

## Bear Creek Township Board Meeting April 6, 2022

Called to order at 7:00 p.m.

**Roll Call:** Keiser, Hoffman, Urman, Radatovich  
Absent: Golding

### Pledge of Allegiance

**Approval of Minutes:** Public hearing of Mar 2, 2022, regular meeting of Mar 2, 2022, closed session minutes of Mar 2, 2022, and special meeting of Mar 30, 2022.

**Motion** by Hoffman to approve the minutes as presented. 2<sup>nd</sup> by Radatovich.

**Passed**

### Request from the Floor/Discussion:

Parker Fairbairn introduced himself. He is running for 107<sup>th</sup> district representative.

George Ranville introduced himself and shared his history. He is running for state senate.

Neil Friske introduced himself and shared his history. He is running for 107<sup>th</sup> district representative.

John Swartout introduced himself. He is running for precinct delegate.

### Approval of the Agenda

Keiser asked to add to the agenda a discussion regarding sewer lift station #4. In addition, we have a tax appeal from Independence Village that we need to discuss.

**Motion** by Urman to approve the amended agenda. 2<sup>nd</sup> by Hoffman.

**Passed**

### Unfinished Business

#### Roads

Keiser shared that he met with the road engineer, foreman, and representatives from Gordie-Fraser and walked Bellmer Rd. Gordie-Fraser is working on the survey and will be doing soil borings as soon as the frost is gone. After that, they will work on a design and report to the road commission. The road commission is still working on the Krause Rd design. We have not received our road bids yet this year.

#### Library Report

Radatovich shared that the agenda, minutes, bills and financial reports were approved for the library. The Friends of the Library is working on a “Night at the Library” fundraiser. They had a Cabin Fever Booksale. They hosted a Family Literacy Night and had 21 people. The Director’s Report was shared and the staff has all completed CPR training. The library is now a distribution site for COVID tests. The door count at the library is up but the circulation is down.

#### Division Road Ending

Keiser noted that there is nothing new to report.

#### Click Road Property

Keiser noted that Al, Tom and Joe have been meeting with the architect and are close to a preliminary design. It is time to have a work session board meeting to review what has been done so far. We will host a work session on April 19<sup>th</sup> at 3:30pm.

### New Business

#### Maple Creek Sewer Study

Bob Verschaeve from Gosling Czubak shared the Maple Creek Sewer Study. In 2020, Bear Creek put in the Howard Rd sewer extension that now extends to Maple Creek subdivision. In 2004, when the development was put in, the Health Dept. approved sewer permits on a temporary basis, because there was no municipal sewer available. The master deed for the development has explicit provisions that when municipal sewer became available, that they would have to hook up. This sewer study reviews the options for running sewer and related costs. There are three choices. The first option would be a traditional gravity sewer, however, due to the topography of the subdivision, about half of the homes would have to pump into it. You would also have to tear up the road to install a system like this. The total cost of option one is \$1,110,652. Option two is a force main system where directional drilling is used for installation. There is less disturbance to the road, as you are only excavating at the entry and exit points. They tunnel under the road and pull the pipe through. This option would cost \$772,549. The third option is another force main system with the force main routed behind the lots on the outside of the property. This option would cost \$830,333. It is more expensive due to the need for more pipes and more easements. The eight

undeveloped lots would not be connected at this time. This would probably be a special assessment district and the township would have to be petitioned by the owners to create that. Verschaeve recommended the second option, which is the most economical.

Keiser wants to hear the homeowners' questions. He noted that their board has not seen this study yet and after they review it, it would be a good idea for us to have a joint meeting of the boards. If we do not receive a petition from the homeowners, then we will not go forward. There is one septic failure there now, and the health department indicated that there will be more in the future. He asked the difference in costs for the undeveloped and developed lots.

Verschaeve explained that all the lots would pay the initial \$800 or so to build the infrastructure (the force main under the road). Then the developed lots would pay an additional \$800 or so to hook up to the sewer. The undeveloped lots would not pay that at this time but would have to pay to hook up when they develop.

Gary Stewart is a neighbor in the community and asked his insurance company about sewer backups. The insurance company indicated that unless it is a municipal system, you are not covered. Would this be a municipal system if the development hooked up? In addition, Stewart asked about the sewer systems in place. If the development chooses not to hook up, can they choose to rebuild a septic system if it fails?

Verschaeve noted that it would be a municipal system if they hooked up. He noted that the failure would be up to the health department to issue another permit. They may deny it.

Christy Turk is a board member and resident of Maple Creek. She spoke with the health department and they indicated that if the development declines this project, they would still issue them permits.

#### Sewer Lift Station #4

Keiser explained that lift station #4 is a major lift station in front of Flynn's Pit on 131. He has been speaking with a developer who is considering a project near Intertown. As a township, we need to know what our capacity is at that lift station in order to tell the developer what upgrades may be needed. The first portion of the sewer study would be done by Gosling Czubak in Bear Creek Township. There will be another proposal for the lines that run through the city, similar to the study we approved last month.

Hoffman asked when the last time this lift station was upgraded. Keiser confirmed it was in 2011.

Verschaeve noted that the Howard Rd sewer extension took some of the pressure off lift station #4. The station has been maintained but the major upgrades were in 2004 and 2011. This study would look at where the flows are coming from and the capacity of the lift station.

**Motion** by Hoffman to hire Gosling Czubak to complete a sewer study of lift station #4 up to the cost of \$16,200. 2<sup>nd</sup> by Urman.

**Passed**

#### Kids Pedaling with a Purpose

Keiser shared that in 2018-19, Cindy Okerlund, a retired teacher, started a program to get kids out bike riding and to teach bike safety. This was a very successful program, but was cancelled the last few years due to COVID. Cindy is restarting the program and is asking to use Spring Lake Park as a starting point May-the beginning of June.

**Motion** by Hoffman to allow Cindy Okerlund to use Spring Lake Park to teach bike safety. 2<sup>nd</sup> by Radatovich.

**Passed**

#### Wayne's Desk

Radatovich noted that during the budgeting process this year, we discussed upgrading Wayne's office, which included a new desk. Integrity gave us a quote for \$3,508.00.

**Motion** by Radatovich to purchase a desk for the electrical inspector's office from Integrity for \$3,508.00. 2<sup>nd</sup> by Hoffman.

**Passed**

#### Mail Machine

Radatovich explained that Van's is no longer servicing our postage machine. With the upcoming election cycle, if something were to happen to our machine, it may be a while before it could be serviced. There is an option to purchase a new postage machine from Mint Mailing Systems. The board decided to table it until next month to obtain more information.

#### Parks Cleaning

Keiser explained that we approved Gray's Cleaning Service for the cleaning of our parks. However, during that discussion, we agreed that they would power wash the bathroom floors and blow the walkways/pavilion as needed. We will need to purchase a power washer and leaf blower for each park. Meyer Ace Hardware quoted us at \$339.99 per power washer and \$419.99 per leaf blower. We will also need to purchase some power cords and hoses. The total cost would be \$1693.92.

**Motion** by Radatovich to purchase a power washer, leaf blower, power cords and hoses for both Spring Lake Park and Jones Landing from Meyer Ace Hardware, for a total cost of \$1693.92. 2<sup>nd</sup> by Urman. **Passed**

#### Vision Insurance

Keiser shared that we saved approximately \$10,000 when we switched health insurance plans this year. In addition, the township will be saving \$4-6,000 when Keiser goes on Medicare this year. We recently discovered an available vision insurance policy for employees that would cost the township \$12.30 per month (per employee) through Ameritas Edge Vision VSP.

**Motion** by Radatovich to approve vision insurance for full-time employees from Ameritas Edge Vision VSP. 2<sup>nd</sup> by Urman. **Passed**

#### Independence Village

Keiser explained that Independence Village protested their 2021 taxes. The current taxable value for 2021 is \$1,869,511 and the agreement to stipulate has the taxable value at \$1,825,000. 2022 is also involved in the appeal and the CPI for property is 3.3% for 2022. Keiser recommended that Joel Wurster sign the stipulation agreement and we can work out 2022.

**Motion** by Keiser to authorize Joel Wurster to sign the stipulation agreement with Independence village for a taxable value of \$1,825,000 for 2021 and that we use Wurster's best judgment to settle the 2022 portion. 2<sup>nd</sup> by Hoffman. **Passed**

#### **Planning/Zoning Report**

There was no March Planning Commission meeting.

#### **Fire Department Report- Report by Welsheimer**

Welsheimer reported that the fire department completed cardiac training. They had 1 EMS and 14 fire calls. There was one house fire; it was an electrical fire in a basement. Last month, they started the pre-planning for hotels and are going to go forward with fire inspections. The 2022 fires and deaths in the state of MI are up. Currently there have been 45 deaths and 39 fires in the state of MI in 2022. This is a 13% increase in deaths and a 15% increase in fires (from 2017-2021). Keiser thanked the fire department for the work they did to save the house during that house fire.

#### **Parks and Recreation Report**

The April 4, 2022 Parks and Recreation meeting was cancelled. Keiser noted that EGLE will not permit a wet boat wash that close to a lake, so we will need to look at a dry system for Jones Landing. In addition, we have some trees behind Spring Lake Park that are down. We will need to hire someone to clean that up. The parks committee can get quotes for that.

#### **Correspondence**

Keiser reminded the board that we have a MTA chapter meeting on April 20<sup>th</sup> at 7pm. Emmet County representatives will be present to talk about ARPA funds. We also received a letter from the Walloon Lake Association and the Little Traverse Conservancy newsletter.

#### **Clerk's Business/Bills- Report by Radatovich**

Radatovich reported bills in the amount of \$114,568.29

**Motion** by Radatovich to pay the bills in the amount of \$114,568.29. 2<sup>nd</sup> by Hoffman. **Passed**

Radatovich noted that our new contract for Little Traverse Disposal came last month. This is a two year contract and we will need to authorize Denny to sign this contract.

**Motion** by Radatovich to authorize the supervisor to sign the contract with Little Traverse Disposal for April 1, 2022- March 31, 2024. 2<sup>nd</sup> by Urman. **Passed**

Radatovich noted that preparations for the May 3, 2022 election are well underway. We have approximately 1200 AV applications in and approximately 575 ballots back.

#### **Treasurer's Report- Report by Golding**

The Treasurer's Report shows a balance of \$9,496,904.02 as of 3/31/22.

#### **Building Department Report**

Building dept reports were shared through 3/31/22.

#### **Sewer Business/Bills**

Keiser reported bills for the township sewer in the amount of \$288,573.97.

**Motion** by Keiser to pay the township sewer bills in the amount of \$288,573.97. 2<sup>nd</sup> by Radatovich. **Passed**

#### **Request from the Floor/Discussion:**

John Swartout asked the township board to send a letter to the county board of commissioners in opposition to the proposal for mass transit. He shared a letter that Bliss Township sent in opposition to the proposal. Keiser noted that he has not seen a formal proposal come through yet.

Karla Buckmaster is also in opposition to mass transit. She does not want to see a housing authority or a transit authority. These are taxing entities. She reminded the board about her desire for a guard rail along Kolinske Rd. She asked if the park bathrooms will be available for Cindy Okerlund's biking group. In regard to the mailing machine, Buckmaster suggested that the township board keep it as a backup.

**Other Business:**

Urman asked if the township hall is getting curbing on the parking lot this spring. Keiser noted that they are supposed to come in May.

Karla Buckmaster asked about the Click Rd project. Urman shared that the township is growing, and we are looking to build a fire hall and polling place at our property at Click Rd. We are in a very preliminary stage of the project and are looking forward to sharing more information once we have conceptual plans.

**Adjournment:** 8:38p.m.

Respectfully submitted,

*Emma Radatovich*

Emma Radatovich, Bear Creek Township Clerk