

HOWELL TOWNSHIP BOARD REGULAR MEETING
September 12, 2016
Howell Township Hall
6:30. p.m.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Carolyn Eaton	Clerk/Zoning Administrator
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Dar Howard	Trustee
Lois Kannianen	Trustee
Michael Tipton	Trustee

MEMBERS ABSENT:

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. All rose for the Pledge of Allegiance.

CALL TO THE BOARD:

MOTION by Counts, seconded by Howard, **“TO APPROVE THE SEPTEMBER 12, 2016 AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES:

MOTION by Howard, seconded by Hohenstein, **“TO APPROVE THE AUGUST 8, 2016 MEETING MINUTES AS PRESENTED.”** Motion carried. (See August 8, 2016 Meeting Minutes)

CORRESPONDENCE:

See list.

CALL TO THE PUBLIC:

Marlas Greiger from the Farmer’s Club that meets here at the township monthly is a Master Gardner. She would like to clean out weeds and old plants from around the township hall building, the walking path and the exercise area and replace with mulch, new plants and bulbs. She is requesting the township to purchase a 2 ½ gallon or larger sprayer and Roundup Concentrate for her to work with and then purchase mulch as needed. She has many of the plants and bulbs that she would like to plant. It was the board consensus to allow Ms. Greiger to go ahead with the project.

UNFINISHED BUSINESS:

- A. 2016 MASTER PLAN PRESENTATION AND DISCUSSION – Howell Township Planner Paul Montagno gave an overview of the new Master Plan. The Planning Commission has approved the draft and previously given it to the board for their approval to send out for review. Mr. Montagno took questions and there was discussion. The board members are to review the plan on their own and send their suggestions to Zoning Administrator Eaton. The suggestions will be forwarded to the township planner before the public hearing. At the September Planning Commission Meeting the commission will set the Public Hearing to be held at the October Planning Commission Meeting.

- B. HOWELL AREA PARKS AND RECREATION AUTHORITY (HAPRA) - Paul Rogers from the HAPRA), stated that the August Election Proposal failed the millage ballot proposal. It is required by resolution that all entities involved that are still interested in having the HAPRA to continue. **MOTION** by Hohenstein, seconded by Tipton, **“TO APPROVE RESOLUTION #09.16.412, FOR THE CONTINUATION OF THE HOWELL AREA PARKS & RECREATION AUTHORITY.”** Discussion followed. A roll-call vote was taken: Coddington – yes, Counts – yes, Kannianen – yes, Eaton – yes,

Hohenstein – yes, Tipton – yes, Howard – yes.” Motion carried 7 to 0. It was also the consensus of the board that the HAPRA keep track of the amount households ~~from Howell Township~~ that attend the activities, not just the amount of residents that sign up or attend.

- C. LUCY ROAD FENCE – Clerk/Zoning Administrator Eaton discussed that Lucy Road has not fulfilled their part of the Consent Decree. Vern Brockway is requesting approval for the use of bunker block for the screening. This is not what was in the original decree. Mr. Brockway also has already started putting up the bunker block without any approval or permits. There was no representation from Lucy Road at the meeting. **MOTION** by Howard, seconded by Eaton, **“TO ACCEPT THE BUNKER BLOCK FENCE IN LIEU OF THE ORIGINAL SPEC FENCE PLAN THAT WAS PART OF THE CONSENT DECREE.”** Discussion followed. Motion failed 7 to 0.

NEW BUSINESS:

- A. TAX SALE PROPERTIES DISCUSSION – Treasurer Hohenstein presented an overview of the 4 properties within Howell Township that will be going to the Tax Sale. The discussion included where the properties are located, the estimated cost of the properties and the taxes that will have to be paid on those properties. **MOTION** by Howard, seconded by Hohenstein, **“TO ALLOW THE PURCHASE NOT TO EXCEED \$75,000.00 ON THE PURCHASES OF THE PROPERTIES AT THE TAX SALE IN OCTOBER.”** Further discussion. Motion carried.
- B. MHOG, HOWELL WATER DISTRIBUTION LINES – Supervisor Coddington stated that according to the MHOG Master Operating Agreement, every 5 years Howell Township’s lease agreement needs to be reconsidered. **MOTION** by Hohenstein, seconded by Howard, **“TO ALLOW THE SUPERVISOR AND CLERK TO SIGN THE BILL OF SALE ON BEHALF OF HOWELL TOWNSHIP FOR THE MHOG WATER LINES.”** Discussion followed. Motion carried. **MOTION** by Hohenstein, seconded by Howard, **“TO TERMINATE THE LEASE & LICENSE AGREEMENT FOR WATER DISTRIBUTION LINES WITH MHOG.”** Discussion followed. Motion carried.

REPORTS:

- A. SUPERVISOR:
(Coddington)
 - No report
- B. TREASURER:
(Hohenstein)
 - Tax Collection, (has collected 73% not including today’s collection).
 - Clean-up Day, (need to decide by next meeting if a notice is going to be put on the next tax bills).
 - Upcoming days off for the office, (noon on November 23rd, whole day Thanksgiving November 24th, whole day December 22 and December 26, whole day January 2nd).
 - Updating the server, (it is approximately 8 to 10 years old) **MOTION** by Hohenstein, seconded by Tipton, **“TO ACCEPT MICRO WORKS BID FOR NEW SERVER FOR \$11,492.71 AS PRESENTED.”** Discussion followed. Motion carried 5 to 1.
 - Road Projects, (discussion on road projects for next year’s construction season).

Clerk/Zoning Administrator Eaton left the meeting at 8:04 pm and returned at 8:07 pm and was not present at the previous motion.

C. CLERK/ZONING:

(Eaton)

- See reports.
- Working with the next Zoning Administrator Daus.

D. ASSESSING:

(Prepared by Assessor Kilpela)

- See report.

E. AIRPORT:

(Tipton)

- Next year's Open House, (not during the Balloon Fest, probably in July).
- Possibility of combining Clean-up Day and Shredding Day.
- Old terminal building, (still trying to rent).

F. FIRE AUTHORITY:

(Coddington)

- National Guard Building, (change of use).

G. MHOG:

(Howard)

- July water usage.
- Debt service charge.
- Cross Country Lines, (procuring property for those lines).

H. PLANNING COMMISSION:

(Counts)

- No August Meeting.

I. ZONING BOARD OF APPEALS:

(Kanniainen)

- Variance allowing garage in front yard.
- Variance allowing .55 acre parcel in the SFR Zoning District.

J. WEBSITE:

(Counts)

- Looking into possibility of a messaging service for the residents.

K. WWTP:

(Hohenstein)

List of projects:

- Muskrats under control, (20-25 muskrats were caught).
- Lagoon repair, (Severn Trent bid of \$9,845.00). **MOTION** by Howard, seconded by Eaton, **"TO ACCEPT BID OF \$9,845.00 FROM TREVOR BENNETT OF TODD SERVICES FOR LAGOON REPAIR."** Discussion followed. Motion carried 6 to 1.
- Tooley Lift Station, (hardware is installed, access will be soon).
- Biolac boat, (MMM went of business, returned our check, new options are being looked into).

- Chemical Pumps, (one new pump has been purchased, another one is needed and the bid is to come in later).
- Jetting of restaurants, (possibility of an ordinance change for restaurants to pay for cost of jetting their lines caused by grease build up).

L. HAPRA:
(Kanniainen)

- Elected officers for the year.
- Budget elimination acceptance by the State of Michigan.
- General Budget.
- Melon Festival, (good turnout).
- Fall Soccer, (217 kids signed up).
- Bennett Center, (whole interior of building painted by Sonrise Church).
- Use Service Center, (looking into a new building).

CALL TO PUBLIC:

John Dinsmore from Lee Associates has turned in a proposal for the 1907 Oak Grove Township Owned Property.

CLOSED SESSION:

PROPERTY NEGOTIATION – **MOTION** by Hohenstein, seconded by Howard, **“TO GO INTO CLOSED SESSION AT 8:40 P.M. FOR PROPERTY NEGOTIATION.”** Motion carried.

CLOSED SESSION – PROPERTY NEGOTIATION: MOTION by Howard, seconded by Counts **“TO RETURN TO REGULAR SESSION”** Motion carried unanimously. Board returned to regular session AT 9:06 P.M. **MOTION** by Eaton, seconded by Howard **“TO APPROVE THE PURCHASE AGREEMENT FOR 1907 OAK GROVE ROAD, PARCEL #4706-25-100-027 AT \$100,000.00 CONTINGENT UPON THE TITLE INSURANCE SEARCH BE DONE BY THE PROSPECTIVE BUYER.”** Discussion followed. Motion carried unanimously.

MOTION by Eaton, seconded by, Counts **“TO APPROVE THE PURCHASE AGREEMENT FOR THE PARCELS OWNED BY THE TOWNSHIP IN PINEVIEW VILLAGE AT \$175,000.00 CONTINGENT ON THE PURCHASER SHALL PAY FOR THE SURVEY WHICH WILL LEAD TO A NEW MASTER DEED AND NEW LEGAL DESCRIPTION, PINEVIEW SHALL CONVEY THE LAND AROUND THE BUILDING SITES WITHIN THE SPLIT SURVEY TO THE PURCHASER AND THE TOWNSHIP SHALL ACCEPT THIS, THE PURCHASER SHALL STRIKE OUT ~~GUARENTEED~~^GUARANTEED^ APPROVAL OF A PUD, DETAILS OF SPLIT AND SURVEY BE ATTACHED TO THE PURCHASE AGREEMENT WHEN PROVIDED TO THE TOWNSHIP, TITLE SEARCH AND SURVEY TO BE DONE AND PAID FOR BY THE PURCHASER, TAXES SHALL BE PRORATED UPON CLOSING.”** Discussion followed. Motion carried unanimously. See attached email Chestnut Development.

DISBURSEMENTS REGULAR AND CHECK REGISTER:

MOTION by Counts, seconded by Howard, **“TO APPROVE THE REGULAR DISBURSEMENTS THROUGH SEPTEMBER 7, 2016 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Motion carried unanimously

ADJOURNMENT: MOTION by, Counts, seconded by Howard, **“TO ADJOURN.”** Motion carried. The meeting adjourned 9:15 p.m.

Approved: **X**

As Presented: _____

As Amended: **X**

As Corrected: _____

Dated 10.10.2016

Signed: _____
 Debby Johnson
 Recording Secretary

Carolyn Eaton
Howell Township Clerk

Mike Coddington
Howell Township Supervisor