

Bear Creek Township Special Meeting- Joint Mtg with Resort Twp Board of Trustees January 12, 2022

- I. Time: 7:01p.m.
- II. Roll Call: Golding, Urman, Hoffman, Keiser, Radatovich
 - a. Others Present: Bob Wheaton, Suzanne Coveyou, Holly Angileri, Paul Schemanski, Rufus Welsheimer, Al Welsheimer, Mitch Brown
- III. Property Maintenance Position

Keiser explained that this work session is to discuss the possibility of a shared property maintenance position. If we were to pursue this, it would be similar to our shared fire agreement. The equipment would be shared 50/50 and the wages would be split based on the time spent at each park. The challenge is that this is a difficult market to find contract employees.

Wheaton shared the needed work at each one of their township properties. Resort Pike Park needs weekly mowing. It is a very busy park in the summer. It has a picnic area and waste receptacles as well as a pit toilet that needs to be cleaned several times a week. The Morford Boat Launch needs a couple hours of work per week to mow and straighten it up. The dock gets hit often. The Resort Twp Hall needs weekly mowing and lawn care. East Park is their busiest property. It needs weekly mowing and is irrigated. There is lots of garbage to be cleaned up, as they often rent out the pavilion. Currently, the bike path is closed off going into Petoskey, so that has lessened the traffic at the park. The men's and women's restrooms are used often by bikers. East Park also has a playground. Currently, Fred Jakeway is doing their winter plowing at the township hall at an hourly rate. Wheaton noted that East Park is especially busy on July 3rd during the Bay Harbor fireworks. Currently, the trash is removed twice a day at East Park. West Park would take about one morning a week for maintenance. The Townsend Rd Boat Launch (which is not owned by the township, but they own the dock) needs to be string trimmed. Currently, this only gets done once a year. Pioneer Trails needs to be mowed every three weeks. It should be an 8ft wide trail and would take about two hours to do the entire thing. There is no garbage there. The compost area is currently managed by Tony Hoffman, who comes in to chip the brush at an hourly rate. Then someone comes to push the compost material back. It gets emptied a few times a year and only needs to be mowed about twice a summer. Perhaps Resort could buy a tractor to use for compost and Pioneer Trails. The current contractor for Resort Twp maintenance, Fred Jakeway, is looking to retire next year.

Keiser shared that Bear Creek Township is in a similar situation. Spring Lake Park is our busiest park from April-November. It requires lots of cleaning and has turned into a major bike trailhead. It needs daily cleaning, but is currently only being cleaned about 3-4 times per week. It is mowed weekly and trash is being taken out 3-4 times a week (but needs to be taken out more). There is also a large walkway that needs more attention. Part of the issue is the fact that we do not have one consistent person giving our parks care, rather, it is multiple employees of one company (and they are struggling to find help). When we schedule a service, it often takes days to complete because of the lack of help/people calling in sick. This is not the fault of our current contractor, it is just the way the market is currently. The Township Hall needs weekly lawn care. Jones Landing is busiest on weekends, but the week days are not bad. Our current contractor services Jones Landing five days a week. We used to have Jack Jones watching over Jones Landing, but he has since passed and we really missed that this year. At this time, we are not renting out the pavilion at Jones Landing, but people still use it for parties on a first come, first serve basis, and it generates a lot of trash. If the trash isn't picked up at the proper time, then animals get into it overnight which causes a larger mess in the morning. Bear Creek also owns the Atkins Rd Preserve, which Keiser currently mows. It needs to be mowed every three weeks. Our current snow plow service is through M&W Poquette, and they are doing a wonderful job. All Seasons used to shovel and salt the township hall in the winter, but we took that on ourselves this year, and Bryan Conklin has been assisting with that. One of the challenges we will face in this position is that we will have the same busy times (such as 4th of July), and we will need the same services on the same days. Keiser feels we will need a minimum of three people in the summer (especially when you take into account the fact that people get sick and go on vacation). He noted that there isn't as much personal care for our properties as there used to be, and it would be nice to have someone who is looking out for the townships personally, rather than a company.

Radatovich noted that currently, when we have a need, the supervisors call and make the arrangements. Ideally, the person in this position would be able to recognize a need at a park (broken railing, etc) and just go handle it. This frees up the supervisors' time. Additionally, we can split out this job differently if we think that would be a better fit. For example, we could hire out the cleaning portion of this job.

Wheaton noted that it may be a challenge to break up the services into lawn and janitorial, as there are not many janitorial companies to take something like this on. At this time, Bud Gray currently services the Resort Twp docks, but he is also going to be retiring soon. Wheaton noted that he talked to Fletch's about new trucks and was made aware that the soonest a truck would be available was April-May, so if we were to pursue this, we would need to order a truck soon.

Keiser noted that one of the issues is with trash. Currently, all our trash is brought back from the parks to the township hall. This is time consuming, however, we couldn't put a dumpster out at the parks, because people may put their household trash in it. Resort Twp also brings their park trash back to their township hall.

Urman feels that we will probably need four people for this job, and thinks that each township is big enough for their own property maintenance person (with the logistics of this type of position, as well as the fact that each township is growing). This is also a large geographical area for this person to cover. He feels there are three days of mowing in Bear Creek alone. This position will be much busier in summertime than in winter. Urman noted that when we build the Click Rd Fire Station, that will be another Bear Creek property to manage.

Keiser noted we will need multiple people for this job as well as multiple pieces of equipment (two lawn mowers, two string trimmers, etc). Wheaton noted that cleaning the bathrooms is a two person job (because there are two bathrooms), so this could be a team job. Radatovich noted that if we scheduled people correctly, we could make the most of their time.

Hoffman asked about storing the equipment and noted that this person will need tools and a work station. Keiser noted that eventually, the work station could be in the new fire hall. For now, this person could work out of an enclosed trailer. Wheaton noted that they may build a shed onsite to house the tractor near the compost site.

Schemanski feels that Resort Twp has a good deal now with Fred Jakeway, and asked if his son is planning to continue his business. It is difficult to find a good employee who takes ownership of what they do.

Keiser asked if Jakeway has other customers in the summertime. Wheaton confirmed that he does. Keiser shared more information about our plowing service. We have had great service with our current plow company and we never have to call to ask, they are always on top of it. Hoffman noted that our plowing service is very fair with pricing, and our summer maintenance group we have had to watch the billing. Additionally, we are struggling with the quality of work being done in the summer months.

Al Welsheimer shared that there are two firefighters that are very interested if this job were to open. They take it to heart what is being asked of them and the fact that they are on the fire department would be another benefit to the townships and the community. We need to get an estimate of how many hours a week worth of work we have to be done, however, he does not feel we can justify having a Bear Creek Township only person. He cautioned the board of micromanaging this person, and feels they need to be self-sufficient. The advantage to having an in house employee is that if there is a need, they can get right to it, rather than having to schedule it out. As far as the 4th of July goes, it is going to be a busy time no matter what, and that shouldn't hinder us from proceeding with this position. Additionally, another advantage of an in house employee is that they can take care of things on their own, without us having to ask or make arrangements.

Radatovich noted that a benefit of one of the firefighters is also the fact that they already serve this community, so they would put personal care into these parks.

Keiser noted that we should take the time to look at how many hours a week each park needs, and then we can determine how many people we would need to hire. Radatovich will make a spreadsheet for us to work on. We will have another joint meeting on Thursday, February 3, 2022 at 4pm at Resort Twp to discuss further.

IV. Adjournment: 8:08pm

Respectfully Submitted,
Emma Radatovich

Emma Radatovich, BCT Clerk