assess their fuel storage practices and whether their business operations fall under the current zoning regulations and ordinances.
- Trustee Jim Vander Veen stated that the Board received correspondence from the township attorney concerning Opel Growers, and their current business practices. The memo was not shared at the meeting for the following reasons:
 - Attorney-client privilege.
 - Board has not had a time to review the memo.
 - Potential of a 'closed door meeting' to discuss amongst the Board, the Zoning Administrator, the Township Planner, and the Attorney.
 - Do they need permits?
 - Do they fall under the Right to Farm Act and are therefore exempt from permits?
- Opel will be placed on the agenda for the December 17 meeting.

12. Monthly Reports:

- **Fire Department Activity Report:** None Submitted
- **Police Activity Report:** None submitted
- **Assessor Report:** Verbal submission by Greg Golembiewski
 - Greg stated that there are field assessors out performing assessments in the township at this time.
 - The suggestion was made that information should be added to the township website notifying the residents of the possibility of seeing an assessor on your property.
 - Assessors currently working on all new construction from the last 15 months.
 - Beginning in summer of 2019 all properties in the township will be reassessed on a 5 year rotation.
 - An expected 20% of township will be reassessed per year.
- **Cemetery Sexton Report:** None submitted
- **Building Permit Report:** Included in packet, submitted by PCI.
- **Building and Grounds Report:** Verbal submission from Kurt Gernaat
 - Sprinklers winterized
 - Snow plowing stakes have been put in place
 - Equipment is ready for plowing snow
- **Zoning Administration Report:** None submitted
- **Planning Commission Minutes:** Reviewed by Jim Vander Veen
 - Highlighted the recommendation for approval of the Haveman Rezone.
 - Recapped the continuing discussions with Eagles Landing, South Blendon Vista and 48 West Commercial.
 - Confronted Supervisor Bill Vanden Berg about his involvement in a private meeting that he set up between himself, Jason Vander Kodde and the developers of Eagles Landing to discuss 'solutions' to the differences between Eagles Landing and South Blendon Vista.
 - Supervisor Bill Vanden Berg states that no 'private meeting' took place, he was trying to help and is free to speak to who he wants. "He has always run this township with the freedom to speak."
- **ZBA Minutes:** None submitted

13. Tabled Business:

- Tyler Street Drain – Al's Excavating Quote
 - *Motion made by Greg Golembiewski, supported by Robin Overway, to take the discussion of the Tyler Street Drain off from the table.*
 - Supervisor Bill Vanden Berg stated that the area in question on the Al's Excavating quote 'would be cleaned out as a drain and the cost would be split between the township, the road commission and water.'
- Motion Carried

- Trustee Jim Vander Veen asked Supervisor Vanden Berg to explain to the Board why the work has already been completed when it was tabled last month until we had further clarification on what was being done.
 - Trustee Vander Veen stated that Joe Bush, Ottawa County Water Resources Commissioner, stated that Supervisor Vanden Berg told him, on October 16, to move ahead on the drain; one day after being tabled at the Township Board meeting.
 - *Motion made by Jim Vander Veen for a public censure, of Supervisor Bill Vanden Berg, for spending unauthorized money on the Tyler Street Drain.*
No Support
 - Trustee Phil De Lange expressed 'great displeasure' in Supervisor Vanden Berg's actions and stated that if he felt that strongly about having the drain work done so quickly he should have called a Township Board Special Meeting.
 - *Motion made by Jim Vander Veen, supported by Phil De Lange, to not approve the payment of the AI's Excavating proposal as presented, and that this item be tabled until we receive further clarification of how the cost is being split.*

Motion Carried

14. New Business:

- Eagles Landing No. 2:
 - Todd Stuve, of Excel Engineering, was representing Eagles Landing.
 - Eagles Landing was presenting their final plat process.
 - This phase was postponed back in September due the contradictions over the South Blendon Vista access points.
 - After consideration, Eagles Landing would like to move ahead with their original plan and access connections.
 - Jim Vander Veen questioned some missing easement components on the plat map, to which Todd Stuve assured the board that the easements were still in place with the county.
 - *Motion made by Jim Vander Veen, supported by Greg Golembiewski, to grant final approval for Eagles Landing No. 2, subject to the deeds of all three road commission strips being recorded, noting that the approval will not be signed until proof of the recorded deeds are presented to the clerk.*

Motion Carried

- Julius Haveman Rezone AG-R1:
 - *Jim Vander Veen made the recommendation to approve Ordinance Z2018-11.1, the rezoning of parcel #70-13-05-100-001 from AG to R1.*
 - Yes: Phil De Lange, Jim Vander Veen, Robin Overway, Greg Golembiewski, Bill Vanden Berg
 - No: -

Approved

- Budget:
 - The current budget was handed out in the packets
 - January 7, all budget due for Board review
 - February 4, all final corrections and adjustments due for final Board review.
 - March 4, final budget finalized by Board for Public Budget hearing on March 18, 2019.

- Board Resolution for Charitable Receiving Fund:
 - *Resolution 2018-11.01 was offered by Greg Golembiewski and supported by Robin Overway, to approve the set-up of a fund to receive charitable contributions.*
 - The fund will have the ability to have different sub categories set up under it for each individual project.
 - Yes: Jim Vander Veen, Phil De Lange, Robin Overway, Greg Golembiewski, Bill Vander Berg
 - No: --

Approved

- Access Control Card Reader:
 - Kurt Gernaat presented the board with an estimate to have an Access Control Card Reader installed on the north entrance of the township hall.
 - Estimate total: \$3,475.00
 - This will be the employee entrance, which will also open parking in front of the building for residents.
 - Main Entrance will have to be rekeyed due to the number of physical keys that are still out there.
 - Key cards will be easier to control with exiting employees and new employees.
 - *Motion made by Greg Golembiewski, supported by Phil De Lange, to approve the purchase and installation the Access Control Card Reader.*

Motion Carried

- Well Water at Robinson Township School and PFAS:
 - Trustee Jim Vander Veen presented the in Board with information pertaining to the findings of PFAS in the water supply of Robinson Township School.
 - School has a shallow well at 52 feet, which means that the water supply is coming from the glacial aquafer. This is not as concerning as if the well was in the marshal aquafer.
 - The marshal aquafer of Robinson Township connects with the aquafer that supplies Blendon Township.
 - Concerns over where the PFAS are coming from.
 - Township is keeping tabs on continuing sampling, testing and results in the area.
- Marijuana Opt-Out Ordinance:
 - Blendon township voted an overwhelming 'no' on the proposal.
 - Discussion was had by the Board concerning the possibility of the adoption of an ordinance for the township to legally opt out of having licensed recreational marijuana establishments in the township.
 - A sample ordinance was included in the packet.
 - The Board will readdress at the December meeting.

15. Information/Correspondence:

- Revised Employee Manual:
 - Included in packet
 - Review the manual and submit any changes to Jennifer before the Board Meeting on December 17.
 - Final approval at the December meeting
 - Implementing on January 1, 2019

16. Public Comments:

- Mary Vanden Berg addressed the Board about what was being done to bring city water to Blendon Township.
 - Jim Vander Veen stated that the township does have a Master Water Distribution Plan in place.
 - The current plan would be to tie into the Wyoming water line.
 - This would be an extremely expensive project, upwards of \$100 million.
 - Being a General Law township, we are not able to bond.
 - Need to look at other possible options seeing that we have water to the east, north and west. (Georgetown, Allendale and Zeeland)

17. Upcoming Events:

- Planning Commission Meeting: December 4, 2018
- Township Board Meeting: December 17, 2018
- Safety Services Meeting: January 31, 2019

18. Adjournment:

- With no other business to be brought before the Board, a motion was made by Phil De Lange and seconded by Robin Overway to adjourn the meeting at 9:30 pm.

Recorded by Tina Vander Schuur
Submitted by Robin Overway, Township Clerk