

NORTHFIELD TOWNSHIP

Township Board

Minutes

October 9, 2018

CALL TO ORDER

The meeting was called to order at 7:04 P.M. by Supervisor Chockley at 8350 Main Street.

INVOCATION/PLEDGE

Beliger provided an invocation and led those present in the Pledge of Allegiance.

ROLL CALL

Marlene Chockley, Supervisor	Present
Kathleen Manley, Clerk	Present
Lenore Zelenock, Treasurer	Present
Tawn Beliger, Trustee	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present

Also present:

Public Safety Director William Wagner
Township Manager Steven Aynes
Township Attorney Paul Burns
Township Planner Paul Lippens, McKenna
Recording Secretary Lisa Lemble
Members of the community

ADOPT AGENDA

- **Motion:** Chick moved, Manley supported, that the agenda be adopted with the removal of Item 3, Hiring of Firefighter. **Motion carried 7—0 on a voice vote.**

FIRST CALL TO THE PUBLIC

Mary Devlin, 9211 Brookside, Leslie Holliday, 11804 Cappy Lane, Green Oak Township, Udo Huff, 6431 Whitmore Lake Road, and David Gordon, 5558 Hellner Road, spoke about the Lockwood Group proposal and the Kiwanis rummage sale.

BOARD MEMBER RESPONSE

Board members made comments about the estimate for razing the building at 75 Barker Road and thanked those who spoke during the Call to the Public.

TOWNSHIP MANAGER REPORT/UPDATE

Aynes reviewed his written report and added that he is consulting with architects and engineers to get recommendations for addressing the heating and cooling problems in the Township Hall.

CORRESPONDENCE AND ANNOUNCEMENTS

Board members noted they received communications from Polly Market regarding issuance of a liquor license, from

David Gordon and Leslie Holliday regarding the Lockwood proposal, and about noise on Nollar Road.

They also thanked two people for helping with creating the trail in the North Village park, noted that Election Inspectors are still needed for the November 6th election, and on October 23rd the Board will have a closed session about code enforcement issues.

Board members invited the public to:

- a workshop about the Master Plan revision at the Planning Commission meeting at 7:00 P.M. on October 17th.
- Oktobertfest presented by the Chamber of Commerce from 4-7 P.M. on Tuesday, October 16th at Moose Ridge.
- a Police and Fire Open House from 1-4 P.M. on Sunday, October 14th.
- the Parks and Recreation meeting at 7:00 P.M. on Thursday, October 11th.

APPROVAL OF MINUTES

Three minor corrections were made.

- **Motion:** Chockley moved, Chick supported, that the minutes of the September 25, 2018, Township Board meeting be approved as amended.
Motion carried 7—0 on a roll call vote.

PRESENTATION: Revised Proposal for North Village Site; Lockwood Company

Mark Korineck, Director of Acquisitions for Lockwood Companies, introduced Mark Lockwood, President, and Jordan London, the architect for the project.

Korineck and Lockwood made a slide presentation and made comments, including:

- Their proposal would be valued at \$40 million at total buildout.
- Phase I would extend from Main Street to the railroad tracks north of the Post Office. The east half along Main Street would be a Town Green (about 5 acres) with a gazebo and restrooms, and the west half would be 120-140 independent living apartments ranging from 550 to about 1,000 sq. ft.
- Phase II—located north and south of Phase I—would be about 50 attached residences of about 1,900 sq. ft.
- They are asking for options for three years to buy the Phase I land for \$575,000, and Phase II for \$200,000.
- The construction of improvements for the Town Green would be managed by Lockwood and paid for by the Township with the land sale proceeds. The proceeds from Phase II could be used by the Township for further development of the public part of the site.
- The proposal reserves parcels for retail buildings on the north and south edges of the site along Main.

**Northfield Township Board Meeting
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
October 9, 2018**

- The independent living residents would be affluent enough to patronize local businesses.
- The timeline calls for Phase I and the Town Green to be complete within three years.

Board members and Lockwood representatives discussed the proposal, including the proposed use of the Michigan payment in lieu of taxes (PILT) program, the age restriction under that program (55+), how the proposal would affect capture of future taxes by the Downtown Development Authority (DDA), the preference of some Board members for home ownership, the percentage of units eligible for discounted rental rates, the effect on emergency fire and medical resources, whether Phase II could be scaled down, services provided to residents, the rental rates, what sewer system improvements would be needed to accommodate the proposal at what cost, the number of permanent jobs created (17-20), the number of construction jobs created (175-200 total, or about 85 on a typical day), the total amount of open space (68.3% for all areas not occupied by housing and parking), and the possibility of creating a committee to discuss how to proceed with the proposal.

Board members asked for additional financial information, statistics related to emergency response rates and costs, and brochures about other Lockwood developments, and asked Lippens to score the revised Lockwood proposal.

ACTION AGENDA ITEMS

1.

Authorization for Formal Development Proposal from Lockwood Company for North Village Site

Board members said they believe Lockwood is offering a quality product, but asked for more financial details from Lockwood that show how the proposal will benefit the Township and the costs the Township will incur for sewer, etc. They said they are still interested in considering any other proposals that area made.

The Board asked for an independent financial analysis, scoring by Lippens of the revised proposal, better site drawings, and more involvement of the DDA. Chockley said this will be discussed at the next DDA meeting and she will ask the members for input.

- ▶ **Motion:** Chockley moved, Chick supported, to authorize the Attorney, Planner, and Township Manager to obtain and review more financial details of the proposal from Lockwood Companies for the North Village proposal and to obtain the comments of the Downtown Development Authority and/or Downtown Planning Group.

In answer to a question Lippens and Burns said their work on this project is covered by their budget and/or retainer.

Motion carried 5—2 on a roll call vote, Dockett and Beliger opposed.

2.

Drug Enforcement Administration (DEA) Agreement Renewal

- ▶ **Motion:** Chockley moved, Otto supported, to authorize the Township Manager to sign the annual contract assigning Sgt. David Powell to the Drug Enforcement Administration.

Dockett said 100% of the cost of this officer, who works in Detroit, is paid by Township taxpayers, and the drug forfeiture funds returned to the Township through the officer's efforts cannot be used to pay the officer's salary or benefits, so he is opposed to this proposal. Wagner said the officer's overtime is paid to the Township, much of his time—using state and federal resources—is spent on local law enforcement, and the forfeiture funds far exceed the officer's expenses. He said the forfeiture funds can be used for almost any other department expenses.

Motion carried 5—2 on a roll call vote, Beliger and Dockett opposed.

3.

Hiring of Kelsey Fullerton as Firefighter Trainee

Removed from the agenda, due to Fullerton withdrawing her application.

4.

Renew First National Bank Security Agreement

- ▶ **Motion:** Zelenock moved, Chick supported, to approve and authorize the Treasurer to sign the Security Agreement between the First National Bank in Howell and Northfield Township from October 1, 2018, to December 31, 2018.

Motion carried 7—0 on a roll call vote.

5.

Approval and Authorization to Invest in Morgan Stanley's Money Market

- ▶ **Motion:** Zelenock moved, Chick supported, to approve and authorize the Treasurer to invest in the Morgan Stanley Money Market.

In answer to a question from Dockett, Zelenock said the Township does have funds invested in Money Market funds and certificates of deposit, but they are insured because Morgan Stanley manages them to make sure none of them exceed insurance limits.

Motion carried 7—0 on a roll call vote.

6.

Adjust Metered Sewer Rates Effective November 1st Filling

- ▶ **Motion:** Beliger moved, Otto supported, to adjust metered sewer rates from \$5.60 to \$6.00 per 1000 gallons effective with the November 1, 2018, billing.
- Motion carried 7—0 on a roll call vote.**

7.
Payment of Open Bills

- ▶ **Motion:** Chockley moved, Manley supported, to approve payment of open bills (expected check run date 10/10/18) for a total of \$101,726.99 from the Municipal Investment Fund (MIF) account.
- ▶ **Amendment to motion:** Beliger moved, Dockett supported, to pull the payment of \$240 for SEMCOG Membership dues fees. **Amendment to motion failed 2—5 on a roll call vote, Chick, Otto, Manley, Chockley, and Zelenock opposed.**

Original motion carried 5—2 on a roll call vote, Dockett and Beliger opposed.

8.
Check Disbursement Report for Paid Bills

- ▶ **Motion:** Chockley moved, Manley supported, to accept the check disbursement report for paid bills (checks dated from 9/12/18 to 10/4/18) for a total of \$289,279.30 from the Municipal Investment Fund (MIF) account. **Motion carried 7—0 on a voice vote.**

**CONSENT AGENDA:
Receive Reports from Fire, Police, Wastewater
Treatment, Community Center, Code
Enforcement, and Financial and Fund Balance**

Board members made brief comments about the Fire and Police reports, Wagner noted Lt. Greene has two court appearances scheduled for the end of October, Zelenock reviewed the Fund Balance report, and suggestions were made for reformatting some of the financial reports.

- ▶ **Motion:** Chockley moved, Manley supported, to approve the Consent Agenda. **Motion carried 7—0 on a voice vote.**

**TRUSTEE/LIAISON REPORTS
ZBA, Planning Commission, Parks and Recreation
Board, Land Preservation Committee, Treasurer,
and Supervisor Reports**

Board members asked for updates on Barry Lonik's work for the Land Preservation Committee in monthly reports. There was a discussion about whether Township Board members should be allowed to be present at meetings Lonik holds with individual property owners in their homes.

- ▶ **Motion:** Beliger moved, Dockett supported, that the Board receive a list of Barry Lonik's plan of with whom and when he plans to meet with regards to land preservation for Northfield Township, and to be able to attend such meetings. **Motion failed 2—5 on a roll call vote, Chockley, Otto, Chick, Manley, and Zelenock opposed.**

Dockett said he did not make the statement in a memo from Chockley (that he said untreated sewage by-passed the sewer plant).

SECOND CALL TO THE PUBLIC

David Gordon and Udo Huff made comments about the content of Board meetings and the Lockwood proposal.

BOARD MEMBER COMMENTS

Board members thanked members of the public for participating in the meeting, thanked the people who helped with creating the one mile path in the North Village park, urged people to support local businesses, urged Board members to get answers to questions before meetings, and urged voters to use absentee ballots because of the length of the ballot.

ADJOURNMENT

- ▶ **Motion:** Chockley moved, Beliger supported, that the meeting be adjourned. **Motion carried 7—0 on a voice vote.**

The meeting adjourned at 10:03 P.M.

Submitted by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;
Wording added is underlined.

Approved by the Township Board on October 23, 2018.

Kathleen Manley, Clerk

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/township_board_of_trustees/