

ROSS TOWNSHIP BOARD
October 14, 2014 MINUTES

The Regular Meeting of the Ross Township Board was called to order by Paul Dykstra, Supervisor at 6:00 P.M. Ross Call of Members showed as follows:

Present:	Paul Dykstra, Supervisor	Cynthia Genung, Treasurer
	Monica Markillie, Clerk	Owen Murray, Trustee
	Diana Langshaw, Trustee	Jon Scott, Trustee
	Sid Durham, Trustee	

Kalamazoo County Road Commission Presentation:

Joanna Johnson, Managing Director of the Kalamazoo County Road Commission (KCRC), along with several other KCRC Members, were present to provide a presentation to the Board and the public that included information regarding the condition of Ross Township roads, maintenance options, funding and KCRC policies. The KCRC provided a handout to the Board which included a current Asset Management Ratings Map and a Capital Improvement Plan for 2014-2018. After extended discussion, it was the consensus of the Board the presentation was very informative and would be beneficial in the planning process for future road projects. In closing, Johnson recognized Murray's resignation from the Township Board and thanked him for his service.

Approval of Agenda:

Motion by Durham to approve the Amended Agenda adding Life Care Ambulance Report to item (F) under Reports and Postponing item (C) Emergency Alert Sirens under Old Business until the November 11th Township Board Meeting. The motion was seconded by Markillie and **carried**.

Approval of Consent Agenda:

Motion by Durham to approve the Consent Agenda which includes the Treasurer's Report for September, 2014, the Bills paid for September and payable for October; plus the Minutes of the September 9, 2014 Township Board Meeting. The motion was seconded by Murray and **carried**.

Reports:

Fire Dept.:

Genung reported the Annual Haunted House is scheduled to take place on October 25th from 1:00 P.M-4:00 P.M.

Ordinance Enforcement:

Dykstra discussed the Ordinance Enforcement Report for September, 2014 (see attached). Dykstra reported the property listed at 16511 East C Ave. remains open stating the Structures on the property are still classified as dangerous and noted there is more than one Ordinance in violation on this property. He added the owners have not complied with the requirements that were set by the Ross Township's Hearing Officer on November 7, 2013. Further, Dykstra reported since 2010, there have been two Dangerous Structure Hearings for

the Violations relating to this property where new deadlines have been given for compliance. Dykstra reported the new deadlines have not been met. After extended discussion it was the consensus of the Board to proceed with measures relating to demolition for the removal of the dangerous structures on the subject property.

Motion by Murray to consult with legal counsel to proceed with appropriate action relating to the demolition and removal of the Dangerous structure located at 16511 East C Ave. The motion was seconded by Durham and **carried**.

Dykstra discussed the Ordinance Violations listed at the property of 2182 Wendell and reported the owners have not complied with the order to remove the blight and unlicensed trailers and snowmobiles on the property.

Motion by Murray to issue a MCI Citation to the Wendell/Vanwerden Property Owners for non-compliance of the Ordinance Violation to remove the blight and unlicensed trailers and snowmobiles on the subject property. The motion was seconded by Durham and **carried**.

Dykstra discussed the status of the Ordinance violation located on the property of 858 E. Gull Lake Drive which involves tall grass. Dykstra reported a letter was sent to the property owner to correct the violation and the follow up inspection revealed that there was no change.

Motion by Langshaw to issue a MCI Citation to the property owners of 858 E. Gull Lake Drive for non-compliance of the Ordinance Violation regarding tall grass. The motion was seconded by Durham and **carried**.

Police Report:

Dykstra reviewed the Police Report on calls in the Township for September, 2014 (see attached).

Planning Commission:

Scott provided an update on current Planning Commission business. He reported the topic of farm stands, farm markets and the issue regarding the rezoning of property at the GLVGC, Inc. were discussed at the September, 2014 Planning Commission Meeting.

Supervisor Report:

Dykstra provided a report to the Board that included information regarding existing agenda items discussed previously which include new Township Legal Counsel, the proposed Township Fire House and Office; plus, Emergency Alert Sirens (see attached).

Ron Slagell, Life Care CEO:

Ron Slagell, CEO of Life Care, was present to review the quarterly report for July-September 2014. Slagell reported Life Care currently has 260 families with Life Care memberships in the Gull Lake service area, compared to 272 families last year at this time. Slagell stated they continue to research practices to increase their membership and noted word of mouth continues to be the most successful method. Genung discussed the option of advertising the Life Care Membership on the Township Website.

Public Comment: No Public Comment

Old Business:

Township Attorney:

The Board discussed the process for proceeding with the consideration of new Township Legal Counsel. Dykstra reported he has contacted the Law Firm of Bauckham, Sparks &

Lohrstorfer and the Law Firm of Lewis Reed & Allen, to request information regarding the legal services the two firms provide. Dykstra reported the majority of Jurisdictions within the County of Kalamazoo use Baukham, Sparks and Lohrstorfer. He added the Larger Jurisdictions including Oshtemo Township and the City of Kalamazoo have their own Legal Counsel. Dykstra stated he is also aware of a few Townships who use Lewis Reed & Allen for Legal counsel.

Murray suggested having Dykstra request a sample of Client Memorandums the two firms use for consideration of the example of the type of work product the two firms provide. It was the consensus of the Board to schedule a special Board Meeting to conduct interviews with the two legal firms noted above. Dykstra stated he will consult with the two Law firms to schedule a Special Board Meeting for the interview process relating to new Township Legal Counsel.

Motion by Murray to terminate legal services received by Attorney Craig Rolfe effective December 31, 2014 and proceed with the interview process for consideration of new Township Legal Counsel. The motion was seconded by Scott and **carried**.

Island Cove-Bridge:

Christina Hutchings and Jim Pejka, Members of the Island Cove Acres Association (ICA), and several ICA Neighborhood residents were present to discuss the request for a Hybrid Special Assessment District for the ICA Private Road Bridge replacement project. Dykstra stated the Hybrid Special Assessment District would include a SAD that would authorize the Township to loan \$25,000 or 25% of the cost of the proposed \$100,000 bridge project. Dykstra added the Township would opt for whichever amount is the lowest. Dykstra reported the petitions submitted by the ICA have been submitted and stated the petitions include 100% support from the residents who live on the island and 72% support from the Residents who live on Island Drive. The Board discussed the concern of creating precedence in the Township if the hybrid option is approved. Murray stated a hybrid SAD for the replacement of the (Bridge) is a unique option in that there is a significant difference between a bridge and a road assessment. Scott pointed out that this issue poses a safety concern for the health and wellbeing of Township residents which justifies the hybrid SAD option. Genung stated she is in favor of creating a standard SAD for the proposed ICA Bridge project where the funds would be collected prior to the replacement of the Bridge. Hutchings expressed concern regarding the standard option noting it would take approximately three years to collect sufficient funds to pay for the bridge and further stated the cost of building materials will increase significantly over the next three years. She pointed out that there is a safety concern and a hybrid SAD would resolve the safety issue and she added a hybrid SAD would assure that all of the Residents who live within the Plat of ICA would be required to pay. Pejka expressed concern regarding a standard SAD and waiting three years for the funds to be collected as the Bridge no longer has the load bearing capacity to allow oversized vehicles to travel across including emergency vehicles, postal trucks, etc. Pejka stated he received a report from Fire Chief Bogema stating that the Fire Dept. would not be able to provide fire rescue services to the residents who live on the Island.

Motion by Murray to approve the Hybrid SAD and accept the petitions submitted by the Island Cove Acres Association with the understanding the following terms and conditions established by the Township Board must met prior to proceeding with final approval:

- 75% of the total cost of the proposed bridge will already be collected prior to the Township loaning the \$25,000 or 25% (whichever is less) included in the agreement of the proposed Hybrid SAD.
- The only amount the Township would loan for the cost of the \$100,000 bridge project will be \$25,000 or 25% for a three year period of time.
- And; any disbursements from the Township must be approved by the Engineer who the ICA has retained to oversee the project.

The motion was seconded by Durham and **carried**.

Emergency Alert Sirens:

Postponed until the November 11, 2014 Township Board Meeting.

Ross Township Offices and Fire House:

Dykstra provided an update on the status of the proposed Township Fire House and Offices. Dykstra reported he spoke with Tower Pinkster regarding the building project and what the next steps would be to prepare the project for a construction bid (information regarding this is included in the Supervisor's Report). Durham suggested to have Dykstra undertake to seek grant funds for the construction of a new Firehouse and building. After extended discussion regarding building design, life span of the proposed building and funding, it was the consensus of the Board to proceed with consideration of a new Fire House and Township Office with the first step being to have Dykstra consult with Contractors regarding how to proceed with proposals.

New Member to the Board of Trustees:

Motion by Durham to appoint Robb Blain as Township Board Trustee Position to fill the vacancy for Murray's term that expires in November, 2016. The motion was seconded by Scott and **carried**.

New Business:

Township Supervisor Health Benefits:

Motion by Scott to fund the Supervisor's HSA Plan for 2014 in the amount of \$2,500. The motion was seconded by Durham and **carried**.

Fiscal 2015-2016 Budget Planning Process Discussion:

The Board discussed the process for budget planning for the 2015-2016 fiscal year. It was the consensus of the Board to have the Budget workshop in January or February of 2014.

Member's Time:

The Board presented Murray with an engraved plaque for his 13 years of service as Township Board Trustee. The Board expressed appreciation to Murray for his commitment to the Board and for his dedication to the residents of Ross Township.

Adjournment:

Motion by Durham to adjourn the Meeting at 9:10 P.M. The motion was seconded by Markillie and **carried**.

Respectfully submitted: -

Monica Markillie, Ross Township Clerk -