

Blendon Township Board Meeting
May 16, 2022
7:00 pm

1. **The meeting was called to order at 7:00 pm** by supervisor Kevin Peters.

2. **Invocation** was given by Treasurer, Greg Golembiewski

3. **Pledge of Allegiance** was recited by all in attendance.

4. **Roll Call:**

PRESENT: Kevin Peters
Robin Overway
Greg Golembiewski
Don Vander Kuyl
Jeff Meyer

Also Attending:

Kurt Gernaat, Fire Chief

5. **Approval of the Agenda:**

Motion to approve the agenda with the following additions was made by Greg Golembiewski, support by Robin Overway.

Motion Carried 5-0

6. **Approval of the Minutes dated April 18, 2022:**

Motion to approve the minutes from the March 21, 2022, Board Meeting with the following correction was made by Greg Golembiewski, support by Jeff Meyer:

- Item 13(C): Change total cost to \$6,000.00

Motion Carried 5-0

7. **Approval of Invoices dated April 18, 2022, to May 16, 2022:**

Motion to approve the invoices dated April 18, 2022, to May 16, 2022, was made by Don Vander Kuyl, support by Greg Golembiewski.

Motion Carried 5-0

8. **Public Comment:**

a. Mary Lotz: 5825 Taylor St.

- Concerns with the Mullennix rezone request
 - Reiterated the concerns of the neighbors that were expressed at the Planning Commission meeting: Run-off, wetlands, wildlife, traffic, well and septic
 - Planning Commission cannot address the quality of life.
 - Expressed that the Zoning Administrator needs to be very cautious when approving site plans and building permits in Blendon Township.

- b. Colleen Kautenberg: 5885 Taylor St
 - Concerned about the Mullennix rezone request
 - Concerned that builders get proper permits from DEQ and EGLE before building permits are issued if wetlands are involved.
 - Questioned if there is a check system in place to make sure this happens.

9. **Treasurer's Report:**

- a. As submitted
 - Summer Tax Roll being prepared
 - School taxes
 - Bank account conversion

10. **Clerks Report:**

- a. Verbal
 - School Election 16.32% turnout
 - Fire Department Millage will appear on the August Ballot

11. **Supervisors Report:**

- a. Verbal
 - Many items worked on are the topics of the meeting in the packet.

12. **Monthly Reports:**

- a. **Fire Department:**
 - None
- b. **Ottawa County Sheriff:**
 - As Submitted
- c. **Building Permit Report:**
 - As Submitted
- d. **Building and Grounds Report:**
 - None
- e. **Preliminary Planning Commission Meeting Minutes:**
 - As Submitted
 - Highlighted by Jeff Meyer

13. **New Business:**

- a. **Q & A with Dan Carlton:**
 - Supervisor Peters introduced Mr. Carlton to the Board.
 - Looking to use Mr. Carlton's expertise to consult Blendon Township in the following areas:
 - Water Infrastructure
 - Township Manager
 - Supervisor Peters stated that he and Kurt Gernaat have met with both Allendale Township and Georgetown Township concerning water infrastructure.
 - Due to the large amounts of information and items that need to be completed, Blendon Township is looking for help in developing a long-term implementation plan.
 - Mr. Carlton gave some introductory examples of what would need to be accomplished to begin development of a plan.

- Water Infrastructure:
 - Looking at servicing the current need or servicing future need?
 - How do we get there?
 - Planning Commission needs to look at the current and future zoning in order to dictate the water system that will be needed.
 - Where are we planning for highest density areas?
 - Designate a work group
 - How often should they meet
 - What is our timetable for implementation?
 - The township manager should be able to facilitate the planning and implementation and bear the load of the water infrastructure project.
- Township Manager:
 - Mr. Carlton discussed the difference between a Manager and a Superintendent.
 - Manager's responsibilities are delegated by the Supervisor
 - Superintendent's responsibilities are delegated by the board.
 - With the potential for change on the Board every 4-years there becomes the lack of follow through on long-term projects.
 - Governance rules: become a policy making Board, govern with policy
 - Plan and policy developed and submitted to the Board by the manager.
 - Someone who knows and understands Blendon Township, its history, and its residents.
 - Salary range needs to accommodate the level of expertise that the Board would like to obtain.
 - Supervisor Peters stated that we are looking for help in the following areas:
 - Deciphering what the township needs are for a manager
 - Writing a job description
 - Discussion was had concerning if an ordinance or resolution should be written and what should happen with the current ordinance.
 - Supervisor Peters to contact township attorney, Jim Scales.
- Salary – Pay:
 - Consulting fee similar to an attorney.
 - Board will present Mr. Carlton with a proposal for what they would like done on a certain project.
 - Prior to any work being done, Mr. Carlton will prepare an estimate of the cost to consult on that project.

b. **Zoning Ordinance 2022-05.01:**

- Rezone Request
- AG-R1
- Roger Mullennix
 - 70-13-02-400-011
 - 5987 Taylor St
- Applicant has 4 splits available whether the property is zoned AG or R1.
- Trustee Jeff Meyer highlighted the request
- Supervisor Peters addressed the concerns that were expressed in the public hearing.
- Mr. Mullennix was present and expressed his desire for flexibility in lot sizing.
 - ***Motion to approve the rezone of parcel #70-13-02-400-011 from AG to R1 was made by Don Vander Kuyl support by Kevin Peters.***
Roll Call: Yay: Peters, Overway, Golembiewski, Meyer, Vander Kuyl
Nay:

Motion carried 5-0

c. **Gravel Roads – Road Millage:**

- Supervisor Peters has received many complaints concerning the condition of the gravel roads
- Supervisor Peters and Kurt Gernaat met with Ottawa County Road Commission to discuss the condition of the gravel roads and what can be done to remedy the situation and the costs involved.
- Historically a road millage has been unsupported in Blendon Township.
 - The amount of funds needed to re-gravel, re-pave, and maintain both the gravel and nonprimary paved roads could only be accomplished through a road millage.
- Discussion ensued among the Board concerning what our surrounding townships do and the number of mils they collect for road improvements.
 - Feel that road millage proposals need to be a resident led initiative through petition to have it added to the ballot.
 - A resident has already contacted the office concerning starting a petition for a road millage.
- Supervisor Peters and Clerk Overway will contact the resident to see where she is in the process.

d. **Health Insurance Pricing:**

- Supervisor Peters highlighted the proposal containing four different options.
 - All Board members felt that the required deductibles were too high.
- Supervisor Peters to obtain more options with lower deductibles.
- Board to decide:
 - Do we also do an HSA?
 - Will the Township contribute to the HSA?
 - Will the Township pay a portion of the premium or deductible?
 - Can we offer options?
 - Will there be an 'in lieu' offered if insurance is not taken?

e. **Cemetery Cremation Vault:**

- Treasure Golembiewski highlighted the information that was received at the MTA Conference from Nelson Granite.
 - Large monument vault that can house 48 urns.
 - Think of as an investment
 - Saves ground space
- Board feels this could potentially a great option as cremations become more prevalent.
- Cemetery Sexton, Alan Finnie, is working on a proposal for cremation vaults and locations in the cemetery. He will present to the Board before the next budget hearing.

f. **Office Remodel Estimates:**

- Tina Vander Schuur presented the contractor estimates that were received for the Township Office for windows, carpet, painting, tile cleaning, and sliding bypass windows.
- The following bids were accepted as follows:
 - ***Motion to approve the estimate from Aaron DeYoung for \$8,940.00 for the removal, disposal and replacement of the windows was made by Don Vander Kuyl, support by Kevin Peters.***
Motion Carried 5-0
 - ***Motion to approve the estimate of Eric Brink for \$2,773.00 for the painting of the main office, 3 offices, kitchen all trim and doors was made by Don Vander Kuyl, support by Kevin Peters.***
Motion Carried 5-0
 - ***Motion to approve the estimate from Carpet Bonanza for \$1,813.00 for the removal, disposal, purchase, and installation of carpet in the 3 offices was made by Kevin Peters, support by Robin Overway.***
Motion Carried 5-0
 - ***Motion to approve the estimate from Meyer Cleaning for \$320.00 to clean the tile in main office, kitchen, and both bathrooms was made by Don Vander Kuyl, support by Jeff Meyer.***
Motion Carried 5-0
- Tina will contact the contractors and manage the schedule of implementation for the remodel.

g. **Amendment to the Tax Levy:**

- Treasurer Golembiewski asked Tina Vander Schuur to explain the documents received.
 - We received the 2022 Tax Rate Request contract containing the 2022 Levy Rates. At the time of our budget hearing for the 2022-2023 Fiscal Year Budget the rates we received from the Department of Equalization were estimates since the official rates had not yet been released.
 - Due to the receipt of the final levy rates for 2022 Resolution 2022-03.01 must be amended to reflect the correct rates.

- **Motion to approve the following changes to Resolution 2022-03.01** was made by Greg Golembiewski, support by Don Vander Kuyl.
 - Taxable Values of all properties: \$364,636,519
 - Operating Levy Rate: 1.0016 change to 1.0020
 - Library Levy Rate: was 0.2746 change to 0.2744
 - Fire Operating: was 1.6475 change to 1.6482

Roll Call: Yay: Peters, Overway, Golembiewski,
Meyers, Vander Kuyl

Nay:

Motion Carried 5-0

h. Resolution 2022-05.02

- Budget Amendments to close out the 2021-2022 fiscal year.
- **Motion to approve the proposed budget amendments in Resolution 2022-05.02** was made by Kevin Peters, support by Don Vander Kuyl.
- Family has cremains of father, mother, and brother.
- Asking to sell the 2 full plots back and purchase 3 cremains plots.
- **Motion to approve the buy back of the 2 full plots** was made by Don Vander Kuyl, support by Greg Golembiewski.

Roll Call: Yay: Peters, Overway, Golembiewski,
Meyers, Vander Kuyl

Nay:

Motion Carried 5-0

14. Old and Ongoing Business:

a. West Coast Cash:

- In the April meeting the Board asked for clarification of what was determined at the January meeting for who would be receiving the employee appreciation compensation and the amount that was allocated in the 2022-23 budget.
- January 17, 2022, minutes state that all part-time and full-time hourly employees will receive West Coast Cash and a separate program will be created for the Fire Department.
 - Motion carried 4-0
- In hindsight both Trustee Vander Kuyl and Treasurer Golembiewski feel that the appreciation should be equal across the board for all hourly employees including the Fire Department.
- Clerk Overway stated that the Fire Department has received a stipend from the ARPA funds for 2022 and feels that the Board should stay with the original decision for the 2022-23 budget year and discuss again around budget prep time.
- Supervisor Peters agrees with Clerk Overway.
- The Board decided to leave the original motion from January in place and revisit during the prep for the next budget.

15. Opportunity for Public Comment:

- None

16. Correspondence for Informational Purposes:

- Solar Energy – Consumers Energy
- Ottawa County Sheriff Cost for 2023

17. Upcoming Meetings:

- a. Planning Commission Meeting: **June 6, 2022**
- b. Township Board Meeting: **June 13, 2022**

18. Adjournment:

- a. **With no further business to be brought before the board a motion to adjourn at 9:30 pm** was made by Robin Overway, support by Don Vander Kuyl.

Motion Carried 5-0

Recorded by Tina Vander Schuur
Submitted by Robin Overway

DRAFT