

TUSCARORA TOWNSHIP
3546 S STRAITS HWY, INDIAN RIVER, MI 49749
NOVEMBER 7, 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, Penny Passino

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 with removal of Item 9d (Kolb Resolution)

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 7:04 pm. Closed at 7:10 pm.

J. McGinnis Concern over Correspondence Items within Agenda

D. Webb Township Cash Flow and Revenue items

ITEM 7: APPROVAL OF CONSENT AGENDA

Consent agenda items include – Bills Report, Treasurer Report, Minutes, Correspondence, Reports by: Library, Police, DDA, Parks, Sewers, Airport, Assessor, Economic Development and FOIA.

Board member request by Dillaha & Kramer to move the following reports to main agenda: Machowicz Bill (9e) and Treasurer Report (9f).

MOTION: Move to approve consent agenda items less items 9e (Machowicz Bill) and 9f (Treasurer Report).

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous voice vote.

ITEM 8: OLD BUSINESS

ITEM 8a: HANGAR LEASE

MOTION: Move to changing J. Leppien's Airport Lease paragraphs (9 & 33) to agree with all other leases.

Moved by Kramer, seconded by Vance.

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MOTION CARRIED by unanimous roll call vote.

MOTION: Move to increase J. Leppien's Airport Lease term from 10 yr to 25 yr to agree with all other leases.

Moved by Vance, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote.

MOTION: Move to amend J. Leppien's Airport Lease annual payment date from January 1st to March 1st beginning in 2024.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote.

Discussion: J. Leppien was present to make the request for Lease changes as documented above. Clerk Reidsma made a point to acknowledge J. Leppien for his financial support to the Airport by donating the **use of Equipment** valued at over \$50000.00 at no cost to the Airport or Township. Mr. Leppien now has a long-term lease (25 years), a lease with wording identical to other Airport leases, and has accepted a Lease payment that is tied to the U-CPI (urban cost of living) at a previous Board Meeting.

ITEM 8b: IT CONTRACT

MOTION: Move to engage Anavon with an IT contract to replace VC3.

Moved by Dillaha, seconded by Vance.

MOTION CARRIED by unanimous voice vote.

MOTION: Move to assign migration responsibilities to Deputy Supervisor Odenwald.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous voice vote.

Discussion: VC3 performance as our current IT service has been unacceptably slow and complicated. They have been losing customers as a result and their costs continue to rise with published data. Affinity (IT Ninjas) does not offer the function and features required and costs are based upon hourly rates. Anavon is the best value at \$381/mo for the Township only with an upfront migration fixed cost of \$1861 for unlimited transactions & assistance. Migration would take 1-3 months. Anavon services have capability to handle the Police Departments unique requirements. A Server upgrade can be postponed for several years with internal modifications for speed and memory.

ITEM 8c: COMMUNITY TRASH DAY

MOTION: Move to approve PAC for our Community Trash Day Service provider on August 24, 2024.

Moved by Vance, seconded by Dillaha.

MOTION CARRIED by unanimous voice vote.

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Discussion: The Board considered multiple dates and an option of one or two Trash days. A Spring April date was considered to be too early and a date beyond Labor Day was too late. Vendor preference favored PAC over GFL and Little Traverse.

ITEM 8d: BLIGHT ELIMINATION GRANT BILLS

MOTION: Move to approve the Frontenac Blite Elimination (Capital Improvement Plan) payment from the General Fund for \$18,100 (two invoices: \$16k and \$2.1k).

Moved by Vance, seconded by Pearson.

MOTION CARRIED by unanimous voice vote.

Discussion: The general fund will be reimbursed for the entire \$18,100 by the State Bank Land Authority Grant. Work has been completed on removing the Blite Trailers on Frontenac with great satisfaction by the nearby residents (unsafe and unhealthy). Frank Foster performed the work at cost. Discussion on other potential blite items adjacent to this property, but can't be addressed as Blite, at this point in time, based upon zoning allowances.

ITEM 9: NEW BUSINESS:

ITEM 9a: NORTH STAR GARDENS PRESENTATION

MOTION: Move to request a joint DDA Board & Township Board of Trustees special meeting on November 20th at 6-7:00pm to develop a joint resolution.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous vote.

Discussion: Jeff Jakeway proposed a property development between the Sturgeon River and North Star Garden Center on Straits Hwy. It would consist of 12 upscale cabins, retail, and food service establishments that could cost between \$3.5-\$6.0 million. Therefore, Jeff is looking for the Township / DDA to approve a property tax cost abatement (which means current property tax will be paid for a period of 10 years, then property taxes would be adjusted to the new Market value in the 11th year and beyond) in order to justify a \$1 million plus Grant and share some risk. This means taxes would grow from \$8500/yr to potentially \$56000 per year. MEDC is looking for this local support to enable Jeff to receive the Grant and other financing.

ITEM 9b: SEWER OPERATION CONTRACT

MOTION: Move to place Sewer Contract out for Bid and to approve Supervisor Kramer to negotiate a month to month rate increase to \$6500.00 for a 60-day period to enable the Bid process time table.

Moved by Dillaha, seconded by Reidsma.

MOTION CARRIED by unanimous voice vote.

Discussion: Mead and Hunt, current vendor, has been doing an excellent job with no performance issues. Our Purchasing Policy requires (3) bids based upon the total costs. Negotiating a temporary increase enables the time for this process to occur.

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ITEM 9c: NABANOIS PETITIONS

MOTION: Move to authorize a check request to send the Road Commission \$2200.00 now (2% of cost estimate) and to authorize a check request to send to Steve Mann (Bond Council) for \$3500.00 to actualize an SAD (Payable in February).

Moved by Kramer, seconded by Vance.

MOTION CARRIED by Roll Call vote 5-0.

Discussion: Providing payment of \$2200.00 allows the Road Commission the commit \$25000 to this project in spring / summer of 2024. Initial estimates for Paving Nabanois from Old Onaway Rd up to the Boat Launch entrance was \$55000. This project was promised to the Neighborhood by past Boards and never delivered.

ITEM 9d: KOLB RESOLUTION

Information: Item was postponed at the request of the family so that they could be present.

ITEM 9e: Airport CIP Bill

MOTION: Move to authorize the use of General Funds to pay a check request for Mark Machowicz (reimbursement) for CIP costs (\$363.33) required for Airport materials associated with the CIP Run-way Sealing and Painting project.

Moved by Kramer, seconded by Reidsma.

MOTION CARRIED by Roll Call vote 5-0.

ITEM 9f: TREASURER REPORT

MOTION: Move to accept the Treasurer's report.

Moved by Kramer, seconded by Vance.

MOTION CARRIED by voice vote 5-0.

Discussion: Treasurer admitted that she is behind schedule to complete all the bank reconciliation reports. Why? Sickness and an abundance of reports that were not completed prior to the transition. She committed to complete them as soon as possible (preferably before Tax billing).

ITEM 10: PUBLIC COMMENT (up to 3 minutes)

Public comment began at 9:24 pm. Comments end 9:36 pm.

J. McGinnis – Kiosk resolution update

D. Webb – Parks Capital Improvement Expenditures

P. McGinnis – Court Case

C. Doty – Work to clean-up QVF

G. Temple – Shop with the Cop program for kids at Christmas

ITEM 11: BOARD COMMENTS

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Four board members commented.

ITEM 12: MOTION TO ADJOURN

Meeting adjourned at 9:47 pm.

Respectfully submitted by Jay Reidsma, Tuscarora Township Clerk