

NORTHFIELD TOWNSHIP
Township Board
Minutes
June 28, 2016

CALL TO ORDER

The meeting was called to order at 7:06 P.M. by Supervisor Engstrom at 8350 Main Street.

PLEDGE

Supervisor Engstrom led those present in the Pledge of Allegiance.

ROLL CALL

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

Also present:

Township Manager Howard Fink
Public Safety Director William Wagner
Police Lt. Tim Greene
Township Attorney Brad Maynes
Township Engineer Brian Rubel, Tetra Tech
Township Engineer Jacob Rushlow, OHM
Recording Secretary Lisa Lemble
Members of the community

ADOPT AGENDA

- ▶ **Motion:** Engstrom moved, Braun supported, that the balance of the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

FIRST CALL TO THE PUBLIC

Tawn Beliger, 8365 Earhart Road commented on the recent Meet the Candidates event, Congratulated Dr. Barbara Griffith for her 30 years as a veterinarian in the community, and called attention to events coming up the next weekend. Craig Warburton, 450 W. Joy Road, questioned whether there was a legal quorum for the Planning Commission approval of the Living Water conditional use permit.

BOARD MEMBER COMMENTS

None.

CORRESPONDENCE AND ANNOUNCEMENTS

Fink announced that planning consultant Sally Hodges is retiring from McKenna Associates. Phillip McKenna recommended his associate Patrick Jones to work with Northfield Township.

AGENDA ITEMS

1.

Hiring of Part-time Police Officer Corey Johnston

- ▶ **Motion:** Engstrom moved, Braun supported, to approve the hiring of part-time Police Officer Corey Johnston effective immediately.
Motion carried 7—0 on a roll call vote.

2.

Resignation of Police Officer Michael Buxton

- ▶ **Motion:** Engstrom moved, Otto supported, to accept the resignation of Police Office Michael Buxton with regret effective June 18, 2018.
Motion carried 7—0 on a voice vote.

3.

Verizon Cell Tower

- ▶ **Motion:** Engstrom moved, Thomas supported, to approve the Verizon cell tower conditional use approval, Case JPC160001, contingent upon the condition that the legal description on the site plan be revised to match the legal description in the lease agreement with the Township.
Motion carried 6—0—1 on a voice vote, Westover abstaining due to a professional conflict.

4.

Living Water Conditional Use

In answer to a question from Dockett, Township attorney Maynes said he believes the 3—0 affirmative vote of the Planning Commission in favor of this request constituted a majority of the quorum of five members present, so constitutes an approval, but he would need to research it.

- ▶ **Motion:** Engstrom moved, Braun supported, to approve the Conditional Use approval for Living Water Church.

Thomas said since the Planning Commission is only a recommending body for conditional use permits, he does not have a problem acting on this.

Motion carried 7—0 on a voice vote.

5.

Inspector Contract

In answer to questions from Dockett, Fink said this contract would cover mechanical, electrical, and plumbing inspections, those contractors would be paid via 1099 as contractors, not every contractor would be available every day, and Kurt Weiland will still perform building inspections.

- ▶ **Motion:** Engstrom moved, Chick supported, to approve the Inspector Contract form as presented, for contractors to be contracted through the Township, and giving Fink authority to sign those contracts.
Motion carried 7—0 on a voice vote.

6.

Resolution 16-544: To Set Public Hearing for Arvin Sango Tax Abatement (IFT Application)

- ▶ **Motion:** Engstrom moved, Otto supported, to approve Resolution 16-544, To Set the Public Hearing for Arvin Sango Tax Abatement, with that hearing scheduled for July 12, 7:00 P.M. at the Northfield Township Public Safety Building. **Motion carried 7—0 on a roll call vote. Resolution adopted.**

7.

**Resolution 16-545:
Change to Polling Location for Precincts 1 & 3**

Dockett thanked Westover for changing the location from the Public Safety Building to one that has more parking.

- ▶ **Motion:** Engstrom moved, Chick supported, to approve Resolution 16-545 to change the Polling Location for Precincts 1 & 3. **Motion carried 7—0 on a roll call vote. Resolution adopted.**

8.

Budget Amendments

Resolution 16-546: Amendments to 2016 Budget.

- ▶ **Motion:** Engstrom moved, Braun supported, to approve Resolution 16-546: Amendments to 2016 Budget. **Motion carried 6—1 on a roll call vote. Resolution adopted, Dockett opposed.**

Resolution 16-547: Amendments to 2017 Budget.

- ▶ **Motion:** Engstrom moved, Chick supported, T approve Resolution 16-547 Amendments to 2017 Budget. **Motion carried 6—1 on a roll call vote. Resolution adopted, Dockett opposed.**

Amendments to 2017 Budget.

- ▶ **Motion:** Engstrom moved, Chick supported, to approve an amendment to the 2017 budget in the amount of \$6,000 for Chief Wagner in the Fire Budget, and to increase all expenditure lines associated with this increase, including but not limited to social security wage increase, pension, and allocations to departments, if any. **Motion carried 6—1 on a roll call vote, Dockett opposed.**

DISCUSSION ITEMS

1.

Financing of Van Curler Property

Fink recalled that his recommendation is to finance the purchase of this property. The Board discussed the pros and cons of financing vs. paying cash, including the cost of financing (interest and fees), financing sources, the ability to pay off an installment purchase contract without a prepayment penalty, and maintaining more liquidity.

It was agreed that Fink will investigate the option of the township borrowing from various Township funds, fees associated with other loan options, whether there would be a prepayment penalty with an installment purchase contract, and the possibility of borrowing against the property after purchase.

2.

Review of Soil Boring Results and Environmental Analysis for Van Curler Property

Township Engineer Jacob Rushlow reviewed soil boring results noting they were generally favorable and said he will issue a final report by next year.

3.

Fire Department Capital Improvement Plan (CIP)

Wagner referred to his Apparatus Replacement Plan, and recommended replacing some equipment while reducing the number of pieces of equipment from 12 to 8 over a period of years. He noted the Township no longer has equipment loans and recommended saving for future purchases rather than taking out loans. Board members made comments, including suggesting use of millages to fund future purchases rather than using general funds and thanking Wagner for making fiscally conservative plans.

It was agreed to place on the July 26th agenda an action item to create a \$250,000 accounting set aside for purchase of fire apparatus.

4.

Property Acquisition from Tax Sale

Maynes reported on the fees and other expenses involved in the Township taking title to land from the County, and noted that State has the right of first refusal on tax foreclosed properties, following by the Township. He noted that the Township's cost of acquisition decreases considerably if the Township agrees to buy these properties after they are offered to the public but not sold.

Fink asked the Board to have a policy discussion about the acquisition of parcels for future parkland along 7 Mile Road and around Horseshoe Lake.

SECOND CALL TO THE PUBLIC

Dianna Noll, Treasurer of Whitmore Lake 4th of July Committee, asked for the Township's help to make the public aware of fundraising efforts;

BOARD MEMBER COMMENTS

Board members discussed ways to support fundraising for the 4th of July fireworks and parade and suggested that voters get a sample ballot for the August primary, and asked about the steps involved in creating a land preservation policy.

ADJOURNMENT

Engstrom adjourned the meeting at 9:14 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 July 12, 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/