

MINUTES
Wednesday August 9, 2023
Monthly Township Board Meeting
Centerville Township Hall

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

Guests: 3 guests via Zoom, County Commissioner Kama Ross. 4 guests in person.

1. **Call to Order/Pledge of Allegiance** Schwantes called meeting to order at 7:02PM
2. **Review Agenda/Additions/Public Comment/Approve Agenda**
 - Add 3.2 July 17, 2023, special meeting minutes.
 - Add 4.4 Budget adjustments.
 - Add 4.5 METRO Act Right of Way Extension
 - **MOTION:** Chiles moves to approve the agenda as amended. seconded by Schaub.
Yays:5 Nays:0

Special Item: Midwest Exterior Rep asked to make a presentation to the Board and Schwantes gave permission.

3. **Previous Meeting Minutes**

(1) **July 12, 2023, Regular Meeting Minutes**

- 7. should say Invasive. and Amoritas should have the apostrophe removed.
- 9.1 The words “Issues” and “Ordinance” are both mis-spelled.
- 13.d The acronym LCBRA should be LCBFA.
- 4.d third line down should have the period removed and the word because should not be capitalized
- 4.c fourth line down “assuming we can get” should be replaced with “if established”.
- 4.d should say “revenue sharing”.
- 4.d the word “the” should be removed. It should say, and one is Constitutional.
- Ski View house should be 9.1
- Public comment regarding the Ski View house should be 9.2
- Planning Commission should be 10
- Board of representative’s report should be 10.1
- Next regular meeting should be 10.2
- MOTION:** Pleva Moved to approve previous meeting minutes with corrections, Seconded by Hubbell Yays:5 Nays:0

- (2) **Review/Approve Special Meeting minutes. MOTION:** Schwantes moves to accept the open/public part of the July 17 Special Meeting minutes. Seconded by Schaub.
Yays :4 Nays:0 Abstain: 1

Closed session of the Special Meeting minutes will be reviewed/approved at the next regular meeting.

4. Township Financial Update

- (1) **Treasurer's Report** – Pleva reported that the check received from the Metro Act was for more than \$12,000 which was an error - almost double what it should have been. A reimbursement check has been issued. **MOTION:** Hubbell moved to accept the treasurer's report, seconded by Schaub. Yays:5 Nays:0
 - (2) **PILT Agreement-** **MOTION:** Hubbell moves that the Centerville Township Board of Trustees approve the Sub Agreement Between Leelanau County and Centerville Township dated July 17, 2023, to award the township \$731.88 Payment in Lieu of Taxes (PILT) from the U.S. Department of the Interior. Seconded by Chiles. Nays:5 Yays:0
 - (3) **Reconciliation for July-** Reviewed and signed.
 - (4) Budget amendment to cover the cost of insurance as there was another unexpected increase in the Michigan Par Plan Insurance premium. **MOTION:** Schwantes moves that the Centerville Board of Trustees amend the FY 23-24 Township Budget to increase the amount assigned to Insurance and Bonds by \$500.00 from \$7,500.00 to \$8,000, using unallocated anticipated revenues. The Centerville Board of Trustees also added the account number "101-841 Bank Monthly Service Fee" and allocated \$500.00 to cover this expense to properly account for the expenditure in the budget. These changes will reduce the expected unallocated adjusted balance by \$1,000.00 from \$75,122.85 to \$74,122.85. Seconded by Pleva. Yays:5 Nays:0
 - (5) **METRO Act Extension. MOTION:** Schwantes moves that the Centerville Township Board of Trustees approve the letter of agreement that extends the existing METRO Act Permit issued by Centerville Township to Michigan Bell Telephone Company d/b/a AT&T Michigan which expires on December 31, 2023, to a term that ends on December 31, 2028. Seconded by Hubbell, Yays:5 Nays:0
- 5. Invoices - Review and authorize payment** - Reviewed. **MOTION:** Schaub moves to approve invoices, seconded by Pleva. Yays:5 Nays:0
6. **Clerk Report-** Chiles reported the township will get a new ballot box provided and approved by the state. Chiles asked for approval to attend the Michigan Association of Municipal Clerks one day class in Mount Pleasant later this month. Board agreed.
 7. **Supervisor's Report-** Received a report about the park not being mowed. It was due to broken equipment. Schwantes received information that Zoom will potentially refund the township \$63 due to a national lawsuit. He also reported the house on Ski View received a permit for demolition.
 8. **Board of Review-** Meeting was canceled as there is no business to handle.
 9. **Zoning Administrator's Report** –Information received from the Benzie-Leelanau Department of Health about an improper septic hookup on Lake Shore Drive which the health department is taking care of. The ZA is continuing to monitor the noise complaints regarding amplified music at Bel Lago Winery. The light pollution complaint from Schomberg over to Good Harbor Trail while annoying to a neighbor, is not a violation.

- (1) **Rogers/Lake Shore Drive-** He has met requirements and received a conditional land use permit on July 20. Phone conference held with Schwantes, Cypher and Teichner about how to proceed. Schwantes and Cypher will plan an inspection visit and will try to include an engineer. Mr. Rogers evidently had a medical emergency and wanted further extension. The property continues to be a significant safety risk to his neighbor, and he has already had six years to accomplish the project. While he now has the permits needed, he has done nothing to clear the property for construction. The board discussed and agreed his property continues to be a significant safety risk to his neighbor and that implementing the court order would be the best option moving forward.

10. Planning Commission:

- (1) **Board representative's report** – Hubbell reported residents of the Hipcamp were in a previous meeting and are working with the PC regarding this issue. Armoritas owners were also present in the meeting and presented a plan for building a potential camping resort on their property. The PC is considering adding a meeting in September to review this. Schwantes reported that Jamie Damm resigned from her position on the Planning Commission.

- (2) **Next regular meetings: Monday, October 2, 2023, at 6:30PM**

11. Zoning Board of Appeals – No actions, but an annual meeting is required each year so one will need to be scheduled.

12. Cedar Area Fire and Rescue Board

- (1) **Board member report** Schaub reported they are moving forward with the ambulance purchase and are working on the next 2-year budget.
- (2) **Next regular meeting: Thursday, September 7, 2023, at 2:00PM**

13. Unfinished Business

- (1) **Hall remodel** – Light and windows quotes have been received. The Board discussed the options regarding the light replacements. **MOTION:** Hubbell moved to approve the Robinson bid for the lights. Seconded by Chiles. Yays:5 Nays:0. The Board then discussed the three options regarding window replacements. **MOTION:** Pleva moved to accept the bid from Midwest Exterior for \$13,404 and appointed Schwantes to negotiate with Midwest for the extra windows. Seconded by Hubble. Yays:5 Nays:0
- (2) **Northgate** – Mediation is scheduled for August 17th, 2023, in Grand Rapids. Schwantes is unable to attend on August 17th, 2023. The board discussed and agreed to send Chiles as a replacement for Schwantes. Tim Johnson and Joe Mosher from the Planning Commission will be attending as well, along with our attorneys.
- (3) **Boat ramp for park – Requests for construction quotes are being pursued**
The slabs cost about \$7,664. The permit was sent to the fishery department for review.
- (4) **Brownfield Assessment for the old Township Dump** – The initial inspection reveals dumped material is not actually on township property, but to the South of it. A report is being developed by Fishbeck.

(5)Manor Green and Amore roads – Letters were sent to the property owners regarding township plans for these roads. The letters were sent to the Road Commission manager and engineer for review. Schwantes reports that he will speak to the LCRC encouraging them to maintain the current cost-share arrangements. They are considering shifting more costs to the townships.

14. New business

(1) **Blight ordinance – initial draft.** A first draft was presented to the board for their review.

15. Upcoming Township Meetings:

(1) **Next Board of Trustees Meeting: September 13, 2023, at 7:00PM**

16. County Commissioner's Report- Ross reported that M22 and M204 had some safety concerns with speed going into Leland. County commissioners are working with the office of our State Representatives, Coffia and Damoose, to see how they can influence safety in those areas. Leelanau County has voted to start an energy future's task force; advertising will go out for those positions for anyone interested in renewable energy. Broadband internet completion is delayed until the summer of 2024 due to unforeseen complications. The Register of Deeds has reported some fraud regarding vacant properties in the county. Landowners are encouraged to visit the leelanau.gov website for additional information.

17. Public Comment - Residents are requesting feedback regarding the amplified noise at Bel Lago. Schwantes will be reaching out to Tim Cypher to hopefully help in resolving this issue and get some feedback from residents.

18. Motion to Adjourn- Schwantes moves to adjourn the meeting at 9:03pm. Yays:5 Nays:0

Respectfully submitted,

Beth Yoder, Recording Secretary

Clerk's Signature _____ Date: _____