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**Bear Creek Township Board Meeting
May 4, 2022**

Called to order at 7:00 p.m.

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

Pledge of Allegiance

Approval of Minutes: Regular mtg of Apr 6, 2022, Election Commission mtg of Apr 11, 2022, and Special mtg of Apr 21, 2022.
Motion by Hoffman to approve the minutes as presented. 2nd by Golding. **Passed**

Request from the Floor/Discussion:

Donna Lively introduced herself. She is running for county commissioner district 5.

Don Mapes introduced himself. He is running for county commissioner district 3.

Cyril Drier introduced himself. He is running for county commissioner district 5.

Approval of the Agenda

Unfinished Business

Roads

Keiser shared one dust control bid for 26% brine. He has scheduled it for the week of May 23rd to coordinate with other townships. Keiser met with the property owners of Krause Rd as well as the road commission and they are planning on a fall project. Additionally, he noted that the southern facing street signs are very faded. On average, the cost would be \$60 for two one sided signs. Would we be interested in replacing some signs? We would need around 100, so it would cost us around \$6,000.

Hoffman noted that at the county chapter MTA meeting, Mike Reeves suggested partnering with the county on replacing the road signs. Keiser noted that out of the \$6.5 million in Emmet County ARPA funding, the county allocated \$4.5 million to themselves and has already spent around \$500,000, so approximately \$5 million has already been allocated. The county is not necessarily looking to partner on this project. Radatovich noted that the street signs are a need for both tourists and the local community. The board agreed that Keiser should seek out more information.

Karla Buckmaster asked if there is value in the old signs that will be removed.

Library Report

Radatovich noted that the library financials and minutes were approved. The Friends of the Library are planning their Oct 7th “Night at the Library” event. They are working on a children’s book giveaway for this summer. They had family literacy night and 30 people attended. The director shared the summer programming for this year, which is a program about antisemitism and a program about racial equity. In addition, the director shared that she is working on more grant opportunities. There are currently 70 kids being tutored at the library. Their meeting spaces are in high demand. Last, the board discussed several policies.

Click Rd Property

Keiser would like to set up a special meeting to discuss the plans for this property. He suggested Friday, May 6th at 1pm. In addition, it has been suggested that we consider a wetlands study of this property. Gosling Czubak quoted us for \$2,500 to do this survey.
Motion by Hoffman to hire Gosling Czubak to do a wetlands study of this Click Rd property for \$2,500. 2nd by Urman. **Passed**

Maple Creek Sewer

Keiser noted that we received the engineer’s estimate for this project and there were three options to consider. Keiser has not heard from the members of the subdivision yet. The owners would have to petition the township in order for us to set up a special assessment district.

New Business

Land Bank

Keiser noted that three Bear Creek properties were reverted back to Emmet County due to back taxes. Two parcels are on Pickerel Lake Rd. One of the parcels is a small piece along Lears Rd next to Walmart. The township has first right to these parcels. Perhaps we should consider the piece along Lears Rd for future needs for public expansion of the road or utilities. Right now it is foreclosed until July 2nd. The township could pick up this property for approximately \$5800. He would like to have the township attorney help us look into this. Joel Wurster noted that the township would only be charged the amount of back taxes. We cannot flip it and it must be used for public use.

Motion by Hoffman to authorize the supervisor and township attorney to research property PID 01-19-07-300-044, vacant land in Bear Creek Township and to approve fees associated with a title search. 2nd by Golding. **Passed**

Street Lights

Keiser explained that during the budget process, we discussed installing street lights on the intersections of our crossroads with the highway on M-119, US-31, and US-131. Are we still interested in pursuing this? We would have to pay an application fee to the utility company in order to get an estimate. There would be three utility companies involved: City of Harbor Springs, Great Lakes Energy, and Consumers Power. This would probably cost about \$1000 per intersection to set up and \$7-8 a month for power. The board agreed to put in applications in order to get cost estimates.

Karla Buckmaster asked about the individuals who live on those roads. Keiser noted that he can talk to neighbors on the corners. He gets a lot of complaints about safety and needing lights.

Bay View Association Vouchers

Keiser explained that we typically provide curbside recycling to Bay View Association. This service would start on June 2nd and end on Sept 8th at the cost of approximately \$1579 per month. Last year's cost was \$1546 per month.

Motion by Radatovich to approve the Bay View Association curbside recycling for 2022. 2nd by Golding.

Passed

Flood Plain Ordinance

Keiser noted that this flood plain ordinance is more tied to insurance than it is to the building department. Our building inspector would be inspecting in a flood plain regardless. Essentially, if we adopt this ordinance, anyone with a mortgage would be required to have flood insurance, which would cost \$800-2,000 per year. The majority of the homes in the flood plain are in Bay View. For those who purchase insurance, in order for it to be covered, two or more places would have to be flooded, or more than two acres. The maximum coverage is \$250,000. This could be an undue burden on someone. We need to speak with Bay View Association about this, as 80% of the homes in the flood plain fall within Bay View.

Blight

Keiser shared letters of complaint for blight at 1623 Bellmer Rd. Joe Villemure contacted the property owner and it is cleaned up.

Tree Cutting

Keiser noted that we have down trees at Spring Lake Park along M-119, Konle Rd, and Pickerel Lake Rd. Keiser and Urman marked several trees along the property and have gotten three proposals for the project. Little Traverse Tree service can have it completed before Memorial weekend for a total of \$9,000.

Motion by Radatovich to hire Little Traverse Tree Service to cut down the down trees at Spring Lake Park, for a total cost of \$9000. 2nd by Urman.

Passed

Planning/Zoning Report

Radatovich shared the Planning Commission cases of the month. Case PSPR21-009 for O'Reilly's was denied because safe, uncontested access was not provided. Case PSUP22-005, Bob Carson for a special use permit was approved. Case PSPR22-002 and 22-003 for a car wash and detailing center were approved. The zoning text amendment, Case PPTTEEXT22-01, was approved. In addition, Andrea Jacobs, the new Housing North director, would like to host an educational panel at Bear Creek on June 15th. This would be about Brownfield. Keiser noted that we have a large need for infrastructure in the areas that we have designated for multi-family housing, in order to encourage developers to come in.

Motion by Radatovich to approve the Planning Commission Report. 2nd by Golding.

Passed

Fire Department Report- Report by Welsheimer

Welsheimer reported 1 EMS and 15 fire calls. They have not had a lot of brush fires. They have been doing training at the old Foster farm. They finished all pre-plans at hotels and have a few schools scheduled. They hosted their annual event and made about \$7500. This will contribute to the cost of a system to refill the air bottles. The unit runs about \$15,000, so this money will go towards it and Welsheimer will write a grant for the rest.

Parks and Recreation Report

Keiser explained that the parks are now open. Spring Lake Park has been challenging this spring as we have had trouble with the well. Luttrell has been out there three times and replaced the entire top portion of the well. The new cleaning people started. The bathroom ceilings were painted and new fixtures were put in to brighten the bathrooms. The main deck at Spring Lake Park settled about 4-5 inches this winter. When the water levels go down it will be an easy fix. Keiser noted that the water level is very high so we will need to check for beavers again. The recreation committee met on Monday night and Tim Knutson was present from Beckett and Raeder. The committee is recommending that we hire Beckett and Raeder to help us with the next steps of the water trail plan. There is possible grant money available, but we would have to do a 25% match. In addition, this would be applied for in April 2023 and potentially granted in 2024, so the project would not be started until 2025. Knutson thinks there may be grant money available to help us with the Spring Lake Park bathrooms as well. This would be a separate proposal.

Hoffman noted that if we have a kayak station, we would have to have bathrooms there. Keiser noted that this would be a pit toilet. The key to this water trail is that it runs through multiple jurisdictions. The board agreed that we should have Tim Knutson provide a proposal for this project.

Keiser noted that he had a meeting about the parking lot behind D&W. Last year, the trails council put down gravel there. Eventually the state park wants to incorporate it into their system. The state and county do not have money to put gravel down in this parking lot and are asking the township to contribute. Perhaps we could split the cost with the trails council. This would probably cost \$3000-4000. **Motion** by Hoffman to spend up to \$3000 for gravel for the trailhead parking behind D&W. 2nd by Urman. **Passed**

Keiser noted that Doug Kendzierski writes the minutes for the recreation committee. Currently the chair of the committee gets an additional \$20 per meeting. Kendzierski spends extra time writing minutes and asked if he can get paid the same as the chair. **Motion** by Golding to pay the parks and recreation committee recording secretary an additional \$20 for minutes, for a total of \$85 per meeting. 2nd Hoffman.

Radatovich abstained from voting, due to a conflict of interest.

Passed

Correspondence

Keiser noted that at the county MTA meeting, Emmet County offered to pay for a consultant to come in to discuss ARPA and other grant funding with the township representatives. This would be on May 18th at Maple River Township.

Keiser explained that we have allowed for a community garden on township property on Click Rd in the past, but it is not well maintained. He went to the office there and the normal contact no longer works there. They agreed to either use the community garden space or clean up what is there now. The program mostly shifted to Sheridan Street in the City of Petoskey.

Clerk's Business/Bills- Report by Radatovich

Radatovich reported bills in the amount of \$111,968.46

Motion by Radatovich to pay the bills in the amount of \$111,968.46. 2nd by Golding.

Passed

Radatovich gave an update on the May 3, 2022 election. Precinct 1 had 621 total ballots cast and Precinct 2 had 624 total ballots cast.

Treasurer's Report- Report by Golding

The Treasurer's Report shows a balance of \$9,623,776.57 as of 4/30/22.

Building Department Report

Building dept reports were shared through 4/30/22.

Sewer Business/Bills

Keiser shared that we have one sewer service permit application for a new pavilion at Hearthside Grove for 0.23 REUs.

Motion by Radatovich to approve the sewer service permit application for 2211 Hearthside Dr for 0.23 REUs. 2nd by Urman. **Passed**

Keiser reported bills for the township sewer in the amount of \$77,921.58.

Motion by Keiser to pay the township sewer bills in the amount of \$77,921.58. 2nd by Radatovich.

Passed

Keiser met with the group developing the Atkins Rd property regarding the sewer extension. They will be installing a lift station but will likely be looking for a developer's agreement. Once that sewer goes in, we likely will not require the homes across the street to connect. But if their septic ever failed, they would probably have to tap in. Keiser has also been working with Manthei's about their development. They are looking to get some infrastructure in this year.

Request from the Floor/Discussion:

Karla Buckmaster asked if she could attend the Brownfield training. Keiser agreed.

Closed Session- Discussion of Written Legal Opinion

Motion by Radatovich 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 Urman.

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

Yes: Hoffman, Keiser, Radatovich, Golding, Urman

Time: 8:33pm____

Passed

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

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

Yes: Keiser, Urman, Radatovich, Golding, Hoffman

Time: 9:11pm

Passed

Other Business: None

Adjournment: 9:11p.m.

Respectfully submitted,

Emma Radatovich

Emma Radatovich, Bear Creek Township Clerk