

CENTERVILLE TOWNSHIP MONTHLY BOARD MEETING MINUTES

WEDNESDAY, May 10, 2023, 7:00PM

CENTERVILLE TOWNSHIP HALL; Public may participate via zoom

Present: James Schwantes, Ron Schaub, Dan Hubbell, Katrina Pleva, Elizabeth Chiles.

Guests: Kama Ross, Commissioner and 2 guests via Zoom

1. **Call to order/Pledge of Allegiance:** Schwantes called meeting to order at 7:02PM
2. **Review Agenda/additional/public comment/approval agenda** - one comment to edit the agenda 4.3. should say April.
 - a. **MOTION:** Schwantes asked for motion to approve the agenda, Hubbell Motioned to approve the agenda. Seconded by Chiles. Motion carried. Yeas: 5 Nays: 0
 - b. **County Commissioner's report:**

The County Board of Commissioners has not yet committed any funds to the proposed juvenile detention treatment center. Ongoing review regarding costs involved. They did, however, approve and sign the Northern Lakes Mental Health Authority agreement.

The Leelanau Dam authority welcomes 5 new members

The commissioners are looking for a way to better support recreational opportunities in the county to make sure funds are spent in a way that serves the most residents.

The Solid Waste Council still has openings for the disposal of tires and mattresses.

3. **Previous meeting minutes:** Due to an error recorded in the April minutes, The Board Repeated the Approval of the Budget Meeting Minutes. **MOTION:** Schwantes moved to approve the March 18, 2023, special Budget meeting minutes. Seconded by Schaub. Motion carries. Yeas:4 Abstain :1
 - i. Pleva stated the April minutes copy had the following errors:
 - (i) Revised approved minutes had an extra space
 - (ii) Centerville was misspelled.
 - (iii) Name Tesha was misspelled
 - (iv) Under supervisors' report LLLA. should have been spelled out for the first time as "Lake Leelanau Lake Association ".
 - (v) extra period before Jim's name in the last sentence.
 - (vi) The last paragraph, after the first sentence, had both Period and comma.
 - (vii) Under the planning commission, the first paragraph again used abbreviations ZO. should have been spelled out first time as "Zoning ordinance".
 - (viii) Under board new business, word Correction: Amended
 - (ix) Correction: 218/2018-7
 - (x) Last paragraph: should say FEMA compliance.
 - (xi) The last name for Trudy was mis-spelled.
 - (xii) Word correction: Brownfield
 - (xiii) Chester should say township.

MOTION: Schwantes Moves to accept minutes as amended. Seconded by Hubbell. Motion carries. Yeas: 5 Nays: 0

4. **Township financial update**
Treasurer's report

Pleva apologized for forgetting to deposit checks, so the account is showing only interest. The total amount is \$100,000.00 more than what the report shows. On 4/26/2023 Pleva took out \$100,000.00 to get two CD's at 4 Front credit union due to the good rate offered. On 4 different occasions Pleva went to the credit union and got different information on what the bank needed to purchase the CDs, so on 4/29/2023 Pleva put all the money back into the account at Chase to show that the account was accurate. The bank balanced on 4/28/23 so it doesn't show that money is there. Pleva has the receipts to show the transaction and Pleva continues to work with 4 Front to get the correct information for them for the CD's.

MOTION: Hubbell moved to accept the Treasurer's report, seconded by Chiles, Motion carries. Yeas: 5 Nays: 0

Review 2023-24 compensation schedule.

Schwantes stated no additional changes were needed. The numbers are as previously approved.

Reconciliations for March

Due to posting complications, we couldn't do reconciliation. We will do two next month.

5. Invoices- review and authorize payment

MOTION: Schaub moved a motion to pay Bills. Seconded by Pleva. Motion carried.

Yeas: 5 Nays:0

6. Clerk's report: Chiles says May 2, 2023, election went very well, Centerville had 182 total voters. We ended up having more walk-in voters than she expected.

7. Supervisors report:

Schwantes attended the MTA conference. Schwantes reported that eliminating the 90-day time limit for the PC to respond to site plan reviews was a good call. Making sure our emails are cleared out of any that are not substantive to a current issue. Print anything important and file it. This also is another indication that we should have dedicated computers or tablets for the job. He met with Besty Coffia about concerns on short term rentals, housing, septic code, local control of gravel mining, election issues, right to farm and gun safety. Bestie Coffia requested Schwantes send in an opposition card to the hearing on gravel mining which he did. He asked if he could draft a statement for the board to support. The board agreed that he could do that.

8. Board of review-

Nothing to report.

9. Zoning administrators report

Two neighbors had issues regarding the removal of some trees which impacted one of the property owners. Schwantes informed Tim Cypher on this issue.

10. Planning Commission

Last meeting was canceled due to the previous recording secretary moving on.

Next regular meeting Monday June 5th, 2023, at 6:30pm

11. Zoning board of appeals

12. Cedar Area Fire and Rescue Board Member Report

Schaub stated our final account numbers were \$70,000 more than expected. Because they came in \$50,000 under budget and \$20,000 extra came in, this gave us a good cushion. They decided to up the contingencies fund, which was currently at \$80,000, by adding \$40,000 to the contingencies fund. It now makes it \$120,000 which turns out to be 10% of the budget with the budget currently at being 1.2 million for the coming year. Since they had borrowed from the capital account, they used another \$20,000 to pay ahead on the capital account. Once the payment time-frame comes around for the capital account, if our budget is still good. we will be

able to make another payment and gain a year on the payment plan. Schwantes questioned but didn't disagree with the decision for the contingency plan. Schaub explained the goal to put away 10% of the year's budget into the contingency fund. Schwantes suggested that he would rather see a policy on paper for contingency plans. There would be no need to explain the theory for the contingency plan if it was a policy vs an agreement in the minutes. Schaub also stated, in addition, two people interviewed for the job, one was hired as part time. Another will be offered full-time, which should have us fully staffed.

Schwantes read a letter of appreciation to the CAFR team from a local resident.

2025-2035 CAFR Inter-local Draft

Draft was sent out. No major changes. Schwantes will add it to the agenda again next month as final review.

Next regular meeting, Thursday June 1, 2023, at 2:00PM

12. Board - Unfinished business

a. Hall remodel

Quote received today on township hall remodel. The total would be \$37,000 with another approx. \$9,000 for wainscoting to blend in with the original walls. This brings the estimated cost for the remodel to \$46,633.00, which is under the goal of \$50,000.00.

MOTION: Schwantes moved to accept the quote from Easling construction to do interior alterations on the upper hall for the proposed cost of \$46,633.00 Motion Seconded by Hubbell. Motion carried. Yeas: 5 Nays: 0

If costs exceed the approved \$46,633.00 another motion is needed to change it. There is no time-frame at this point on the completed project, but Schwantes will contact Easling construction to start the process.

b. Northgate

The oral arguments on the appeal is scheduled on July 24, 2023. The suit mediation is scheduled for August 17, 2023, in Grand Rapids. A special meeting will be held to consult with attorneys prior to this and make a motion to send a board member who will have the power to negotiate for the board. The suit settlement conference is scheduled for August 22, 2023. The suit trial is scheduled for September 26-29, 2023.

c. FEMA-Floodplain update

Centerville township should be all set and should be off the agenda by next time.

d. Stipend for special circumstances policy

MOTION: Schwantes motioned to adopt the Centerville township policy as presented for payment of stipends for time spent commission and board members for activities outside normal duties. Motion Seconded by Schaub Motioned carried. Yeas: 5 Nays: 0

13. Board- New Business

a. Boat ramp for park

The boat ramp didn't need to be fixed this year, but it will potentially need to be replaced in the spring of 2024 instead of our continued cost each year for repair. If we considered a replacement of our current dock, the cost based on Cleveland township's recent replacement

dock on Little Traverse Lake would be about \$15,000. The consensus of the board was to begin working on a replacement.

b. Invasive species sign for park-

The big sign is \$250 for the total cost. Can easily be done under park maintenance. Also, will try to add a sign stating a boat washing station is located at DNR launch.

c. Next Board of trustees meeting: Wednesday June 14, 2023, at 7:00pm

14. Public comment

- a. Public Comment - The mining proposal would take away local control of gravel mining and give control to the state. The Board members are concerned that if it could happen to any of our 3 sister townships it would affect us in Centerville. Schwantes will be writing a letter from the board to pass on to Representative Coffia in support of the effort to keep gravel mining control local.
- b. Public Comment- Suggestion to hold an open house after the remodel of the township hall to let the public see the improvements. Our community cares - let's encourage others to take ownership of the township hall. Let's be proud of our township Hall.

15. Motion to adjourn

- a. Schwantes Motions to adjourn meeting, Seconded by Pleva.

Respectfully submitted

Beth Yoder, recording secretary

Clerk's Signature _____

Date: _____