



Montrose Charter Township
139 S. Saginaw Street, P.O. Box 3128 Montrose, MI 48457
Phone (810) 639-2021 Fax (810) 639-3207

Montrose Township Regular Board Meeting
October 21, 2008

The meeting was called to order by Supervisor Mark Emmendorfer at 7:00pm.

The Pledge of Allegiance to the Flag was led by Boy Scout Troop 123.

Roll Call:

Present- Mark Emmendorfer, Gary Keeler, John Newcomer, Don Sullivan, Bill Persails, Tom Tithof.

Absent- Fred Domine

Supervisor M. Emmendorfer explained that Fred Domine, Township Clerk, had recently had surgery and that D. Miller, Building Official, has agreed to take the meeting minutes.

Citizens Comments: None

Minutes:

Motion made by Tom Tithof to approve the minutes of the September 16, 2008 Township Board meeting as written. Support by Gary Keeler. Vote - All yes. Motion passed 6-0.

Treasurers Report:

Treasurer D. Sullivan gave the treasurers report.

T. Tithof asked for clarification on the construction account.

Revenue/Expenditure Report:

Supervisor M. Emmendorfer presented the revenue/expenditure report which is on file with minutes.

Presentation of Bills:

Motion made by G. Keeler to pay the bills as presented. The total amount is \$34,096.72 Support by B. Persails. Vote- Mark Emmendorfer (yes), Donald Sullivan (yes), Gary Keeler (yes), John Newcomer (yes), Tom Tithof (yes), Bill Persails (yes). Motion passed 6-0.

Reports:

Fire- Report on file.

Police- Report on file.

Chief Ellis mentioned that a B&E of a home at Seymour and Dodge was solved with the help of the property owner. Property was recovered.

Building Department- Report on file.

Building and Grounds- Report on file.

Senior Center- Report on file. Sandy mentioned that the Center has been very busy.

Business:

County Commissioner Archie Bailey;

Commissioner Bailey read a prepared statement on the concerns he has presented to the Board of Commissioners on the purchase of a building in the amount of 1.5 million dollars located at 2727 Lippencott Blvd. for use by the G.C.A.R.D. program. He cited concerns with environmental conditions of the property that are being overlooked by other County Commissioners in the purchase of the property.

J. Newcomer made a motion to oppose the purchase of the old warehouse building located at 2727 Lippencott Blvd. citing the reasons presented by Commissioner Bailey. Motion supported by B. Persails.

T. Tithof was concern with voting on this without hearing from the other side.

Supervisor M. Emmendorfer mentioned that we could request our Township Attorney to draft a letter requesting that someone from the County Board of Commissioners who had voted for the purchase to come and present the other side.

J. Newcomer and B. Persails withdrew their motion.

G. Keeler made a motion to have the Township Attorney draft a letter requesting that the Board of Commissioners send someone to the next Township Board meeting to explain the purchase of the warehouse building by the County. B. Persails supported the motion. Motion Passed.

Commissioner Bailey also reported on a new program called Hope for Home Makers, which deals with the local mortgage problem here in Genesee County. This is a national problem which has hit Genesee County hard.

Commissioner Bailey reported that he has sponsored a Leadership College Scholarship program for Montrose Schools. Anyone interested in the scholarship should get in contact with the school.

Commissioner Bailey reported that they have an estimated 2800 people who have signed up for the Genesee Health Plan. They are now offering it to businesses that have employees who would comply. There is an income limit that must be met.

Park Ordinance Revision;

Supervisor M. Emmendorfer explained that revisions are needed to the park ordinance reference to guns in the parks. There is a possible conflict with State Laws.

Attorney Otis Stout stated that a similar change needed to be made in the Cemetery Ordinance.

Supervisor M. Emmendorfer stated that Attorney Stout would prepare both amendments and draft both revisions approving the needed changes in both ordinances to eliminate the conflict with state guns laws and bring it back to the next meeting.

Dixon/Zinker Rezoning;

G. Keeler, Chairman of the Planning Commission explained that a public hearing was held and public comments were received by the Board. There were concerns on the proposed use of the property for a paintball facility. He stated that most of the concerns that were raised would be reviewed if a site plan was submitted on the proposed use. The Planning Commission recommended approval of the proposed zoning change from (RF) to (C-2) for the property on Vienna Rd.

A motion was made by J. Newcomer to accept the Planning Commissions recommendation and change the zoning and zoning map for parcel 13-24-100-012, located on Vienna Road in section 24 from (RF) Residential Farms to (C-2) General Commercial. Motion supported by G. Keeler. Motion Passed 6-0.

Genesee County Library Agreement;

Supervisor M. Emmendorfer briefly explained the need for a new agreement between Montrose School, City of Montrose and the Township reference to the paying of the utilities for the Library. A motion was made by D. Sullivan to have the Township Attorney prepare a draft of a new agreement for shared utilities for the library which will be based on a 50/50 split between the City and Township. Motion supported by B. Persails. Motion Passed 6-0.

Sewer Agreement with Gail Neff;

Supervisor M. Emmendorfer explained that this agreement was based on the fact that a private developer put in sanitary sewer line years ago along Vienna Rd to service the current Medi Lodge facility and he was to receive all the future tap-in fees from this sewer line as others tapped into the sewer line that was constructed. He stated that this was an outstanding debt that the Township has on its books and since there was money available in the sewer account he was recommending that this be paid off.

D. Sullivan explained that the residents and houses along Vienna Rd at McKinley Rd were all new at the time the sewer was constructed and the Board at that time felt it was not fair to require them to connect to the sewer. He stated that this was over twenty years ago and it was time to clear this matter up.

G. Keeler suggested that they pay it off over a two or three year period.

Attorney O. Stout mentioned that he had an accord and satisfaction agreement that he had prepared in the event the Township was to pay off the debt.

A motion was made by D. Sullivan to pay off the entire balance owing on the outstanding sewer agreement with Mr. Gale Neff prior to the end of the year. B. Persails supported the motion. Vote- Donald Sullivan (yes), Gary Keeler (yes), John Newcomer (yes), Tom Tithof (yes), Bill Persails (yes), Mark Emmendorfer (yes). Motion passed 6-0.

Water Rate Increases by the Genesee County Drain Commission;

Supervisor M. Emmendorfer explained that the City of Detroit and Genesee County Drain Commission were increasing their fees by 46%. He mentioned that the Township could not afford in its budget to absorb the amount of this increase and this increase by the City of Detroit and Genesee County Drain Commission must be passed on to the water users.

Supervisor M. Emmendorfer explained that the water rates would go from a minimum \$19.01 to \$27.90 per month based on 400 cubic feet of water usage. He stated that there are currently 273 water accounts and that the Township needed a plan to install future water mains within the Township. A master capital improvement plan is needed by the Township.

A motion was made by T. Tithof to pass on the increases by the City of Detroit and Genesee County Drain Commission and approve the water rate increases as submitted by the Township Supervisor. G. Keeler supported the motion. Vote- Donald Sullivan (yes), Gary Keeler (yes), John Newcomer (yes), Tom Tithof (yes), Bill Persails (yes), Mark Emmendorfer (yes). Motion passed 6-0.

Senior Center Storage Building, Sign and Computer Purchases;

Supervisor M. Emmendorfer reviewed the bids for the new storage building and patio area with the Board. The Township had received six bids with the low bid from Rod Kulhanek Builders in the amount of \$14, 506.00. The next lowest bid came in at \$16, 595.65. He explained that he has reviewed the bid with the owner and the bid has been confirmed with the builder.

D. Sullivan was concern with the cost of the concrete work. He does not believe it can be done for as less as \$3,600.

Supervisor M. Emmendorfer stated that the Senior Center Committee had met and reviewed the information and recommended that the Board accept the low bid. They also recommended that the low bidder submit some references of other jobs that they have completed. Supervisor Emmendorfer stated that the contractor has submitted some reference.

A motion by G. Keeler to accept the low bid to construct the accessory building at the senior center from Rod Kulhanek Builders in the amount of \$14, 506.00, provided that the references are acceptable. Vote- Tom Tithof (yes), Donald Sullivan (yes), Gary Keeler (yes), John Newcomer (yes), Bill Persails (yes), Mark Emmendorfer (yes). Motion passed 6-0.

Supervisor M. Emmendorfer mentioned that we had obtained bids and the new proposed sign for the Center and that we had obtained quotes on the purchase of two new computers for the center.

A motion was made by B. Persails that we accept the low bid for the Senior Center sign from Voorheis Signs in the amount of \$4,855.00 and to purchase of two computers along with monitors, a color printer and a wireless firewall router from CMT for the amount of \$2,286.50. Motion was supported by T. Tithof. Vote- John Newcomer (yes), Tom Tithof (yes), Donald Sullivan (yes), Gary Keeler (yes), Bill Persails (yes), Mark Emmendorfer (yes). Motion passed 6-0.

Supervisor M. Emmendorfer mentioned that he had two more items that need to be reviewed and approved for the Senior Center. He stated that there is a problem with the kitchen hoods fire suppression system at the senior center. He obtained two quotes and was recommending that the repair work be approved in the amount of \$2,782.00 to AMC Fire and Safety. He mentioned that AMC's quote was higher than Clarks Fire and Safety but AMC currently services other Township Fire and Safety equipment and that the company is located within the Township. The bid also stated that we would need to purchase some replacement filter units for the present exhaust system system. The cost of these filter units is \$385.00. The total for the fire suppression and the new filters is \$3,167.00.

A motion was made by J. Newcomer to accept the repair bid from AMC in the amount of \$3,167.00. AMC is a township based company and already services township Fire equipment. Motion supported by B. Persails. Vote- Donald Sullivan (yes), Gary Keeler (yes), John Newcomer (yes), Tom Tithof (yes), Bill Persails (yes), Mark Emmendorfer (yes). Motion passed 6-0.

Supervisor M. Emmendorfer stated that the Board needed to adopt a resolution approving the 2009 Montrose Senior Center Funding Application. Based on the County's award formula the Township has funds available in the amount of \$131,667.00.

A motion was made by T. Tithof to adopt the resolution approving the 2009 application for funding for the Montrose Senior Center in the amount of \$131,667.00. Motion supported by J. Newcomer. Motion Passed 6-0.

Citizens Comments:

Dan Hill, Seymour Rd, questioned the next Planning Commission meeting to be held the night before the elections. During the primary the meeting was changed.

Supervisor M. Emmendorfer stated that the Clerk had reviewed this and did not see a problem with holding the meeting on the regular meeting night prior to the election date.

Bud Walker on N. Seymour Rd asked if there was anything the Township could do to get natural gas down his street. They only have propane in this area and the cost for propane has increased to a point that they cannot afford it. Can the Township put any pressure on Consumers to extend the natural gas line?

Supervisor M. Emmendorfer mentioned that this was up to Consumers and to his knowledge a petition was required and that all residents would have to agree to pay for the construction cost to install natural gas.

Commissioner Bailey mentioned that he as followed the increases in the water rates by the City of Detroit and he supports the construction of our own water line which is being proposed that would run from Port Huron to Flint. The County has purchased 320 acres with water frontage in Port Huron as part of the project.

Commissioner Bailey praised Supervisor M. Emmendorfer and Attorney O. Stout on their efforts on behalf of the Township.

Adjournment:

G. Keeler made a Motion to adjourn the meeting. Support by T. Tithof. Vote- All yes. Meeting adjourned at 9:00pm.

Submitted by
Fred Domine, Township Clerk

Mark Emmendorfer, Supervisor

Fred Domine, Clerk

Mark Emmendorfer - Supervisor **Fred Domine** – Clerk **Donald Sullivan** – Treasurer
Township Trustees - **Gary Keeler, John Newcomer, William Persails, Tom Tithof**