

NORTHFIELD TOWNSHIP

Township Board

Minutes

October 23, 2018

CALL TO ORDER

The meeting was called to order at 7:03 P.M. by Supervisor Chockley at 8350 Main Street.

INVOCATION/PLEDGE

Beliger offered a brief 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
Recording Secretary Lisa Lemble
Members of the community

ADOPT AGENDA

- **Motion:** Chick moved, Manley supported, that the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

FIRST CALL TO THE PUBLIC

George Brown, 7868 Shady Beach, on behalf of the Horseshoe Lake Corporation, commented on the proposal by the Water Resources Commissioner for the Horseshoe Drain. Margaret Riddell, 65041 W. Eight Mile Road, asked questions about the Lockwood proposal for the North Village site.

BOARD MEMBER RESPONSE

Board members responded to Riddell's question about the Lockwood proposal and commented on the Master Plan update workshop held the previous week.

TOWNSHIP MANAGER UPDATE

Aynes reported on the Michigan Townships Association meeting he attended last week which included a review of current legislation in Lansing, and said he will be reporting to the Board at the next meeting about new information regarding the North Village proposal and the Township's SEMCOG membership.

CORRESPONDENCE AND ANNOUNCEMENTS

Board members recounted past problems with the Lincoln Drain in the Summer Homes Subdivision, announced the

Parks and Recreation Commission meeting at 7:00 P.M. this Thursday and noted there is an opening on the Commission, noted the path in the North Village Park is now usable, reported a resident asked about regulations regarding food vending at Township parks, and shared a quote about fundamental rights.

APPROVAL OF MINUTES

Beliger asked for one change.

- **Motion:** Chockley moved, Otto supported, that the minutes of the regular meeting of October 9, 2018, be approved as amended.
Motion carried 7—0 on a voice vote.

PRESENTATION

Washtenaw County

Water Resources Commissioner

Evan Pratt, Water Resources Commissioner, introduced Scott Miller, Deputy Water Resources Commissioner. Miller referred to the proposal dated 10/18/18 prepared by Pratt, and he and Pratt said:

- Field staff and contractors manage about 700 miles of drains in Washtenaw County.
- State law allows them to spend up to \$5,000 per mile of drain per year,
- The County provides funding for their administrative expenses, but work on drains is funded through assessments on property owners, transportation entities, and local units of government.
- Work is primarily scheduled based on complaints, but the proposal for the Horseshoe Lake drain calls for a preventive maintenance program.
- 19 drains are wholly or partially located in Northfield Township, most of which are open, and many of them drain into Horseshoe Lake which has a sizeable floodplain.
- Assessments are usually limited to two years for maintenance work, but construction project assessments can span 20 years and perhaps longer.
- For 2019 they propose to clear the outlet from Horseshoe Lake and begin clearing three other drains; for 2020-2026 they propose mowing programs, preventive clearing, and responding to complaints.
- The Township would bear 30% of the cost and property owners and the Washtenaw County Road Commission would be assessed for the rest of the cost.

Board members discussed the multi-year proposal and the benefits it would provide, and how to address it in the current and future year budgets. Pratt noted that the Township would not be assessed for the 2019 expenses in the current fiscal year.

Pratt provided historical background about a specific area of concern to a resident, and explained that the only way to address that is for property owners to petition to form a new drain.

**Northfield Township Board Meeting
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
October 23, 2018**

- ▶ **Motion:** Chockley moved, Chick supported, to authorize the work proposed for the 2019 budget year shown on page 7 of the budget recommendations in the Washtenaw County Water Resources Commission proposal, with Northfield Township's portion being \$24,500. **Motion carried 7—0 on a roll call vote.**

AGENDA ITEMS

1.

**Resolution 18-596:
Horseshoe Lake Outlet Drain**

- ▶ **Motion:** Chockley moved, Chick supported, to approve Resolution 18-596 authorizing the Water Resources Commissioner to exceed the statutory spending limit of fifteen thousand (\$15,000.00) dollars per year for 2019 for the maintenance and repair of the Horseshoe Outlet Drain in the exceeded amount of \$33,500.00 dollars, with the Township portion to be \$10, 050. **Motion carried 7—0 on a roll call vote. Resolution adopted.**

2.

Architect Evaluation: 75 Barker Road

Scott McElrath of Dangerous Architects reviewed his report of October 17, 2018, made a slide presentation of the building, and provided comments, including:

- Windows facing the neighboring residence would have to be filled in due to fire code.
- There is not significant cracking in the building envelope.
- The one-story, wood frame addition has few code violations.
- Wheel stops should be added to keep cars away from the building.
- There are accessibility issues at entrances and between the first and second floors.
- There are code violations related to the stairs between floors and the exit door is not fire rated.
- Ceiling tiles are falling from the trusses and the ceiling has never been insulated.
- Restrooms do not comply with current codes.

In answer to questions, McElrath said the majority of the costs are related to making the second floor usable, but performing work to bring the first floor up to code would require doing some of the work required for the second floor, such as reinforcing the upper floor before installing a fire barrier between the floors.

The Board discussed possible ADA and accessibility requirements, the limited parking, and the need to get an appraisal before making a decision about whether to proceed with repairs. McElrath noted the building is pretty solid, and the cost of replacing the building would be significantly more than renovation.

- ▶ **Motion:** Chockley moved, Chick supported, to get an appraisal of 75 Barker Road, cost not to exceed \$2,500.

There was discussion about whether an appraisal is needed as opposed to a market analysis by a real estate salesperson. Burns said the Board would have to establish fair market value prior to selling the building, and the quote would be \$3,000 for an appraisal of both the

building in its current condition and to demolish it ~~would be \$3,000.~~

- ▶ **Amended motion:** Chockley moved, Chick supported, to get an appraisal of 75 Barker Road, cost not to exceed \$3,000.

Amended motion carried 6—1 on a roll call vote, Dockett opposed.

3.

Health Insurance Renewal

a. *Resolution 18-597: Medical Insurance Opt-Out of Hard Caps.*

- ▶ **Motion:** Chockley moved, Beliger supported, to approve Resolution 18-597 to Opt Out of the of the Restrictions Mandated by the Public Act 152 of 2011 on Public Employer's Payments for Medical Benefits Plans. **Motion carried 7—0 on a roll call vote. Resolution adopted.**

b. *Approve Health Insurance Plans for 2019.* Aynes referred to the proposal from Burnham & Flower, and noted there could be cost savings if the union agreed to the same plans as those covering Township employees. He said that may be a possibility.

- ▶ **Motion:** Beliger moved, Zelenock supported, to approve the 2019 Health Insurance Plans for the Silver and Bronze PPO plans.

Chockley explained this would be a continuation of the current plan for one month (December, 2018) pending the outcome of union negotiations. There was a lengthy discussion of the plan options and costs. Aynes noted the budget included a 15% cost increase, but the actual increase will be far less than that.

Motion carried 6—1 on a roll call vote, Dockett opposed.

c. *Determine Township Contributions to Employee Health Savings Accounts (HSAs).*

- ▶ **Motion:** Chockley moved, Beliger supported, to continue the contributions to Employee Health Savings Accounts (HSAs) as currently established. **Motion carried 6—1 on a roll call vote, Dockett opposed.**

d. *Decide Whether Opt-out Stipend Should be Paid Quarterly.*

- ▶ **Motion:** Chockley moved, Otto supported, that the incentive payments to employees who opt out of the Township's insurance plan be pro-rated and paid at the end of each quarter instead of in total at the end of each year. The amount paid per year is \$4,000.

Aynes noted the employees opting out must provide proof of other health insurance coverage, and the amount is the same for union members.

Motion carried 6—1 on a roll call vote, Dockett opposed.

4.
Snow Removal Bids and Contract

- ▶ **Motion:** Beliger moved, Chockley supported, to accept the snow removal bid from J&L J&M Landscaping for fiscal year 2018-19 as included in the packet.

There was discussion about whether to go with a single or three-year contract.

Chockley withdrew her motion.

- ▶ **Motion:** Zelenock moved, Beliger supported, to accept the snow removal bid from J&L J&M Landscaping for three years, based on the information included in the packet of \$2,175 per occurrence, contract to be signed by the Township Manager.
Motion carried 7—0 on a voice vote.

5.
**Opinion Letter Concerning
the Township's Legal Obligations
Regarding Wastewater Treatment Services**

- ▶ **Motion:** Chockley moved, Chick supported, to authorize the Township attorney to prepare an opinion letter concerning the Township's legal obligations regarding wastewater treatment services.
Motion carried 5—2 on a roll call vote, Beliger and Dockett opposed.

6.
**Resolution 18-579:
Amendment #1 to Fiscal Year 2018-19 Budget**

- ▶ **Motion:** Beliger moved, Manley supported, to approve Resolution 18-579, Amendment #1 to Fiscal Year 2018-19 Budget.

There was discussion about whether the Barker Road rental income figure is correct and whether the cost for assessment of the building should have come from the maintenance fund or the general fund.

Motion carried 6—1 on a roll call vote, Dockett opposed. Resolution adopted.

SECOND CALL TO THE PUBLIC

No comments.

BOARD MEMBER COMMENTS

Board members asked for a review of the Barker Road rental payments and terms, thanked Board members for asking questions about agenda items prior to the meeting, commented on the Master Plan open house, noted that absentee ballots were mailed to 1,100 of 5,700 voters and provided details about laws regarding their return to the Clerk, thanked the public for attending, noted the "Big Idea Board" from the public planning session will be set up at the high school during parent conferences, urged everyone to support local businesses, announced that Trunk or Treat will be Sunday from 3-5 P.M., and wished everyone a Happy Halloween.

ADJOURNMENT

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

The meeting adjourned at 9:53 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 November 13, 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/