

**TUSCARORA TOWNSHIP**  
**3546 S STRAITS HWY, INDIAN RIVER, MI 49749**  
**JUNE 29, 2023 at 7:00 pm**  
**REGULAR BOARD MEETING MINUTES**

**ITEM 1: CALL TO ORDER**

The meeting was called to order with the pledge of allegiance by Supervisor Kramer at 7:26 pm following a break from Annual Meeting of Electors.

**ITEM 2:** The supervisor led the board and public in reciting the Pledge of Allegiance.

**ITEM 3: ROLL CALL**

Present – Supervisor Kramer, Clerk Reidsma, Trustee Vance, Treasurer Dillaha, Trustee Pearson

Staff Present: Ron Odenwald, Cindy Wimer, Kris Parrottino

Quorum present – yes

**ITEM 4: BOARD MEMBER CONFLICT OF INTEREST STATEMENT**

Supervisor Kramer reported a potential conflict of interest regarding the real estate sales agenda item given his 2<sup>nd</sup> cousin's relationship with a potential buyer (items 8c, 9b).

**ITEM 5: APPROVAL OF MEETING AGENDA**

**MOTION:** Approve the Meeting Agenda.

Moved by Vance, seconded by Dillaha.

MOTION CARRIED by unanimous vote.

**ITEM 6: PUBLIC COMMENT ON AGENDA ITEMS**

The floor was open for public comment at 7:30.

S. Synder – Concerned with the River Road abandonment proposal (a County Road Commission decision) to allow more parking for a condo development given the Inn Between's need for parking and a shortage of parking downtown in general.

Public comment was closed at 7:33 pm.

**ITEM 7: APPROVAL OF CONSENT AGENDA**

Consent agenda items include – Bills Report, Treasurer, Minutes, Correspondence, Reports by Library, Police, Parks, Sewers, and Planning Commission.

**MOTION:** Move to approve consent agenda items.

Moved by Vance, seconded by Pearson.

MOTION CARRIED by unanimous voice vote.

Discussion:

Chief was asked to comment on a police call (6/3/23) that resulted in sports memorabilia, valued at \$650,000.00, was recovered with other items that were returned to owner. He also commented on hiring process on-going to recruit another officer (to fill vacancy) and a \$24k grant that will cover a recruits pay during training plus related costs.

Supervisor Kramer noted that PFAS testing at the Sewer Plant was found to be negative.

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**ITEM 8: OLD BUSINESS**

**ITEM 8a: Budget and Budget Appropriations Act**

**MOTION:** Move to approve Budget with changes discussed.

Moved by Dillaha, seconded by Pearson.

MOTION CARRIED by unanimous roll call vote.

Discussion:

The following adjustments were made during discussion-- Property Taxes adjusted down from \$293,122.09 to \$285,992.22, Land Sales increased from \$25000 to \$35000 for Revenues. Expenditures were adjusted by \$8000.00 decrease (Supervisor education and training); \$500 decrease in Board Educations & Training; \$2000 increase Fireworks, \$1500 increase (Supervisor Equipment); no change in contingencies with 35% in Liability Insurance & Election cost uncertainty, \$500 increase in Assessor Admin, \$2000 increase in Streets/Highway services; \$16500 increase in Street Highways Repairs & Maintenance; \$89 decrease in Planning Commission Professional Expense; and \$5000 decrease in Veterans Pier contracted services.

This resulted in \$831,447.00 total Revenue and \$843,123.00 in total Expenditures within General Fund 101, which placed expenditures in excess of revenues by 1.4% (\$11,651.71).

Police budgets balanced at \$1,260,777; Fire protection budgets balanced at \$196,866; the DDA and the Library have balanced budgets, and the Boat Launch with a surplus of revenue.

Sewer budget was unbalanced by \$18,715, Special Assessment District was unbalanced by \$129,257, and Streetlights were unbalanced by \$3946.

**MOTION:** Move to approve Deputy Supervisor, Deputy Treasurer, & Deputy Clerk compensation per budget of \$5000.00/yr. per position.

Moved by Vance, seconded by Reidsma.

MOTION CARRIED by unanimous roll call vote.

**MOTION:** Move to approve Budget Appropriations Act with Code of Ethics included for all officials, employees, & volunteers as discussed.

Moved by Vance, seconded by Dillaha.

MOTION CARRIED by unanimous roll call vote.

**ITEM 8b: CAPITAL IMPROVEMENTS**

**MOTION:** Move to approve Capital Improvement Plan (CIP) with **2023 Budget funding** priorities identified below.

Moved by Kramer, seconded by Vance.

MOTION CARRIED by unanimous roll call vote

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Discussion:

CIP priorities for 2023 funding identified as “Steps to water by bridge” (\$75k), basketball court (\$27k), Park’s truck replacement (\$70k), airport runway markings (\$15k), and Oakhill Cemetery improvements (\$20k).

**MOTION:** Move to add West Side Water access (\$15k) to the Capital Improvement **Plan** (CIP).

Moved by Reidsma, seconded by Vance.

MOTION CARRIED by unanimous roll call vote

**MOTION:** Move to add Oakhill Building improvements (\$19k) funded by Grants to CIP **Plan and Budget funding** priorities for 2023.

Moved by Reidsma, seconded by Vance.

MOTION CARRIED by unanimous roll call vote

Discussion:

Item has already been funded with a grant and was an oversight (missed) in CIP plan & budget for 2023, which is required for accounting purposes and spending authority.

**MOTION:** Move to authorize Kramer and Vance to negotiate firm costs on Oakhill Cemetery improvements (\$20k est.), Runway Markings (\$15k est.), Park’s Truck (\$70k est.), and IT Security (\$15k est.) for initial CIP budget funding of \$120k.

Moved by Kramer, seconded by Pearson.

MOTION CARRIED by unanimous roll call vote

**ITEM 8c: REAL ESTATE**

**MOTION:** Move to sell Nabanois parcel (162-I41-004-025-00) listed through Berkshire-Hathaway real-estate firm for \$41,000.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous vote.

Discussion:

Lot is only 40ft wide and therefore has limited usage, and considered un-buildable.

**MOTION:** Move to sell Commercial (4) district properties marketed by Coldwell Banker for a \$205,700.00 offer on all (4) parcels with Clerk designated to sign the Purchase documents and all Closing documents.

Moved by Vance, seconded by Pearson.

MOTION CARRIED by 4-0 roll call vote (one abstention – Kramer).

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Discussion:

Three offers were reviewed. Two offers for the same single parcel (162-030-300-001-13) at a price of \$50,000 and a price of \$44,901 with the seller responsible for sewer principal payoff on parcel. The approved Offer made by buyer, included all sewer related REU's (approximately \$24000.00 costs) to be covered by buyer in addition to the sales price (parcels 162-030-300-001-13, 162-030-300-001-16, 162-030-300-001-15, 162-030-300-001-14).

**ITEM 8d: APPOINTMENTS:**

**MOTION:** Move to appoint Bob Murdock as chair for the Economic Development Citizens Task Force to promote new business for desirable growth together within the Township.

Moved by Kramer, seconded by Dillaha.

MOTION CARRIED by unanimous vote.

Discussion:

The purpose of the Task Force is to make recommendations and advise the Township Board on matters related to economic development which include, but not limited to, economic development incentives, business climate, attracting & retaining businesses, marketing opportunities to attract development, etc.

**MOTION:** Move to appoint Bob Kramer Ex-Officio for the Economic Development Citizens Task Force.

Moved by Dillaha, seconded by Vance.

MOTION CARRIED by unanimous vote.

Discussion:

**MOTION:** Move to appoint Diane Friedreichsen as 3-year term on the DDA.

Moved by Dillaha, seconded by Pearson.

MOTION CARRIED by unanimous vote.

Discussion:

**MOTION:** Move to appoint Janet Vance as Ex-Officio for the Planning Commission.

Moved by Dillaha, seconded by Pearson.

MOTION CARRIED by unanimous vote.

Discussion:

**ITEM 8e: PLANNING COMMISSION LEGAL REVIEW**

**MOTION:** Move to present the attorney all Planning Commission past and present governing documents for a legal review and recommendations on path forward for the Board.

Moved by Kramer, seconded by Vance

MOTION CARRIED by unanimous vote.

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Discussion:

Planning Commission was originally created using upon a 1979 Resolution based on 1959 law and a new 2008 law has been created, which requires a legal analysis and recommendation to the Board.

**ITEM 9: NEW BUSINESS:**

**ITEM 9a: SET MEETING DATES**

**MOTION:** Move to schedule Board monthly meetings on the 1<sup>st</sup> Tuesday of each month at 7:00pm with exceptions being July (last Thursday in June for July meeting) and Elections (2<sup>nd</sup> Tuesday of month).

Moved by Kramer, seconded by Vance.

MOTION CARRIED by unanimous vote.

**ITEM 9b: ROAD ABANDONMENT**

**MOTION:** If the Road Commission abandons their right-of-way according to the developer's site plan sketch as presented here (board packet), then the Township will waive its rights to that same property area, in favor of it going to the property owner/developer for use as parking only, contingent on the developer purchasing 3 spots in another location downtown.

Clerk Reidsma made the motion; Vance seconded. Roll call vote: Vance - Y; Pearson - Y; Kramer - Abstain; Dillaha - Y; Reidsma - Y. Motion passed.

Discussion: Jennifer Schaeffer, attorney representing Condo developer, explained the parking situation. Information presented in regard to neighbor's agreement. Site plan had previously been approved by the County Planning Commission and documents exhibiting neighborhood support were provided.

**ITEM 9c: BUDGET ADJUSTMENTS**

**MOTION:** Move to approve the following General Ledger changes as summary notes below.

Moved by Reidsma, seconded by Vance or Dillaha.

MOTION CARRIED by roll call 5-0.

Motion Summary:

- Transfer \$43,000 Police compensation account to Police retirement account for MERs payment.
- Transfer \$8700 Fireworks contributions to fireworks expenditure budget.
- Transfer \$1600 Sewer related attorney fees from General Fund to Enterprise fund.
- Transfer \$13130 Repairs & Maintenance and Professional accounts to the Attorney's budget to cover the \$21,085 total Legal costs for the year.
- Transfer \$4959.77 NEMCOG Sewer related phase II project cost from General Fund to Enterprise Fund. Transfers from General Fund to Enterprise Fund will be repaid to General Fund with Grants.

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**ITEM 10: PUBLIC COMMENT**

Public comment began at 10:05 pm.

R. Benson -- Information Shared concerning Cannabis stores.

P. McGinnis – Commented on his upcoming court appearance resulting from a May 11, 2023 Board meeting and made questionable comments regarding the Supervisor and supporters.

C. Coulter – Questioned the accuracy of P. McGinnis's comments.

B. Henderson – Commenting on need for more respect from the Board.

B. Murdock – Committed to making the Economic Development committee work for the benefit of all, email him, and no intention of purchasing airport property.

N. Wright – Comment on Condo Developers lack of foresight on Parking solutions.

T. Layman's – Shared his and her opinion on forestry project at airport adjacent to their property.

R. Odenwald – Shared his opinion of the airport forestry project facts concerning the stakeholders.

C. Kent – Commented on managing multiple properties in this community where security requirements have been established by management.

**ITEM 11: BOARD COMMENT**

Three board members commented.

**ITEM 12: MOTION TO ADJOURN**

Meeting adjourned at 10:39 pm

Respectfully submitted,  
Jay Reidsma, Tuscarora Township Clerk