

TUSCARORA TOWNSHIP BOARD
July 18, 2024 Time: 7:00 pm
3546 S. Straits Hwy. Indian River, MI 49749
SPECIAL MEETING MINUTES

AGENDA:

1. CALL TO ORDER
2. ROLL CALL
3. BOARD MEMBER CONFLICT OF INTEREST STATEMENT (IF APPLICABLE)
4. PUBLIC HEARING – PHASE 2 SEWERS
5. PHASE 2 RESOLUTION (3X)
6. ELECTION INSPECTOR PAY
7. MUNICIPAL PARKING LOT UPDATE
8. SOUTH AVENUE FOUNTAIN LANDSCAPING
9. ORDINANCE CHANGES
10. LOT JOIN
11. BLIGHT
12. BUDGET ADJUSTMENT & BILLS
13. PUBLIC COMMENTS (3 MINUTES)
14. BOARD COMMENTS
15. ADJOURNMENT

MINUTES:

1. CALL TO ORDER: Supervisor Kramer called the meeting to order at 7:00 pm.
2. ROLL CALL: Supervisor Kramer, Clerk Reidsma, Treasurer Dillaha, Trustee Vance, Trustee Pearson All present. A Quorum is present.
Staff Present: Chris Green, Ron Odenwald
3. BOARD MEMBER CONFLICT OF INTEREST STATEMENT (IF APPLICABLE): One – Supervisor Kramer’s residence is within the Sewer District Phase 2
4. PUBLIC HEARING – PHASE 2 SEWERS

NAME	ADDRESS
John Dach	6515 Mack Ave yes for sewers phase 2
Four residents provided a No for sewers – mailed responses in Board Packet	

5. PHASE 2 RESOLUTION (3X)

Motion: Move to approve Phase 2 Sewer Special Assessment resolution #4 for \$3,450,000 (as supplied in Board Packet) for establishing a Special Assessment District.

Moved by Reidsma, seconded by Pearson.

Motion carried by roll call vote 4-0 (Supervisor Kramer abstained as a resident within phase 2)

Discussion: Resolution #4 confirms a "Residential Sewer Phase II Special Assessment Roll", in the amount of \$3,450,000; the allocation of costs to the parcels; it orders that it be collected in 40 equal annual installments with the first installment due on Dec. 1, 2024. Unpaid installments will bear interest at the rate of 3% annum (1% above the rate on the bond), and shall bear interest commencing September 1, 2024; and these assessments are hereby ordered and directed to be collected.

Motion: Move to approve the Phase 2 resolution authorizing the issuance of 2024B Special Assessment Bonds for Phase 2 sewer costs (as supplied in Board Packet) in the amount not to exceed \$3,450,000.

Moved by Dillaha, seconded by Reidsma.

Motion carried by roll call vote 4-0 (Supervisor Kramer abstained as a resident within phase 2)

Discussion: This resolution authorizes the issuance of the bonds in an amount not to exceed \$3,450,000, or such lesser amount as is outstanding on the special assessment roll at the time of issuance of the bond.

The bond is being issued in the anticipation of and secured by future due installments on the special assessment roll for the Phase 2 residential sewer expansion. The bonds are payable in 40 serially designated annual installments at the interest rate of 2.00 % annum. Principal payment dates are annual and will tentatively commence on March 1, 2025. Interest payments are due semiannually. Payment dates can be adjusted prior to closing without additional board action.

This Phase II 2024B Special Assessment Bond resolution also requires a Debt Retirement Fund (to be designated a 2024B Special Assessment bond Debt Retirement Fund); a Repair, Replacement, and Improvement Fund (commencing July 1, 2025 with the sum of \$7220 / quarter (\$28,880 annually); and a Construction Fund for the proceeds of the Bond to be deposited.

Motion: Move to approve the LOAN RESOLUTION (as supplied in board packet) to authorize indebtedness for Sewer Phase II expansion.

Moved by Reidsma, seconded by Dillaha

Motion carried by roll call vote 4-0 (Supervisor Kramer abstained as a resident within phase 2).

Discussion: This Loan Resolution authorizes and provides for the incurrence of indebtedness for the purpose of providing a portion of the cost of acquiring, constructing, enlarging, improving, and / or extending its Sewer Facility to serve an area lawfully within its jurisdiction to service.

6. ELECTION INSPECTOR PAY

Motion: Move to approve \$20/h for experienced Inspectors, \$15/h for inexperienced Inspector, and \$25 / h for the Election Chairperson and to make this retroactive to the original Election Commission meeting held on June 17th, 2024.

Moved by Reidsma, seconded by Dillaha.

Motion carried by voice vote 5-0

Discussion: Chair person has been paid according to this motion, no adjustments to pay required.

7. MUNICIPAL PARKING LOT UPDATE

Motion: Move to authorize Supervisor Kramer to bid the project and award to the lowest bidder on engineering, survey, design, electrical, and planning costs inclusive.

Moved by Dillaha, seconded by Pearson.

Motion carried by voice vote 5-0.

Discussion: Supervisor to report to the Board on the next Board Meeting scheduled for August 13, 2024.

8. SOUTH AVENUE FOUNTAIN LANDSCAPING

Motion: Move to authorize plan and expenditure for the South Avenue Fountain Landscaping with North Star Gardens.

Moved by Vance, seconded by Dillaha.

Motion carried by voice vote 5-0.

Discussion: North Star was requested to design and bid a minimalist landscape for the fountain island on South Blvd and Straits Hwy. Township funds have been budgeted and targeted completion date for the fall of 2024 at an expense of \$4825.

9. ORDINANCE CHANGES

Motion: Move to approve the Ordinance Changes (as submitted & written in Board Packet) for Tall Grass and Blight.

Moved by Kramer, seconded by Vance.

Motion carried by voice vote 5-0.

Discussion: Existing Ordinance reviewed by Staff and Chief Temple. For **Tall Grass**, Grass height changed from 6 to 8 inches for Duty to Cut. Additionally, "if the township mows a property, the Township shall bill to the property owner \$250.00 for the 1st hour and \$25 dollars for each hour after for each employee for mowing".

For **Blight**, regarding Abandoned vehicles: "Unregistered vehicles. Includes, without limitation, any motor vehicle, vessel or trailer which would normally be registered to operate on state highway or public waters". Add unregistered vehicle to heading to read: "90.22 STORAGE OR ACCUMULATION OF TRASH RUBBISH, JUNK, JUNK VEHICLES, ABANDONED VEHICLE AND UNREGISTERED VEHICLES, VESSELS, AND TRAILERS. Change 1st paragraph in 90.22 to read: "It

shall be unlawful for any person to store, or permit the storage or accumulation of trash, rubbish, junk, junk vehicles, abandoned vehicles or unregistered vehicle, vessels, and trailers on private property, except . . ."

10. LOT JOIN

Motion: Move to approve the Lot Splits (as submitted in Board Packet) to join 3 smaller lots into 2 larger lots as Lot Joins.

Moved by Kramer, seconded by Dillaha.

Motion carried by voice vote 5-0.

Discussion: The division of a lot in a recorded plat that is within the township is prohibited unless approved following application to the Township Board. Lots being split are PID#161-W65-000-036-00, PID#161-W65-000-037-00, and PID#161-W65-000-038-00 in Woodland Ridge Estates.

11. BLIGHT

Motion: Move to authorize contract award to Bridgewater Construction for the property clean-up for a bid of \$8000 on the West side.

Moved by Kramer, seconded by Pearson.

Motion carried by voice vote 5-0.

Discussion: A 2013 Court order, still in effect, was issued to remove the blight. It was not enforced, but is still valid as confirmed by Township Attorney. A mobile home, open septic tank, and a demolished RV must be removed / filled-in in addition to multiple vehicles for removal (that will be sold to cover their cost of removal). The \$8000 will be reimbursed to the Township once the property owner is billed and pays.

Motion: Move to authorize Police to cite the owner for the Blight conditions and recover costs to clean-up.

Moved by Kramer, seconded by Dillaha.

Motion carried by voice vote 5-0.

12. BUDGET ADJUSTMENTS & BILLS

Motion: Move to pay the bills.

Moved by Dillaha seconded by Vance

Motion carried by voice vote 5-0.

Discussion: No Budget Amendments were required. The total amount approved was \$76,543.02, which included bills for the Police, Township, Parks, and Sewers.

13. PUBLIC COMMENTS - Public Comments (opened: 7:33pm and closed: 7:36pm)

M. Bizon – Phase 2 sewers questions & communications concerns.

D. Forsberg – yes for phase 2 sewers

S. Snyder – comments on a potential hazardous materials location.

R. Odenwald – Commented on need for Wade Trim and MDOT permits

14. BOARD COMMENTS

Five Board members commented

15. MEETING ADJOURNED – 7:43 pm.

Respectfully submitted,

Jay Reidsma, Township Clerk