

Bear Creek Township Board Meeting

May 5, 2021- ZOOM Meeting

I. Called to order at 7:00 p.m.

II. **Roll Call**

Keiser- (Bear Creek Township, Michigan), Golding- (Bear Creek Township, Michigan), Hoffman- (Bear Creek Township, MI), Urman- (Bear Creek Township, MI), Kendziorski- (Bear Creek Township, MI)

a. Others Present: Al Welsheimer, Ethel Larsen, Toni Drier, Harry Dixon, Dr. LaBeau, Maureen Parker, Carlin Smith, Joel Wurster, Thad Morgan

III. **Pledge of Allegiance**

IV. **Approval of Minutes:** Minutes from one meeting: Regular meeting of April 7, 2021.

Motion by Hoffman to approve the minutes as presented. 2nd by Kendziorski.

Passed

V. **Request from the Floor/Discussion**

VI. **Approval of the Agenda**

Motion by Urman to approve the agenda as presented. 2nd by Golding.

Passed

VII. **Unfinished Business**

a. **Roads**

Keiser shared that Country Club Rd started this week with some culvert replacement. The project seems to be going well and should take about two weeks (and be done by mid-May if all goes well). The next project will be Mindel Rd, which will start in mid-June. They will be starting to cut trees to prepare for that project. Keiser noted that the road commission will be moving back the bank on the corner of Lears and Howard Rd next week to improve the sight distance. Lastly, Keiser will be scheduling dust control for the week before Memorial Day. Hoffman asked about Bellmer Rd. Keiser shared that the gravel portion was reopened last week. He has not heard back from the engineer about that project, but noted that they will have to do soil borings.

b. **Library Report**

Golding noted that the minutes, bills, and financial reports were approved for March. The library received a grant to install a 24/7 locker system which will go in the entryway of the library. This would allow individuals to pickup books after hours. Additionally, the library purchased a new apple computer to allow staff to give apple product classes. The number of library patrons is still down.

VIII. **New Business**

a. **Road Name**

Keiser shared a request from Nick Else to approve the name of "Wessinger Trail" for a private road off Graham Rd. The Planning Commission recently approved a pole barn to be put on a private road, and soon there will be a land division to create two more lots. Wessinger is the last name of Nick's mother-in-law.

Motion by Kendziorski to approve of "Wessinger Trail" as the new private road name off Graham Rd. 2nd by Urman.

Passed

b. **Bay View Curbside Recycling**

Keiser shared a request from Bay View to have curbside recycling for their residents during the summer months (from June 3rd to September 9th). The cost is \$1546.62 per month and is included in our budget.

Motion by Kendziorski to provide curbside recycling for Bay View residents from the summer months of June 3rd to September 9th, 2021, in the cost of \$1546.62 per month. 2nd by Hoffman.

Passed

c. **Building Department Update**

Keiser shared that Bill Steffel officially retired last week and Bryan Conklin, the new building inspector, started on Monday, May 3rd. He has been doing well so far. We have updated the office by repainting it and adding new carpet. Additionally, the new laptop, scanner, and printer have been installed by Common Angle. So far, Conklin's inspections have been going well. He has been working with Marti at the county and will be going there for further training. Additionally, Conklin will be attending training in Bay City next week. Keiser shared that the total office upgrade will likely cost us \$5,000, but we do not have all the bills yet. Kendziorski will prepare them for the June meeting. Conklin does have a temporary ID he is using in the meantime for his inspections.

d. **City Rec. Agreement**

Keiser shared that he attended the city parks and recreation meeting a few weeks ago. With COVID-19, the participation was down 74% last year. They only had 26% participation, but still had all the same costs and expenses of maintaining the parks and properties. Keiser shared that the city has come up with three different payment scenarios based on the low participation from last year. If we were to keep to the agreement, the cost would be \$45,091. This is scenario one and Resort Twp decided to follow this as well. Urman agrees that we should follow scenario one and to ensure that we are fair to the city.

Motion by Kendziorski to pay the City of Petoskey \$45,091 for the recreation agreement, which follows scenario one. 2nd by Hoffman.

Passed

e. **Housing North- Director**

Keiser shared that Housing North has had a part-time director in the past (Emily Meyerson). Meyerson has recently resigned and Housing North would like to hire someone full-time. However, Housing North is asking nearby jurisdictions to help fund this position, in the amount of \$5,000 this year and \$10,000 for the next two years. There is a shortage of workforce housing in the area. Housing North has done a great job compiling data and charts, but now we are looking for action.

a. Carlin Smith shared that Housing North is an entity which serves several counties, and then there is a committee locally called the Little Traverse Bay Housing Partnership. While this position would be paid from Housing North, this director would work

with the Little Traverse Bay Housing Partnership. Housing North has funding for a half-time position, but they would like to make it full time.

- b. Keiser noted that we have upped the density and lowered the size of homes allowable, but so far, there has not been much action. He asked about Northern Homes. Keiser asked if the cost would increase if not all jurisdictions opted in. He suggested a round table meeting with leaders from each of the jurisdictions. Additionally, he would like to see a private developer involved in this. However, lumber prices are not helping the affordability of building workforce housing.
- c. Smith noted that it would be nice for Emmet County to be a part of this. Tammy Doernenburg has been a great resource and help to the housing partnership. The City of Harbor Springs has committed to helping fund this position for the next three years. The cost would not increase to other jurisdictions in the event that not all committed. Smith noted that there is no guarantee that there will be a project within the next three years. However, it would be possible to get a capital campaign going and to make fundraising a goal.
- d. Hoffman asked how long these entities have been in existence. Smith noted that the housing partnership started in 2018 and Housing North started a short time after that. The Little Traverse Bay Housing Partnership is a committee with no funds. However, the Petoskey Harbor Springs Area Community Foundation is willing to help fund.
- e. Kendziorski feels this is something that we should look at annually, rather than committing to three years up front. We could reassess every year what action items have been taken and progress that has been made. Urman agrees that this is something to be looked at annually. He asked if other townships should be asked for funding.
- f. Keiser noted that other, more rural townships do not have the utilities to make a large scale project happen.
- g. Golding agrees we should evaluate this annually.
- h. Smith is going to prepare a meeting for the leaders in the local area to gather to discuss this possibility.
- i. Toni Drier noted that this proposal has not come before the county board of commissioners. The Emmet County Planning Commission is looking at zoning to help facilitate housing needs. She feels we need to strengthen bonds with the developers in order to make a project happen. There is a lot of discussion regarding housing at the county level already.
- j. Kendziorski noted that the Bear Creek Township Planning Commission will be reviewing the housing ready checklist next month. She feels it is vital that developers are a part of this conversation. If the local units of government prepare land to be housing ready, but no developers come in, there will be no action taken.

Motion by Kendziorski to table this item for further information. 2nd by Urman.

Passed

IX. Planning/Zoning Report

Kendziorski shared the two cases for the Planning Commission meeting this month. The first was Harry Dixon, for Walloon Lake Country Club. The Country Club is looking to put in pickleball courts at 711 E Bear River Rd. This case was approved. The second case was Kyle Wright, who is proposing to build storage units on Anderson Rd (across the street from Aldi). This case was approved.

Motion by Golding to approve the Planning Commission report. 2nd by Kendziorski.

Passed

X. Fire Department Report- Report by Welsheimer

Welsheimer shared that the fire department did more trainings this month. They had 1 EMS call and 16 fire calls, 8 of which were brush fires. The fire department installed 4 smoke detectors and 2 carbon monoxide detectors. Welsheimer gave an update regarding the county and jaws of life funding. He thanked the county for their continued support of this project.

Hoffman noted that Bert's funeral was very well put together. Keiser agreed. Additionally, Keiser shared that he spoke with Dave Hoffman regarding planting some trees on Click Rd. We will need about 100 3-4ft trees. Hoffman suggested planting in the fall. Keiser asked if we want to put out an RFP or to use Dave Hoffman's services. Hoffman is comfortable with David doing this project. Urman and Kendziorski agree.

Keiser noted that we will need to set up a committee to start working on plans for the new fire hall. Urman and Hoffman are going to work with Welsheimer on that.

XI. Parks and Recreation Report

Keiser noted that the Parks and Recreation site walk meeting was cancelled on Monday due to poor weather conditions. The parks are now open and seal coating is supposed to happen next week.

XII. Correspondence

Keiser shared a letter from Mary Jane Ulrich about clean-up vouchers. He sent her a letter in response. Additionally, Keiser shared that the City of Petoskey asked that we send a letter of support for their grant request. This is a no-funding commitment, just a letter in support.

XIII. Clerk's Business/Bills- Report by Kendziorski

Kendziorski reported bills in the amount of \$98,624.20.

- i. **Motion** by Kendziorski to pay the bills in the amount of \$98,624.20. 2nd by Hoffman.

Passed

XIV. Treasurer's Report- Report by Golding

The Treasurer's Report shows a balance of \$8,701,412.61 as of 4/30/21.

XV. Building Department Report: Discussed earlier in the meeting.

XVI. Sewer Business/Bills

Keiser shared two sewer applications. The first is for Walt Schiemann (the owner of Prime Diesel) for 3 REUs. The second is for an upgrade for John Walton at Hearthside Grove to add a pavilion with a kitchen. This would be for .23 REUs.

- i. **Motion** by Kendziorski to approve the sewer applications for Walt Schiemann (Prime Diesel) for 3 REUs and for John Walton at Hearthside Grove for .23 REUs. 2nd by Urman.

Passed

Keiser noted bills for the township sewer in the amount of \$68,990.82.

- i. **Motion** by Keiser to pay the township sewer bills in the amount of \$68,990.82. 2nd by Kendziorski.

Passed

Keiser shared that last year, we received a grant to camera the sewer lines to look for infiltration. There have been two large problems found. The first is on Creekside Drive. There is an entire manhole off base. The second is a 10ft crack in the line in the Graham Rd area. Keiser shared that there are techniques to reline a line without digging up the road. They are continuing to look at film to find the leaks and plug them.

XVII. Request from the Floor/Discussion

XVIII. Closed Session- Discuss Legal Written Opinion: MRA Ruling

Motion by Kendziorski that the township board go into closed session to discuss with counsel a written legal opinion that is subject to the attorney/client privilege. 2nd by Hoffman.

- a. Roll Call: Keiser, Golding, Hoffman, Urman, Kendziorski
 - i. Yes: Keiser, Golding, Hoffman, Urman, Kendziorski
 - ii. Time: 8:10pm

Passed

Motion by Kendziorski to come out of closed session. 2nd by Hoffman.

- a. Roll Call: Golding, Hoffman, Urman, Kendziorski, Keiser
 - i. Yes: Golding, Hoffman, Urman, Kendziorski, Keiser
 - ii. Time: 8:40pm

Passed

Motion by Hoffman to authorize the township to proceed with an action in the Michigan Court of Claims concerning the Michigan Marijuana Regulatory Agency and the status and treatment of non-tribal marijuana enterprises on tribal trust land located within the township. 2nd by Kendziorski.

- a. Roll Call: Hoffman, Urman, Kendziorski, Keiser, Golding
 - i. Yes: Hoffman, Urman, Kendziorski, Keiser, Golding

XIX. Other Business: None

XX. Public Comment: None

XXI. Adjournment: 8:43p.m.

Respectfully submitted,

Emma Kendziorski

Emma Kendziorski, Bear Creek Township Clerk