

LELAND TOWNSHIP BOARD MEETING
Monday, December 12, 2022 – 7:00 p.m.
Leland Township Library, Munnecke Room
203 E. Cedar Street, Leland, MI 49654

MINUTES

PRESENT: Clerk Lisa Brookfield, Treasurer Shirley Garthe, Trustee Clint Mitchell, Trustee Mariann Kirch.

ABSENT: Supervisor Susan Och

GUESTS: 14

CALL TO ORDER: Ms. Brookfield called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

According to MTA rules, in the supervisor's absence, the Board will choose another Board member to facilitate the meeting.

ACTION: Mr. Mitchell moved to have Lisa Brookfield facilitate the meeting in the Supervisor's absence, supported by Ms. Garthe. Motion carried. (4,0)

APPROVAL OF AGENDA: Ms. Garthe moved to approve the agenda as presented; supported by Mr. Mitchell. Motion carried (4,0)

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST: None

APPROVAL OF MINUTES

November 14, 2022 (Regular Meeting)

ACTION: MS. Garthe moved to approve the minutes of November 14, 2022; supported by Mr. Mitchell. Motion carried (4,0)

PUBLIC COMMENT

Mark Morton – He is representing the Chamber in regards to the repair of the seawall. If the seawall fails it cannot be replicated. The shoreline would have to go back to its natural state. It is important to get it repaired before it fails. The library shoreline is essential to the tourist industry in the summer. People dock there and visit the library and museum and continue on to visit Fishtown. They dock there regularly to go to restaurants.

Kim Kelderhaus – Her comments reiterated the economic importance of the seawall.

Steve Mikowski - Mr. Mikowski presented his request to hold a referendum vote on the Leland Township Zoning Ordinance 96-1. This is his 315th request.

He also asked the Board to correct a longstanding error denying a 17 ½ inch side yard setback variance.

He also expressed his opposition to the use of Grove Park as a site for the building of Township offices. He feels it was a mistake to use the Provemont Pond area for the waste management building and drain field, and it would be a mistake to use the only park left in Lake Leelanau (Grove Park) for Township offices.

Mike Fleishman - He is a member of the Library Board. He stated that the report that was done by the engineer said that the seawall could fail any day. That report is 3 years old.

Alan Hartwick – He is a member of the Library Board. He cited 6 questions for the Leland Board to consider regarding the seawall.

Bob Bunek – He cited his opposition to offices being built at Grove Park. Lake Leelanau has only one park. He also stated that the Library seawall should not be there in the first place.

REPORTS FROM BOARDS AND COMMISSIONS

Fire & Rescue, Chief Dan Besson

Chief Besson was absent. A detailed report is on file at the Leland Township Office and is online.

Planning/Zoning, Clint Mitchell

A report is on file at the Leland Township Office and is online. Mr. Mitchell reported from the last meeting. There was the election of officers and dates were set for next year's meetings. Subjects discussed were an adjustment of lot coverage and some discussion about the Master Plan. The State has not moved on the regulation of STR's so the Commission may be looking at that again.

Harbor, Jeremy Anderson

Word from Jeremy Anderson is that deicing equipment is in place.

Sewer, Steve Patmore

A report is on file at the Leland Township Office and is online.

Flows are normal. Effluent is 15% less than this time last year. Freeboard at the lagoon is in within operational levels. Alarms for the biofilters have been going off. This problem was fixed. Work is being done on Thompson street. They are exploring other options for odor control. Phosphorus levels have gone down. IAI has provided an assessment report which outlines what work needs to be done.

Parks & Rec, Mariann Kirch

Ms. Kirch reported on the maintenance of the parks. She wanted to reiterate that her term ends in June, 2023, and she intends on completing her term.

County Commission, Patricia Soutas-Little

No report

Assessor

No report.

Facilities, Keith Ashley

Mr. Ashley reported on the work of the Facilities Committee. 3200 square feet is needed for the building. They identified 14 property owners to see if they would consider selling their land for the building of Township offices. 11 property owners were not interested, 2 reported their

properties were under contract, and they were unable to contact 1. 7 different options were considered. The least expensive option was to build offices at Grove Park. The Munnecki Room at the Library was considered but there are deed restrictions that would prohibit it. There are no deed restrictions on the Grove Park property. Mark Morton entered the discussion to explain the deed restrictions on the Library property.

TREASURER'S REPORT

Ms. Garthe reported on income and expenses for the last month. It was a partial sewer billing month. Tax bills were sent out.

ACTION: Mr. Mitchell moved to approve the Treasurer's report as presented; supported by Ms. Kirch. Motion carried. (4,0)

SUPERVISOR'S REPORT

A written report was submitted to the Board prior to the meeting. It is on file at the Leland Township Office. If there are any questions, people should contact Susan Och.

ACTION ITEMS

1. Action Plan for Library campus seawall – Jim Tiffany
Mr. Tiffany was not yet at the meeting and messaged that he could talk by phone. This item was left open until such time Mr. Tiffany could be contacted.
2. SPARK grant strategy update
There was discussion about the lease on the property being a problem in obtaining a SPARK grant. There would have to be some input from the school. Some areas are not part of the lease. The Township is the owner of the property and would also be the applicant of the grant. The request was withdrawn and no action was taken.
3. Harbor Restroom Cleaning Bid Package – Mariann Kirch
Ms. Kirch put together an ad for bids which was emailed to the Board. The ad would be put in the newspaper. The RFP is on the website. The schedule for cleaning was agreed upon at the last meeting.
ACTION: Ms. Kirch moved to place an ad in newspaper and on the website for the cleaning of bathrooms at the Harbor, supported by Ms. Garthe. Motion carried. (4,0)
4. Direction to Facilities Committee and approval of funds for advertisement not to exceed \$300 – Lisa Brookfield
The ad would be for soliciting property for sale for the building of the Township offices. The Committee is not in favor of the Grove Park option, but it is the least expensive option. The ad would detail exactly what we are looking for. The committee is also asking the Board for permission to engage a realtor at no expense. Ms. Kirch gave

another suggestion for property. Ms. Kirch has a comprehensive list of properties and will share that list with the Committee.

ACTION: Ms. Garthe moved to approve funds, not to exceed \$300, for a newspaper advertisement for sale of property for the building of Township offices, supported by Mr. Mitchell. Motion carried (4,,0)

5. Fund equity transfer to capital improvement

At this time of year, it is the Board's policy to look at the general fund and anticipate expenses for the rest of the year. We have a \$242,000 balance currently. \$32,000 came in from sidewalk payments. Anticipated revenue would bring the balance to \$269,000. There was discussion among the Board members about income and expenses in detail. The Board is working under budget right now. It was suggested that this discussion could be held again in February.

ACTION: Mr. Mitchell moved to table the fund equity transfer discussion at this time; supported by Ms. Garthe. Motion carried. (4,0)

6. Renewal of the MTA online learning subscription

There are levels of subscription from \$750 (essential) to \$1900 (premium). There was discussion of use and what package would be useful.

ACTION: Ms. Kirch moved to subscribe to the MTA online learning subscription (essentials package) for this year; supported by Mr. Mitchell. Motion carried (4,0)

7. Planning Commission recommendation to return escrow funds to Lisa Siddall.

This concerns the building that is going up where the township offices were previously. Mr. Mitchell worked on this and cannot vote on this matter. Mr. Mitchell explained to the Board the process of returning funds held for surety and why the PC recommended a partial return of funds to Siddall.

ACTION: Ms. Brookfield moved to return escrow funds of \$116,000 to Lisa Siddall, supported by Ms. Garthe. Motion carried (3,0)

8. Planning Commission request to put planner services out to bid.

Larry Sullivan's contract is up this month. The Commission would like to hire someone local as travel expenses for Mr. Sullivan are a lot. They would do an RFP for the position. They feel the Master plan will get done a lot quicker. There was continued discussion about the issue.

ACTION: Mr. Mitchell moved to put planner services out to bid; supported by Ms. Garthe. Motion carried (4,0)

9. Reappoint Jon Stimson to a 2-year Board of Review term ending December 31, 2024.

ACTION: Ms. Garthe moved to reappoint Jon Stimson to a 2-year Board of Review term ending December 31, 2024, supported by Mr. Mitchell. Motion carried (4,0)

10. Reappoint Mark Smith to a 2-year Board of Review term ending December 31, 2024.

ACTION: Mr. Mitchell moved to reappoint Mark Smith to a 2-year Board of Review term ending December 31, 2024, supported by Ms. Garthe. Motion carried (4,0)

11. Reappoint Chris Alpers to a 2-year Board of Review term ending December 31, 2024.

ACTION: Mr Mitchell moved to reappoint Chris Alpers to a 2-year Board of Review term ending December 31, 2024, supported by Ms. Kirch. Motion carried (4,0)

12. Reappoint Sandy Reardon to a 2-year Board of Review term ending December 31, 2024

ACTION: Ms. Kirch moved to reappoint Sandy Reardon to a 2-year Board of Review term ending December 31, 2024, supported by Ms. Garthe. Motion carried (4,0)

13. The Board was unable to reach Mr. Tiffany by phone to discuss item #1.

ACTION: Mr. Mitchell moved to table the discussion of an action plan for the seawall and schedule a special meeting; supported by Ms. Garthe. Motion carried. (4,0)

OTHER/OLD BUSINESS

1. There is an urgent need for Sewer Commission members.

BILLS AND ACCOUNTS

The bills and accounts lists were distributed to Board members. There was nothing unusual for the month. It was a usual month with payroll, utilities, and expenses.

ACTION: Ms. Garthe moved for payment of bills from November 15, 2022 to December 12, 2022; supported by Mr. Mitchell. Motion carried. (4,0)

CORRESPONDENCE

Ms. Kirch received a correspondence opposed to the building of offices at Grove Park because of the increased traffic flow.

BOARD COMMENT

Clint Mitchell – He expressed his appreciation of the Christmas lights in Lake Leelanau.

Mariann Kirch – She wanted the public to be aware that the Board is working on the sea wall repair at the Library.

PUBLIC COMMENT

Open Discussion – There was some open discussion about the seawall repair. Ideally construction should start in the fall. Ms. Kirch talked about a plan B and the deed restrictions. The problem is being taken seriously by the Board.

Steve Mikowski - He stated that we are destroying our parkland. Provemont Pond was used as a waste facility and drain field. He gave history of when the fire stations were build and office space was suggested to be included in the building of the fire stations. He urged the Board to

think more about the location of township offices and not use park land and create traffic problems as well.

Mary Lou Mikowski – She stated that Grove Park was donated by Mrs. Meeker. Mrs. Mikowski is against offices being built on Grove Park.

ADJOURNMENT

ACTION: Ms. Garthe moved to adjourn the meeting at 8:22 p.m.; supported by Mr. Mitchell. Motion carried. (4,0)

The next meeting is January 9, 2023.

Respectfully Submitted,
Cindy Kacin, Recording Secretary

Date Approved: _____

Susan Och, Leland Township Supervisor

Lisa Brookfield, Township Clerk