

Bear Creek Township Board Meeting January 5, 2022

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

II. **Roll Call:** Keiser, Hoffman, Golding, Radatovich, Urman

a. Others Present: Al Welsheimer, Mitch Brown, Ethel Larson, Tanya Gibbs, Alan Proctor, Steve Hayward

III. **Pledge of Allegiance**

IV. **Approval of Minutes:** Regular meeting of Dec 1, 2021

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

Passed

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

VI. **Approval of the Agenda**

VII. **Unfinished Business**

a. **Roads**

Keiser shared that the annual meeting with the Emmet County Road Commission is January 24th at 6:30pm. Our road allocation this year is \$16,952, which is minimal, but it will help with our road costs. Keiser shared an email from Karla Buckmaster requesting that the township pay for a guard rail on Kolinski Rd. In the past, the township has not paid for guard rails. Typically, the road commission gets safety grants for guard rails. They did not get a safety grant this year, so we will try again next year. Radatovich is hesitant of starting the precedent of the township paying for guard rails, especially because there are so many locations in the township that need them. Hoffman noted that sometimes the guard rails tighten the road too much and if you are coming through with a wide load, you need a spotter. Keiser noted that when a guard rail pinches off a road, people shy towards the middle, making the road dangerous in that way. Keiser shared that we received the annual Pasar ratings for the roads and it will be discussed during budget time. In addition, he explained that we will be getting a “smart light” at Pickerel Lake and US-31.

b. **Library Report:** No December meeting.

c. **Division Road Ending**

Keiser noted that the survey has not been completed yet at the end of Division Rd.

d. **Property Maintenance Position**

Keiser reminded the board that we have a joint meeting with Resort Township on January 12th at 7pm to discuss this position.

e. **Carpet Cleaning**

Keiser shared two quotes to have the carpets in the hall cleaned. The first is from Stanley Steemer for approximately \$1538. The second is from Bay Area Clean Care for \$1192.96.

Motion by Golding to hire Bay Area Clean Care to clean the township carpets for \$1192.96. 2nd by Radatovich.

Passed

VIII. **New Business**

a. **Construction Board of Appeals**

Keiser shared that last month, we appointed Al Welsheimer to the Construction Board of Appeals. We have since found out that Al cannot serve on that board as he is a township employee. Keiser recommended Art Shaw to fill the position.

Motion by Radatovich to appoint Art Shaw to the Construction Board of Appeals. 2nd by Hoffman.

Passed

b. **Victories Square- Presentation**

Representatives from the Tribe’s ODEMI (who is developing the Victory Lane property) updated the board on the next phase of development. Tanya Gibbs explained that due to COVID, the 2020 projects were delayed, but they are finally starting them. Phase one is complete and they are currently in the process of phase 2/3. Lot one is Tropical Smoothie and Spectrum Wireless. Lot four is going to be the LITC building for workforce housing. Lot seven will be the second hotel site for the Cambria. There will be a town square across from the Cambria for a community space. The Marriott hotel was profitable even through COVID, and they were able to provide a clinic to give out vaccines. A new sports bar and restaurant will be coming in April/May 2022. They are currently working on adding workforce housing for 50 units/five stories. This was made possible through the LITC program through MISHDA. They are planning to break ground on that project this year and it will be completed within 18 months. A two bedroom apartment will be approximately \$800/mo and it will be kept affordable for approximately 40 years. The new Cambria will have a full service restaurant and rooftop bar. The Cambria will be a six story hotel.

i. Keiser asked if they will need utilities for this development. He noted that the fire agreement will have to be renewed. He suggested that side traffic lights be added for safety at the intersection of Lears and 131 and also the addition of sidewalks. Lastly, Keiser recommended a caution light at Lears and Howard.

a. Gibbs noted that the sewer goes to the casino. She will make note of the fire agreement and agreed that there is a safety concern at the intersection. There is a snowmobile trail and they would like to see some type of all seasons trail/sidewalk as well.

ii. Hoffman would like to review all sites on the fire agreement and asked about signage.

a. Gibbs noted that they are working to keep all signs to scale.

c. **Property Line Adjustment- Plat**

Keiser noted that typically, the courts are the only entity that can adjust a line on a plat, however, if a township has an ordinance, the board can approve it. We have this ordinance so we have the ability to approve this. This is a vacant piece and a basketball

court was accidentally put in on the neighbor's property. The neighbor would like to sell the piece and Dr. Nemec would like to add it to his lot and get a new legal description.

Motion by Radatovich to authorize the supervisor to approve and sign the property line adjustment for Nemec/Webster. 2nd by Golding. **Passed**

d. Budget Amendments

Radatovich shared the current budget amendments that need to be made. The first is to the governing body department for the amount of \$89,000. Of this amount, \$30,000 will go towards professional contracts and expenses, which covers things like attorney fees and the engineering of the boat wash (although this specific expense will be reimbursed). \$55,000 of this amount will go towards the Click Rd property development, for expenses already incurred, such as the tree planting and topographical survey, and some of it will go towards starting to pay Elaine Keiser. The remaining \$4,000 is for expenses that were not properly budgeted for. The second budget amendment will need to be to the parks and recreation department for \$5,100, to cover the overage of the City recreation agreement this year. The last budget amendment is to the liquor department for \$300. This has to do with how accrued payroll posts at the end of the fiscal year.

Motion by Radatovich to amend the budget of the governing body department for \$89,000, the parks and recreation department for \$5,100, and to the liquor department for \$300. 2nd by Hoffman. **Passed**

e. Budget Meeting Dates

Keiser noted that we will need to set up budget meeting dates. He suggested that the first be on January 10th at 3:30pm.

f. Click Rd Property

Urman shared his experience with Great Lakes and suggested that a temporary pole be put up on our Click Rd property along the side property line and a meter rack be built. We can use the power to pump water to our new trees, and eventually to help with the construction of the building. Then, when we are further along, to get a permanent easement and have the line bored to the building. Keiser asked if we should wait for our permanent easement in the middle. Urman noted that it would be in the way of construction if we were to put it in the middle of the property now, plus we need power for the well or tanks to water the trees. Radatovich asked about monthly fees associated with a temporary pole. Hoffman asked about the cost of putting in a rack. Urman explained that a rack will be \$1500-2000. Keiser would like to get the drawing and see where this is going to go. He suggested two wells, one as a 4in domestic to service the hall and the other as a 6-8in for the fire trucks. This would prevent the water from becoming stagnant. He wants to wait until the building is designed and sink the well in near the building, but far out enough that if we were to add on in the future, it wouldn't be a problem. Radatovich asked about the difference between a temporary and permanent pole. Keiser asked if the township attorney had reviewed the temporary easement. Urman noted that Great Lakes Energy drafted the temporary easement, and the township attorney has not reviewed it yet. The easement would need to be signed and mailed in with the payment to Great Lakes Energy. Great Lakes quoted \$1674.17 for a temporary pole.

Motion by Hoffman to authorize the supervisor to sign the temporary easement, on condition that the township attorney review and approve the temporary easement. In addition, the motion approves the payment of Great Lakes Energy in the amount of \$1674.17 to put in temporary power along the tree line of the Click Rd property. 2nd by Urman. **Passed**

IX. Planning/Zoning Report: There was no December meeting.

X. Fire Department Report- Report by Welsheimer

Welsheimer shared that the department completed SCVA training as well as a timed skill test of equipment location on the trucks. They watched a training video on the extraction of electric vehicles. The department went to the downtown Christmas open house to promote public safety and were involved with the Shop with a Hero program through Walmart and Meijer. They installed a bed shaker (a device for deaf individuals that shakes your bed in connection to a smoke alarm) and smoke alarms. Hoffman noted that the governor approved grant money for EMS and fire departments for recruitment. Welsheimer noted that in the past, when we have done grants for recruitments, we have been successful in getting the grants, just not in the recruitment efforts. In addition, 911 is struggling for dispatchers.

- i. Radatovich noted that every year, we budget 10,000-20,000 for building improvements, however, we typically do not use the money. During the off-election season, she and Lizzy Coats take on additional projects and decided to utilize their time this year to fix up the fire office. This office is used by the firefighters to complete reports when they return from a call. The total cost for the office was \$1800 and it is now equipped with new office furniture. The walls have been freshly painted and the flooring is redone as well. Radatovich noted that people notice a well kept office- we have had lots of compliments on Bryan Conklin's new office being fresh and welcoming. She would like to see us have a maintenance schedule in the future to rotate keeping the offices maintained, rather than waiting until it is severely outdated. It is something we can possibly discuss during budget time.

XI. Parks and Recreation Report

Keiser shared that Tip of the Mitt came to discuss the boat wash and agreed to use Gosling Czubak as the engineer. They discussed trash cans for Spring Lake Park and briefly discussed the parks maintenance possibility.

XII. Correspondence

Keiser noted that we have the quarterly MTA meeting on January 19th at 7pm at Littlefield Twp. There is a Board of Review training this month as well.

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

Radatovich reported bills in the amount of \$127,017.76.

- i. **Motion** by Radatovich to pay the bills in the amount of \$127,017.76. 2nd by Urman.

Passed

XIV. Treasurer's Report- Report by Golding

The Treasurer's Report shows a balance of \$11,127,957..90 as of 12/31/21.

XV. Building Department Report

Golding gave out building dept reports through 12/31/21. Building department revenue is up this year.

XVI. Sewer Business/Bills

Keiser reported bills for the township sewer in the amount of \$63,760.48.

- i. **Motion** by Keiser to pay the township sewer bills in the amount of \$63,760.48. 2nd by Radatovich.

Passed

XVII. Request from the Floor/Discussion: None

XVIII. Other Business:

Urman suggested we add a township newsletter to our tax bills.

XIX. Adjournment: 8:45p.m.

Respectfully submitted,

Emma Radatovich

Emma Radatovich, Bear Creek Township Clerk