

LELAND TOWNSHIP BOARD MEETING

Monday March 8, 2021– 7:00 p.m.

(Leland Township will be holding all meetings remotely under the COVID19 Executive order issued to limit person to person transmission of the virus until such order is lifted. Directions to participate in the meeting via Zoom were included in the posting of the agenda.)

MINUTES

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

ABSENT: 0

GUESTS: 55+

Ms. Och urged participants to mute themselves during the meeting and to raise their hand to signal a comment during the public comment section or use *6 to unmute a phone.

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

APPROVAL OF AGENDA: Ms. Kirch suggested that updates for items from past agendas be on the new agenda. Ms. Brookfield asked if approval of the many past meetings could be done by approval of a consent agenda. It would have had to be put on the agenda as a consent agenda prior to the meeting.

ACTION: Ms. Brookfield moved to approve the agenda as presented; supported by Ms. Garthe.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	No
Trustee Clint Mitchell:	Yes

Motion carried. 4 in favor, 1 opposed

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST: None

APPROVAL OF MINUTES

February 8, 2021 (Regular Meeting): Ms. Brookfield moved to approve the minutes of February 8, 2021 as presented; supported by Ms. Garthe. Motion carried.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

February 23, 2021 (Budget Workshop): Ms. Garthe moved to approve the minutes of February 23, 2021 as presented; supported by Ms. Brookfield.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes

Trustee Mariann Kirch: Yes
Trustee Clint Mitchell: Yes

Motion carried. 5 in favor, 0 opposed

February 23, 2021 (Public Hearing): Ms. Brookfield moved to approve the minutes of February 23, 2021 as presented; supported by Ms. Garthe.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och: Yes
Clerk Lisa Brookfield: Yes
Treasurer Shirley Garthe: Yes
Trustee Mariann Kirch: Yes
Trustee Clint Mitchell: Yes

Motion carried. 5 in favor, 0 opposed

February 25, 2021 (Special Meeting): Ms. Garthe moved to approve the minutes of February 25, 2021 as presented; supported by Ms. Brookfield.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och: Yes
Clerk Lisa Brookfield: Yes
Treasurer Shirley Garthe: Yes
Trustee Mariann Kirch: Yes
Trustee Clint Mitchell: Yes

Motion carried. 5 in favor, 0 opposed

February 26, 2021 (Budget Wrap-up Workshop): Ms. Och requested an addition of a word (“current”) to clarify a sentence in the minutes on page 2.

ACTION: Ms. Brookfield moved to approve the minutes of February 26, 2021 as presented and amended; supported by Ms. Garthe.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och: Yes
Clerk Lisa Brookfield: Yes
Treasurer Shirley Garthe: Yes
Trustee Mariann Kirch: Yes
Trustee Clint Mitchell: Yes

Motion carried. 5 in favor, 0 opposed

PUBLIC COMMENT

Shep Burr – He urged the Board to approve the funds needed to get the recycling center at Popp Road running ASAP.

Emil Brolick – He is opposed to the 1% administrative tax. He gave figures for the extra millage that is voted on each May and a figure for the 1% administrative tax which he reports as a 33% increase. His understanding is the 1% tax can only be used by assessment activities. He would like to see a tighter concept of the cost to taxpayers presented.

Stephanie Long – She expressed her support of the proposed land use study of Hancock Field.

Wyatt Serrine - He encouraged the Board to approve the land use study proposal of Hancock Field. He discussed the current condition of field and what he would like to see done.

Cheryl Frick – She expressed her support for the ongoing recycling program on Popp Road.

Logan Suttman – He supports the land use study for Hancock Field. He gave a history of the development of the proposed improvement. He wants a larger vision for Hancock Field. If the land use study is turned down, he wanted to know what would be the next step to get improvements for Hancock Field.

Chuck Schroer – He discussed his observation of the use of Hancock Field and expressed his support of the land use study. He would like to see baseball come back.

Nannie Maxwell – She expressed her support for the Popp Road recycling center and would like it to be completed in a timely manner.

Walter Schmid – Even though the 1% tax is not being discussed in this meeting, he did provide written comments to the Board about it.

Dan Korson – He commented on the Popp Road recycling center. There is a park there. Before money is spent on the recycling center, we need to delineate how the park will be used.

Jeanne McClure – She is in support of the land use study of Hancock Field. She feels the study is timely and necessary.

Steve Mikowski - Mr. Mikowski presented his request to hold a referendum vote on the Leland Township Zoning Ordinance 96-1. He also asked the Board to correct a longstanding error denying a 17 ½ inch side yard setback variance. This is his 294th request. Ms. Och read aloud his written request.

Jim Carpenter – He expressed his support for the recycling project to move ahead in a timely manner.

Peter Miller – Mr. Miller submitted a written comment that he requested to be read at the meeting and put into the record: “Lisa, I am writing to let you and fellow Board members know that assessing the proposed 1% admin fee for Leland Township is a bad idea. In the past 4 years, Leland Township has stumbled under the leadership of Supervisor Och on several occasions, costing both the Township and private citizens unprecedented amounts in legal fees, appraisal fees, costs and time. These matter all could have and should have been resolved without litigation. It would be a travesty to award that lack of leadership with more money for similar wasteful and contentious fights. Please present this comment for public record at the start of the meeting of the Board on Monday, March 8, 2021.”

Tony Borden – He made comment on the MOU that is being discussed at this meeting. He suggested that it be reviewed by outside counsel. There are shortcomings in the document and signing it would be a disservice to Leland Township. He also asked about a Supervisor’s report for this meeting.

Sandy Reardon – She suggested that the Board should teach the public on how things get done in the Parks and Rec Commission, the Master Plan, and the Board.

REPORTS FROM BOARDS AND COMMISSIONS

Fire & Rescue, Chief Dan Besson (A report is on file at the Leland Township Office)

Chief Besson discussed details from his report. A part time paramedic was hired and the hiring process was initiated for replacing a full-time vacancy. A lot of training this month. The Fire Department responded to a fire in Leland with help from other townships.

Planning/Zoning, Tim Cypher

Mr. Cypher reported on activities of planning commission. They have discussed a Cidery request and a zoning amendment on the size of a house in regards to a character clause. Direction for the Master Plan will be discussed at the next meeting. There will be a public hearing for conditional rezoning on April 7 at 7:00 p.m. The public can attend by Zoom.

Mr. Cypher commented on the Recycling project. It was approved by the Board in July 2020. They have been working on the requirements. The plan will be taken to the Planning Commission as the next step. The plan will be reviewed at the Planning Commission. There will be some revisions. It may be on the April meeting agenda of the Planning Commission. Mr. Cypher will keep everyone posted by putting updates on the website. If there are any questions, people can call Mr. Cypher during business hours and he will call you back.

Harbor, Jeremy Anderson

The ice is gone and the icing equipment is still in the water just in case. The rest room and shower fixtures were replaced. He also discussed other work that has been done during the last month. The summer is looking to be very busy.

Sewer, Steve Patmore (A report is on file at the Leland Township Office)

Mr. Patmore was at another meeting. Ms. Och gave highlights of the work being done at the Sewer Commission. The odor problem is being worked on.

Assessors Report, Julie Krombeen (A report is on file at the Leland Township Office)

Ms. Krombeen was at another meeting.

Parks & Rec

Ms. Och gave a review of the work being done in the Parks and Rec Commission.

County Commission, Patricia Soutas-Little

In January, the County approved the Leland Dam gate assembly. The County is applying for scrap tire funding. She reminded the public that the recycling site in Leland is a temporary site. It will end at the end of May. The County is trying to move as quickly as possible. The plans that Mr. Cypher spoke of have not been reviewed by the County yet.

Mariann Kirch – She asked if the deed restrictions have been researched on the Provemont Pond property. Ms. Och has not found any restrictions. It was the site of the Township dump which was capped in 1992 and the cap must be maintained for 30 years.

TREASURER'S REPORT

Ms. Garthe reported on income and expenses for the last month. It was a sewer billing month and taxes were collected.

ACTION: Ms. Brookfield moved to approve the Treasurer's report as presented; supported by Ms. Garthe.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

It was asked how much was refunded to the Stevensens' for their property taxes. That information was in a report that was distributed to the Board.

SUPERVISOR'S REPORT

Ms. Och gave a verbal report, with a written report forthcoming. The public hearing took place to approve the 5-year plan. Board of Review training was completed. There were some changes made in the Zoom use. Ms. Och has been receiving questions about the street lights repair. There have been questions about a parking ordinance. There was a parking ordinance at one time and the records show that it was rescinded because it did not allow parking at night. The Township may be able to have an in-person meeting in April. People will still need to wear masks and practice social distancing. The Annual Meeting will be virtual.

ACTION ITEMS

1. Approval of plan for Station Bond Fund – Chief Besson

Mr. Besson used a shared screen for this budget presentation. This discussion was about a bond for loan for the fire stations. The floor at the Leelanau station was redone to remedy a drainage problem. The remaining 6 projects to be done are:

- 1) new ambulance. Chief Besson discussed what needs to be done to update it.
- 2) Purchase of a power load cot.
- 3) the cascade system.
- 4) Pager and radio reception.
- 5) turn-out gear lockers.
- 6) replace dorm room furnishings (both stations).

The bond attorney should be consulted about the appropriateness of these expenses with bond money.

ACTION: Ms. Kirch moved to approve and implement the plan for the Station Bond Fund pending approval by Tom Colis (attorney); supported by Mr. Mitchell.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

Ms. Kirch thanked Chief Besson for his work on this.

2. Consideration of land use studies for Hancock Field – Karen Kirt

Karen Kirt and Ms. Och used the shared screen for the presentation. Ms. Kirt discussed the need for a land use study. There is a lot of unused space at Hancock Field and the Commission felt it was better to hire a consultant to come up with a plan rather than to spend money maintaining the current use of the property. It is also advantageous to have a plan when applying for grants. All parks in Leland Township have been discussed and it was a strategic plan to start with Hancock Field.

Two proposals were considered and both were shared with the Board. The Commission chose to go with the Gosling-Czubak proposal. Kevin, the landscape architect from Gosling Czubak, was present at the meeting and discussed what would be done and how the plan would be accomplished. He explained how the work could be phased. The cost of the components of the projects would probably drive the phasing. Kevin was asked about noise buffering options for adjacent residential properties. He replied that landscape buffering, reorienting the uses of the park, and soft and hard buffers could be used. They would do a boundary study. They would be able to help with getting grants from the DNR.

The Parks and Recreation Commission had \$10,000 in the budget for this, but it was moved over to the Grove Park work. Mr. Mitchell felt strongly that repairs should be made in Hancock Field before spending for a consultative plan. There was also a question of the details of the shared responsibilities of the area between the Township and Leland School. There was also concern about public support for tree removal.

Ms. Och and Ms. Kirt reiterated the reasons for the Commission's recommendation for Gosling Czubak.

Ms. Brookfield expressed her concern that there are many parks in Leland Township and they all need attention. Since the desire for soccer use and perhaps baseball use is not clear, the proposed improvements may not serve the public anymore. Other ideas for the park's use were mentioned. Ms. Brookfield suggested that the Commission look over the budget and decide where the money will come from.

Cassie Burda (public comment) expressed her concern that children do not have a park to enjoy. The space is there, but nothing is being done with it. She would like to see the Board move forward from the stalemate.

Appreciation for the work of the Parks & Rec Commission was expressed, and perhaps their recommendation should be considered.

A question was raised about having Leland School help with the cost of the study. Ms. Och explained that was looked into. The school's fiscal year ends in June and nothing could be considered until then. It would detain this process another year.

ACTION: Ms. Kirch moved to put this topic on the next agenda and find out what is the school's involvement in Hancock Field. NO SUPPORT

ACTION: Ms. Brookfield moved to accept the recommendation of the Parks & Rec Commission for the Gosling Czubak proposal contingent on the Commission reworking their budget to pay for the land use study; supported by Ms. Och.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	No
Trustee Clint Mitchell:	No

Motion carried. 3 in favor, 2 opposed

3. MOU with Northern Michigan Mountain Bike Association for Provemont Pond Trails – Molly Steck

Mr. Borden (public comment) made comment that this should be vetted with the Township attorney. Ms. Och reported that attorney, Robert Parker has worked with the MBA and has approved this MOU. Phase 1 is to focus on the east side. There are plans for rebuilding the bridge. The Board had previously expressed concerns about the direction of the trail and its dual use for pedestrians and bikes. The Board would like input into the plan as it evolves (Mitchell, Kirch). Each step and any construction should have Board approval. The MOU has been approved by two attorneys and the insurance company. It was decided that the MOU should have a sentence concerning the Board's approval before any construction and a statement of liability insurance at \$2 million.

ACTION: Ms. Brookfield moved to approve the MOU and authorize the signing of it by the Supervisor contingent on a statement added that stipulates Board approval before any construction and a statement of liability insurance of \$2 million; supported by Ms. Garthe.

VOICE ROLL CALL: (not necessarily in the order called in the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	No
Trustee Clint Mitchell:	Yes

Motion carried. 4 in favor, 1 opposed

4. Authorize purchase of new utility trailer and disposal of old trailer – Susan Och

Ms. Och reported the reasons for the need of a new trailer. It is a road hazard so it cannot be put up for sale.

Ms. Kirch commented that she thought \$2595 is a lot for a trailer. She did research and found a similar trailer that was about \$900 less. Ms. Och felt that Ken Hagstrom should pick out the trailer that would be the best for his use. She asked Ms. Kirch to pass on her information on to Mr. Hagstrom.

ACTION: Ms. Garthe moved to allow Ken Hagstrom to choose a new trailer to buy not to exceed \$2,600 and dispose of the old trailer as a road hazard; supported by Ms. Brookfield.

VOICE ROLL CALL: (not necessarily in the order called in the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

5. Authorize Supervisor to contract with Youth Works for park work at Vans Beach, Emelia’s Landing, and Suelzer Park – Susan Och

Ms. Och discussed the details of the park work needed and the costs. Proposals were distributed to the board members prior to the meeting. Youth Works is a youth training program for youth at risk. Ms. Kirch inspected Emelia’s Landing and she doesn’t see the need for repair. She also asked about the launching area. Ms. Och reported that she also inspected the area and it needs to be repaired for safety reasons.

ACTION: Ms. Brookfield moved to authorize the supervisor to contract with Youth Works for park work at Van’s Beach, Emilia’s Landing, and Suelzer Park as outlined in the proposals not to exceed \$10,581.10; supported by Ms. Garthe

VOICE ROLL CALL: (not necessarily in the order called in the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

6. Reappoint Michael Steichen to Harbor Commission

This is a 3-year appointment.

ACTION: Ms. Garthe moved to reappoint Michael Steichen to the Harbor Commission; supported by Ms. Brookfield.

VOICE ROLL CALL: (not necessarily in the order called in the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

7. Reappoint Geoff Niessink to Harbor Commission

This is a 3-year appointment.

ACTION: Ms. Brookfield moved to reappoint Geoff Niessink to the Harbor Commission; supported by Ms. Kirch.

VOICE ROLL CALL: (not necessarily in the order called in the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

OTHER/OLD BUSINESS - None

BILLS AND ACCOUNTS

The bills and accounts lists were distributed to the Board members. There was nothing unusual for the month.

ACTION: Ms. Garthe moved for payment of bills from February 9, 2021 to March 8, 2021; supported by Ms. Och.

VOICE ROLL CALL: (not necessarily in the order called in the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

CORRESPONDENCE

Sarah Hancock Cavanaugh – She wrote an email in support of the proposal for the land use study at Hancock Field.

Old Art Building - A proposal came from the Old Art Building to have Ken Hagstrom continue to do the yard maintenance. This will be discussed at the next meeting.

Ms. Brookfield took many phone calls and emails concerning the 1% administrative tax and the land use study for Hancock Field. She responded to all saying the comments were passed on to the Board members.

BOARD COMMENT

Ms. Och – Covid shots are coming into the County. Please contact Ms. Och if you would like the link to sign up for a vaccination.

Ms. Och also reported that her father is quite ill and she may be in and out of town in the near future.

PUBLIC COMMENT

Steve Mikowski – He has distributed an article to the Board members. He is concerned about the proposed project at Provemont Pond has a lack of information about the sewage facility. There are safety issues of concern. The Parks and Rec Commission should update the plan on how that land should be used. He feels that the Commission should also consider who the Leland parks will be servicing. Many of the students at Leland School (who would be using Hancock Field) are not from the Leland district. Also, mountain bikers are not necessarily from

this area; they are tourists. He also warned that grants have operating costs. He also ask the question, "Do we have too many parks?" Perhaps we should make adjustments.

ADJOURNMENT

ACTION: Ms. Brookfield moved to adjourn the meeting at 9:55 p.m.; supported by Ms. Garthe.

VOICE ROLL CALL: (not necessarily in the order called at the meeting)

Supervisor Susan Och:	Yes
Clerk Lisa Brookfield:	Yes
Treasurer Shirley Garthe:	Yes
Trustee Mariann Kirch:	Yes
Trustee Clint Mitchell:	Yes

Motion carried. 5 in favor, 0 opposed

The next meeting is April 12, 2021, 7:00 p.m.

Respectfully Submitted,
Cindy Kacin, Recording Secretary

Date Approved: _____

Susan Och, Leland Township Supervisor

Lisa Brookfield, Township Clerk