

TUSCARORA TOWNSHIP
3546 S STRAITS HWY, INDIAN RIVER, MI 49749
AUGUST 1, 2023 at 7:00 pm
REGULAR BOARD MEETING MINUTES

ITEM 1: CALL TO ORDER

The meeting was called to order with the pledge of allegiance by Supervisor Kramer at 7:00 pm.

ITEM 2: The supervisor led the board and public in reciting the Pledge of Allegiance.

ITEM 3: ROLL CALL

Present – Supervisor Kramer, Clerk Reidsma, Trustee Vance, Treasurer Dillaha, Trustee Pearson

Staff Present: Ron Odenwald, Cindy Wimer, Kris Parrottino

All present. Quorum present – yes

ITEM 4: BOARD MEMBER CONFLICT OF INTEREST STATEMENT

No conflict of interest offered.

ITEM 5: APPROVAL OF MEETING AGENDA

MOTION: Approve the Meeting Agenda.

Moved by Vance, seconded by Pearson.

MOTION CARRIED by unanimous vote.

ITEM 6: PUBLIC COMMENT ON AGENDA ITEMS

The floor was open for public comment at 7:01 pm.

B. Henderson – planning commission posting

T. Layman – Airport harvesting of Trees

K. Kindsvatter – commenting on Airport manager

Public comment was closed at 7:06 pm.

ITEM 7: APPROVAL OF CONSENT AGENDA

Consent agenda items include – Bills Report, Treasurer, Signature Cards, Minutes, Correspondence, Reports by Library, Police, DDA, Parks, Sewers, and Planning Commission, Parks Compensation, Reports by Airport, Cemetery, Assessor, and FOIA.

Move the following reports to main agenda: Treasurers report (9e), CNB & Awakon Signature Cards (9f), and Parks Employee compensation (9h).

MOTION: Move to approve consent agenda items less 9f, 9g, and 9h.

Moved by Vance, seconded by Reidsma.

MOTION CARRIED by unanimous voice vote.

ITEM 8: OLD BUSINESS

ITEM 8a: Nabanois Property Sale

MOTION: Move to approve sale of Nabanois property (162-141-004-025-00) by Purchaser Glen Rose for \$42,000.00 with Supervisor and Clerk authorized to sign documents on behalf of Township.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote.

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ITEM 8b: CRAIG WALDRON (land purchase)

MOTION: Move to Table (postpone) this discussion for 60 days (Oct 1, 2023) until use of property can be re-evaluated by DDA & engineering for potential Township parking.

Moved by Vance, seconded by Kramer.

MOTION CARRIED by unanimous roll call vote

Discussion:

New offers submitted given original timeline elapsed (April deadline extended to May 31).

No copies of legal descriptions have been provided.

Parcels now legally identified by Brian Fulford.

Township committed to analysis of property for Parking usage, given access limitations, overhead power lines, and property elevation challenges must be analyzed, and parking needs vs existing parking capabilities required.

ITEM 8c: RIVER STREET STEPS

MOTION: Move to accept bid by Brian Coffell Construction to be contingent on completion within 90 days for \$57,586 bid.

Moved by Dillaha, seconded by Reidsma

MOTION CARRIED by unanimous voice vote.

Discussion:

Agreed upon cost greater than \$22,000 budgeted using ARPA funds.

Engineering costs of \$6400 already spent, so \$15,600 remains. The estimated difference (\$42000) requires an additional funding from another source.

Discussed use of funds from Nabanois sale (\$42000 less fees), buildings & grounds, or contingency fund for most of the budget short fall.

ITEM 8d: SEWER ISSUES

MOTION: Move to amend Sewer REU Criteria Sheet for a 'Residential Duplex' to be charged 2 REU's (~~\$8k / REU~~).

Moved by Kramer, seconded by Vance.

MOTION CARRIED by unanimous voice vote.

Discussion:

MOTION: Move to amend Sewer REU Criteria Sheet for a "Tele-health Room" to be charged .4 REU's (~~\$8k / REU~~).

Moved by Kramer, seconded by Pearson.

MOTION CARRIED by unanimous voice vote.

Discussion:

Medical practices discussed.

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MOTION: Move to approve a “provisional” 6 REUs flat rate for the VA Clinic for the 1st year AND meter the VA clinic simultaneously (meters supplied at no cost by Township), so a “true-up” REU rate can be established by September 2024 to plus/minus the original 6 REUs (\$8k/REU).

Moved by Pearson, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote.

Discussion:

There is **no** criteria for a Clinic.

VA Clinic has a 14,000 sf foot-print with 2 Doctors and 3 Tele-health rooms and 18 steady employees.

There is already 1 REU on the property, so payment would be made for 5 additional REU hook ups (\$40K).

ITEM 8e: CEMETERY PROCEDURES & FEES

MOTION: Move to authorize fee cost structure as submitted with agenda, including placement on the Township Web site (Cemetery page) with Burial procedures as well.

Moved by Reidsma, seconded by Dillaha.

MOTION CARRIED by unanimous voice vote.

Discussion:

Grant for \$42,000 has been awarded for Blite, which allows at-least \$20k for improvement to the Oakhill Cemetery equipment / storage building (for corpse if required) and an estimated \$18k for Blite removal at other sites.

Doug Schofield refinished the Oakhill Cemetery sign to look like new.

Cemetery fees for Holiday Burials should be added to fee structure.

MOTION: Move to authorize pricing on the Repurchase of Burial Plots by the Township at the original selling price of the plots.

Moved by Reidsma, seconded by Dillaha

MOTION CARRIED by unanimous voice vote.

ITEM 9: NEW BUSINESS:

ITEM 9a: TREASURES REQUEST (includes 9e Treasure Report consent agenda move)

MOTION: Move to authorize Treasurer to explore cashless payment method for the Boat Launch with QR codes that enable payments to be made with Apps like Venmo or similar Apps.

Moved by Dillaha, seconded by Reidsma.

MOTION CARRIED by unanimous voice vote.

Information: Treasurer requires access to Library Bank accounts to conduct Bank Reconciliations.

Treasurer to contact Library Treasurer to assess requirements to enable this matter.

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ITEM 9b: Hangar Lease

Information: Three motion attempts were made to approve the lease and all failed.

Motions that failed were to approve the lease at \$1350 / year with a 10 year term, \$1350 / year with a 5 year term, and \$1350 / year with a 5 year term with a 5% increment in lease each year for 5 years.

Current lapsed lease was \$900 / year as the baseline.

Item tabled and to become an agenda item in an upcoming special meeting.

Discussion:

Issues discussed included airport manager required, neutral revenue & expenditures requirements for operations & capital improvement costs, timber harvesting, crack sealer, painting runway lines & numbers, maintenance, hanger owner's time to perform property upkeep, and airport's contribution / benefits to Township residents.

ITEM 9c: FOIA Appeal

MOTION: Move to deny the appeal brought by B. Henderson.

Moved by Kramer, seconded by Vance.

MOTION CARRIED by roll call 5-0.

Discussion:

B. Henderson requested in the FOIA that she be given the information "waived by Vance" during a discussion on short term rentals that was attorney-client privileged.

None the less, Henderson was provided with a redacted copy of the attorney's opinions on a number of issues with an un-redacted page that pertained to the attorney's opinion on short term rentals only.

Henderson argued she was entitled to the complete document in the appeal.

ITEM 9d: FIREWORKS

MOTION: Move to authorize board members to purchase plastic donation boxes for \$250 to enable multiple sites to collect cash / check donations from residents / businesses with a goal of \$40,000 for next years fireworks (2024), with collection procedures / guidance by the Treasurer, which may include QR codes as well.

Moved by Kramer, seconded by Vance.

MOTION CARRIED by voice vote 5-0.

Discussion:

Treasurer concerned with potential box theft and would like boxes to be monitored and preferred a cashless system with QR codes.

ITEM 9e: BUDGET ADJUSTMENTS

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MOTION: Move to approve the Liability Insurance and Workman's Comp Insurance expense transfer from Township fund to the Township, Police, Library, Parks, Sewer, and Assessor Funds as specified in the Board Packet submitted sheets.

Moved by Reidsma, seconded by Dillaha

MOTION CARRIED by voice vote 5-0.

ITEM 9f: CNB and AWAKON SIGNATURE CARDS

MOTION: Move to authorize Citizens National Bank and Awakon Bank to add Kris Parrottino the Deputy Treasurer to all signature cards on all Township bank accounts.

Moved by Dillaha, seconded by Kramer

MOTION CARRIED by voice vote 5-0.

ITEM 9h: PARKS COMPENSATION AUTHORIZATIONS

MOTION: Move to approve the salary (\$40k) and fringe benefits (MESSA health insurance) for Tom Radle based upon those of the previous employee Drew Hanel (resigned).

Moved by Reidsma, seconded by Dillaha.

MOTION CARRIED by voice vote 5-0.

Discussion:

MESSA insurance does not take affect until 60 days after the start date for Parks as well as Police.

Employee pays 20% and the Employer pays 80% of the Insurance cost to the Township for the benefits

ITEM 10: PUBLIC COMMENT

Public comment began at 9:50 pm. Comments end 10:15.

D. Webb – Commented on Airport big picture.

T. Layman – Airport comments, MDOT aeronautics, & property purchase.

S. Webb – Commented on Good Neighbor program – short term rentals.

D. Nivelt – Parking suggestions

J. Keslowski – Short term rentals

B. Henderson – Short term rentals

R. Goral – Short term rentals

R. Grandy – Planning Commission Meeting

D. Garner – Short Term rentals

J. Jackson – Short term rentals and Good Neighbor program

P. McGinnis – Commenting on rumors and OMA

D. Keslowski – Short Term Rentals and Good Neighbor Program.

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ITEM 11: BOARD COMMENTS

Four board members commented.

ITEM 12: MOTION TO ADJOURN

Meeting adjourned at 10:45 pm

Respectfully submitted by Jay Reidsma, Tuscarora Township Clerk

Four board members commented.