

CENTERVILLE TOWNSHIP BOARD MEETING
WEDNESDAY, September 11, 2024, 6:30 P.M.
CENTERVILLE TOWNSHIP HALL
5001 S. FRENCH ROAD, CEDAR, MI 49621
MINUTES

Quorum Present

PRESENT: Ronald Schaub, Elizabeth Chiles, Katrina Pleva, Daniel Hubbell, Joe Mosher

GUESTS: 7

1. Call to order/Pledge of Allegiance

The meeting was brought to order by Supervisor Schaub at 6:31 p.m.

2. Review agenda/Additions Approve Agenda

Addition to Clerk's report as #2: MTA manuals for trustees.

ACTION: Hubbell moved to approve the agenda as presented and amended; supported by Chiles. Motion carried. 5,0

3. Approve Previous Meeting Minutes

1. August 14, 2024, Regular meeting minutes

Several corrections were noted.

ACTION: Hubbell moved to approve the minutes of August 14, 2024, regular meeting, as presented and amended, supported by Pleva. Motion carried. 5,0

2. August 14, 2024, Closed meeting minutes

Some typo errors were noted.

ACTION: Schaub moved to approve the minutes of August 14, 2024, closed meeting, as presented and amended; supported by Mosher. Motion carried. 5,0

4. Public Comment

Kerry O'Non – She thanked the Board and Kama Ross for the work they do in running the Township and County. O'Non asked two questions. 1) What has the moratorium allowed the Township to accomplish, and 2) what roads in the Township need the most improvement and why? Board members said they would address those questions in their reports in this meeting.

Rolf von Walthausen - He expressed his concern about septic sewage being dumped on farmland in the Township and cited an article from the New York Times. Septic sludge can contain heavy concentrations of chemicals that can cause cancer, birth defects, and other health problems. Because of the sewage dumping on farmland, some farmlands have been deemed contaminated and banned from farming endeavors forever. He requested that the Board expedite their efforts to resolve the septic sewage issue in Centerville.

Bill Walters – He noted that previously only gray water would be disposed on farmland. Now the sludge from tanks is being spread on the farmland as well. It is the sludge that is highly contaminated.

Dan Hubbell – He recommended a book by Gene Logsdon, Holy Shit, that extensively analyzes the problem of sewage disposed on farmland.

Bill Walters - He commented that farmland needs to be tested more often. The Township could mandate that. The Township is allowed to have a higher standard than dictated by the State.

5. Township Financial Update

1. Treasurer's Report

Monday is the last day to pay taxes. Pleva will be in the office 9-5 on Monday.

Residents can also get tax payments in the mail on Monday. There is no penalty if postmarked on Monday. A CD matured and the funds were moved into another CD at 4.8% interest. Approximately \$760 was made in interest in the last month. \$4800 of franchise fees came in for the second quarter.

ACTION: Hubbell moved to accept the Treasurer's report as presented; supported by Schaub. Motion carried. 5,0

2. Invoices – Review and authorize payment

ACTION: Schaub moved to pay the invoices as presented; supported by Hubbell. Motion carried. 5,0

3. Reconciliation

Reconciliation was done for July and August and Schaub found no problems.

6. Clerk Report

1. Cleaning

Chiles has been cleaning of the Township Building for the last few months. She is asking if the Board would like her to continue doing the cleaning or hire someone to do the cleaning. The Board agreed that they are happy that Chiles is willing to do it.

2. Order MTA manuals for 2 new trustees.

Chiles suggested that MTA manuals be purchased for new Board members. The Board agreed.

7. Planning Commission

1. Board representative's Report – Joe Mosher

There has not been a meeting since the last Board meeting so Mosher does not have an official report. At the special meeting on September 17th, they will review feedback from the County Planning Commission and legal feedback from the Township. At the October 7 regular meeting, they will approve meeting minutes, discuss the website migration, and expiration of terms of some Planning Commission members.

In response to previous public comment in this meeting, Mosher responded to the question about the moratorium. The moratorium was approved last December and extended two times. When the Northgate application came in, the Commission realized that the Zoning Ordinance lacked definition and clarity and there were a number of required sections that were missing. It was apparent that the Commission could not handle site plan reviews/new developments and review the Zoning Ordinance at the same time. With the moratorium, the PC was able to focus on what was lacking in the ordinance and protect the Township from legal risks. The revised Zoning Ordinance will go to the Township Board on September 18. The Board may be able to approve the ordinance at the October 9 regular meeting or schedule a special meeting. Mosher urged the Board to review the ordinance in a timely and thorough manner.

2. Special Planning Commission Meeting September 17, 2024 @ 6:30 p.m.
3. Next regular Planning Commission meeting: October 7, 2024 @ 6:30 p.m.

8. Cedar Area Fire and Rescue Board

1. Board member report – Ron Schaub

Kasson Township is pulling back on the new joint-Township fire department idea. The vision was for the new station to be the main station and Centerville would be a sub-station. The idea will need more study on operational costs. Centerville Fire Department is on budget presently. The meeting dates have been changed from Wednesdays to Thursdays. The audit of the department is in process. Next regular meeting: Thursday, October 3, 2024 @ 2:00 p.m.

9. Supervisor's Report

Lawyer fees have increased to \$168 an hour. Lawyer fees were discussed by the Board and it was agreed that the increase is reasonable.

There is concern that the Leelanau County Road Commission's policy for maintaining roads other than the county roads has changed. The LCRC will only repair/maintain main county roads. The other public roads in the Township used to be financed 50% by the LCRC. Now the LCRC is not offering this financial option. The roads in the Township are being rated by the PASER system. The Board briefly discussed how the Township roads will be repaired/maintained in the future..

The Township is falling behind a bit in the budget because of attorney fees and the extra work being done on the Zoning Ordinance.

10. Board – Unfinished Business

1, Williams and Bay – Attorney Bzdok was able to find a Township resolution dated 11-06-05 about septic treatment services. Board members were given a copy of the resolution.

11. Board – New Business

1. Furnace Update – We have an estimate from Lemcool to repair the duct work. Schaub got a second estimate from Leelanau Sheet Metal that would solve the heating and cooling problems in another way. The plan would include air conditioning. The Board discussed the two plans. Humidity control is needed in the office area. It generally does not need air conditioning. The Board would like to have estimates for two options for an “apples to apples” comparison. The Board would also like to see a presentation of what could be done. We have until December 31 to allocate the ARPA funds.
2. Ramp – The work hasn’t been done yet.

12. Commissioner’s Report – Kama Ross

Roads are a concern throughout the county. With John Popa’s passing, a new person is needed on the Road Commission. The County hopes to have a new administrator by December. The County does have a new HR manager. County budget work has begun. The budget will start to be presented to the public by November 1. Millages were set at yesterday’s executive meeting. There will be no tax increases as the result of millages this year. The public was encouraged to get informed and involved in the county budget process. Since Centerville Township lacks a main town area, Ross challenged the Township to find ways to create community.

13. Upcoming Township Meetings

1. Next Board of Trustees Meeting: Wednesday, October 9, 2024 @ 6:30 p.m.

14. Public Comment

Rolf von Walthausen - He recommended the book, The Humanure Handbook, by Joseph Jenkins. The book explains how third world countries handle their waste. He is very concerned about the land being contaminated by waste disposal on farmland.

Bill Walters – He is concerned about the amount of traffic and speed on Township roads, especially Bodus Road.

Don Baty – Previously Houdek would pump gray water and dispose of it on farmland. Williams and Bay pumps the gray water and the sludge out of tanks and disposes the sewage on farmland.

Bill Walters – He does not want the septic sewage disposal on farmland to contaminate the aquifer which is about 300 feet down.

Don Baty – Septic systems are failing all over the county. We will be seeing a lot more holding tanks installed. Because the county is mostly farmland, we will be a prime location sought for sewage disposal. He strongly encouraged local governments to be leaders in this area.

15. Motion to Adjourn

ACTION: Hubbell moved to adjourn the meeting at 8:00 p.m.; supported by Pleva.
Motion carried. 5,0

Respectfully submitted,
Cindy Kacin