

# NORTHFIELD TOWNSHIP

## Township Board

### Minutes

#### April 10, 2018

#### CALL TO ORDER

The meeting was called to order at 7:11 P.M. by Supervisor Chockley at 8350 Main Street.

#### INVOCATION/PLEDGE

Supervisor Chockley led those present in a brief invocation and the Pledge of Allegiance.

#### ROLL CALL

Marlene Chockley, Supervisor	Present
Kathleen Manley, Clerk	Present
Lenore Zelenock, Treasurer	Present
Tawn Beliger, Trustee	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present

Also present:

Public Safety Director William Wagner  
Wastewater Treatment Plant Superintendent Dan Willis  
Township Manager Steven Aynes  
Township Attorney Bradford Maynes  
Recording Secretary Lisa Lemble  
Members of the community

#### ADOPT AGENDA

- **Motion:** Chockley moved, Manley supported, that the Kiwanis presentation be moved up on the agenda to be Item 1. **Motion carried 5—2 on a roll call vote, Zelenock and Dockett opposed.**

#### ADOPT CONSENT AGENDA

Beliger asked that the Assessing report and the March 13<sup>th</sup> regular session minutes be pulled from the consent agenda for discussion. Chockley asked that the March 27<sup>th</sup> regular session minutes be pulled for discussion.

- **Motion:** Chockley moved, Beliger supported, that the consent agenda be adopted as amended. **Motion carried 7—0 on a voice vote.**

#### FIRST CALL TO THE PUBLIC

Amy Steffens, 9168 Lakewood Drive, made comments and asked questions about the proposed Resolution 18-579.

#### BOARD MEMBER COMMENTS

Dockett questioned whether the proposed holiday sales zoning ordinance amendment the Planning Commission is currently working on is necessary. Chick explained the Commission is broadening an existing ordinance and noted that the Township Board sets fees for permits. Aynes noted the sewer line in the Community Center backed up requiring professional cleaning, and the Center is expected to reopen on Thursday.

#### CORRESPONDENCE AND ANNOUNCEMENTS

Chockley referred to the notification from Hamburg Township about their intent to update their Master Plan.

#### REPORTS/UPDATES

*Zoning Board of Appeals.* Did not meet in March.

*Planning Commission.* Chick referred to her written report, noting that the ordinance regarding Temporary Specialty Stores will probably be finalized this month.

*Parks and Recreation.* Beliger reported a grant application was submitted for improvements along the Barker Road Non-motorized Path. The next meeting is April 19<sup>th</sup>.

*Land Preservation.* The next meeting is April 12<sup>th</sup>. Otto asked about the Facebook page set up by the Committee and said it should be approved by the Board. Zelenock said it will be taken down and the committee will issue all information through the Township's website.

*Financial/Treasurer.* Zelenock referred to her written report.

*Fund Balance.* Chockley Zelenock referred to the written report.

*Supervisor.* Chockley asked Board members to send any input to her that they would like included in a resolution regarding the Road Commission's plans for removing trees along North Territorial and Mast Roads for consideration by the Board on May 8<sup>th</sup>. There was considerable discussion about this including the purposes of both the grant for the tree removal and the resolution.

Chockley also reported that the Water Resources Commissioner approved the permit today for the Catholic Church Drain so the culvert is scheduled for replacement on Thursday.

*Manager.* At Aynes request, Maynes reported that the open pit inspection following demolition of the structure at 7775 Shady Beach was approved today, so he will be bringing approval of dismissal to the lawsuit to the Board.

Aynes referred to his written report and also commented on the grant application previously reported on by Beliger. In answer to a question he said he should have a draft of the Employee Handbook available for the Board in May. He also answered questions about his investigation of the legal aspects of the LАWNET lease, waiving of a \$50 fee for MDOT for assigning of an address, and disposing of unneeded Township furniture and equipment.

*Assessing.* Chockley answered questions from Beliger about the Assessing report and referred her to Assessor Monchak about details.

*Wastewater Treatment.* At Beliger's request Superintendent Willis reviewed highlights of his written report.

## AGENDA ITEMS

### 0. Minutes

Chockley and Beliger made two corrections.

- ▶ **Motion:** Chockley moved, Chick supported, that the minutes of the March 13 and March 27, 2018, Township Board meetings be approved as amended. **Motion carried 7—0 on a roll call vote.**

### 7.

#### Kiwanis Proposal for 75 Barker Road

Kiwanis members Margaret Riddell and Andy Lakatos presented proposals for either purchase or lease of 75 Barker Road by the Kiwanis for use as their thrift store and a community center. The Board and Maynes discussed the need for any sale or lease of Township property to be at market value, the need to protect the public during any use of the building, and the idea of developing a long-term plan for the building.

Zelenock and Otto noted they are Kiwanis members and will recuse themselves from any official Board actions involving Kiwanis. Dockett recalled that a sales agreement for the entire property was entered into in 2010 for \$145,000, but the sale was not completed. The Board discussed past and potential future uses, safety concerns due to structural issues, and how to proceed. Lakatos suggested having the Township inspect the building regarding safety issues and Chockley suggested creating a subcommittee and coordinating with the DDA.

### 1.

#### Civic Event Application: 4<sup>th</sup> of July Fireworks

Chief Wagner said the date of June 30<sup>th</sup> is also a German Park event which will spread the Police Department rather thin, but he will make it work. He asked that the Township post signs about alcohol consumption, swimming, pets, parking, etc.

- ▶ **Motion:** Chockley moved, Zelenock supported, that action on the Civic Event Application for the 4<sup>th</sup> of July Fireworks be postponed pending receipt of additional information about parking. **Motion carried 7—0 on a roll call vote.**

### 2.

#### Resolution 18-583: Road Closure for Fireworks

- ▶ **Motion:** Beliger moved, Otto supported, to approve Resolution 18-583: Road Closure for Fireworks. **Motion carried 7—0 on a roll call vote. Resolution adopted.**

### 3.

#### Request for Pay Increase for Hunter Lewis

- ▶ **Motion:** Chockley moved, Chick supported, to increase Hunter Lewis' base pay from \$14.42 to \$15.00/hour. **Motion carried 7—0 on a voice vote.**

### 4.

#### MDOT Request to Waive Fees

- ▶ **Motion:** Chockley moved, Manley supported, to waive up to \$550 in in-house fees associated with the MDOT Park and Ride for assigning an address and for a lot split, but not including the zoning application or site plan fee.

Chockley explained this lot will have solar lighting, which will cost MDOT more money, but it will save the Township money on the electric bill for the lights. She said they are also studying extending the non-motorized pathway to the lot from Barker Road. She said this involves a minimal amount of money compared to the benefit received.

**Motion failed 2—5 on a voice vote, Otto, Zelenock, Dockett, Chick, and Beliger opposed.**

### 5.

#### Streetlight Replacement Proposal

Chockley distributed maps showing all streetlights in the Township, noting that only one is currently an LED. She explained that switching all of the rest from mercury vapor to LEDs would save the Township \$8,697/year with a payback period of 2.84 years. She said the cost of the conversion can be reduced by first identifying all burned out bulbs, because DTE will replace them at no charge with LEDs.

Beliger said the only bid is from DTE. Chockley said she has been told a private maintenance company can be hired, but she has been told that is more expensive.

- ▶ **Motion:** Chockley moved, Chick supported, to authorize the Township Manager to obtain a municipal streetlight purchase agreement from DTE for the mercury vapor streetlight replacement and authorize his signature on the contract, pending approval of the Township attorney.

Dockett said the contract does not indicate what the fees will be after installation.

- ▶ **Amendment to motion:** Zelenock moved, Chockley supported, that the final cost to convert after rebate will not exceed \$25,000, and that the annual savings will be approximately \$8,700 with a payback period of 2.84 years.

Beliger expressed concern about the light quality of LEDs.

**Amendment to motion carried 6—1 on a roll call vote, Dockett opposed.**

- ▶ **Amended motion:** Chockley moved, Chick supported, to authorize the Township Manager to obtain a municipal streetlight purchase agreement from DTE for the mercury vapor streetlight replacement, to authorize his signature on the contract pending approval of the Township attorney, that the final cost to convert after rebate will not exceed \$25,000, and that the annual savings will be approximately \$8,700 with a payback period of 2.84 years. **Amended motion passed 5—2 on a roll call vote, Dockett and Beliger opposed.**

**6.  
Resolution 18-579:  
Preclusion of Board of Trustees Members from  
Participating in Building and Zoning Meetings**

Chick read her memo and explained that the purpose of the proposal is to maintain public trust and eliminate the appearance of Board members having undue influence on proposed development projects. Board members comments included that they can add value to meetings with potential developers, Board members are elected to serve residents, and potential conflicts could be created for the Board's representatives to the ZBA and Planning Commission if they participate in pre-development meetings.

- ▶ **Motion:** Chick moved, Otto supported, to approve Resolution 18-579 to Preclude Board Members as Individuals from Participating in any Pre-Development, Concept Meetings or Negotiations with Building and Zoning Applicants.

Board members made comments, including that they should be able to attend any public meetings they want to and the intent of and need for the resolution. Chockley noted there is a State statute governing standards of conduct for public officials and said an alternative, less restrictive, policy was recommended to her. Maynes said based on the discussion he could prepare a revised proposal.

**Chick withdrew her motion to allow the Township attorney to develop a proposed policy.**

**8.  
Section 125 Premium Only Plan Document**

- ▶ **Motion:** Zelenock moved, Dockett supported, to postpone discussion and action on Section 125 Premium Only Plan Document due to time constraints. **Motion carried 7—0 on a voice vote.**

**9. Bills**

- ▶ **Motion:** Chockley moved, Otto supported, to adopt the bills. **Motion carried 6—1 on a roll call vote, Beliger opposed.**

**SECOND CALL TO THE PUBLIC**

Margaret Riddell and Amy Steffens comments on the proposed Resolution 18-579.

**BOARD MEMBER COMMENTS**

Board members made comments about 75 Barker Road, supporting local businesses, the experience of developers in Green Oak vs. Northfield Townships, and the conduct and length of Board meetings. They thanked Kiwanis, members of the public, and the Police and Fire personnel, and noted it cost the taxpayers \$761,215.81 to run the Township in March.

**CORRESPONDENCE AND ANNOUNCEMENTS**

Manley noted Northfield Township voters in the Ann Arbor Public School district will be voting at Salem Township Hall in the school millage election. Chockley asked for input from Board members related to sessions she will be attending at the Michigan Townships Association annual conference.

**ADJOURNMENT**

- ▶ **Motion:** Beliger moved that the meeting be adjourned. **Motion carried 7—0 on a voice vote.**

The meeting adjourned at 10:15 P.M.

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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 May 8, 2018.

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Kathleen Manley, Clerk

Official minutes of all meetings are available on the Township's website at [http://www.twp-northfield.org/government/township\\_board\\_of\\_trustees/](http://www.twp-northfield.org/government/township_board_of_trustees/)