

**Minutes of the Clay Township Regular Board Meeting Held on Monday October 16, 2006
in the Clay Township Meeting Hall, 4710 Pointe Tremble Road, Clay Township, Michigan**

ROLL CALL

Present: Supervisor Jon Manos, Clerk Michael Pellerito, Treasurer Connie Turner, Trustee Patricia Sharrow, Trustee John Makuch, Trustee Jay DeBoyer, Trustee David Dare

Absent: None

Citizens: Approximately 25

BILLS PAYABLE

Motion by Sharrow, supported by Makuch, to pay the bills in the amount of \$106,838.79

ROLL CALL VOTE

AYES: Sharrow, Makuch, Turner, Pellerito, DeBoyer, Dare, Manos

NAYES: None

MOTION CARRIED

CONSENT AGENDA

Motion by Makuch, supported by Dare, to accept the Consent Agenda as presented

Dare: Request to read thank you letter to Mainland Fire Department

Letter read by Pellerito

Thank you letter to Harsens Island Fire Department read by Makuch

AYES: All

NAYES: None

MOTION CARRIED

OLD BUSINESS

1. Property Acquisition

Manos: Been trying to find a way to sort out all possible way to purchase property next door using a system whereby the DDA could, over a period of time, reimburse the Township for the loan that would be required to make that purchase. Nothing definite yet. Number of things could do with property, a Community Center, some additional parking, some portion for recreation. Township can purchase the property and make the purchase agreement; Board members have a copy of a purchase agreement that was worked out. That has been sent to the Township Attorney for review, met with the DDA and discussed the issue of whether or not the Township could make the purchase and then as a guarantee back to the Township, the funds would be there from the captured amount from the DDA; would be enough to make the payment over the 10 years. Idea was to lease it back to the DDA. Attorney found that somewhere in the original document back in 1989 through 1992, law provides that Township could lease it and the DDA could enter the lease, but Township and the DDA restricted themselves in the original document that they would not expend any money leasing any money back and forth with the Municipality so the option of leasing was taken away. To proceed would require holding public hearings to amend the original plan. The DDA did by motion agree to look into entering into a lease with the Township. One option we could do. We could extend the life of the DDA, which was limited to twenty years; DDA expires in six (6) years, which is less than the ten years we need for a payment. Looked at Township purchasing the property and the DDA making the improvements. The platted lots along Lakepointe could be sold to lower the loan amount. The Board has to explore the options over the next couple of weeks. Believe it is a good purchase.

Sharrow: Two and one-half years ago Board agreed to have Clerk negotiate up to \$550,000.00 for this property. Before spending any money would like a couple appraisals as to why this property is worth \$660,000.00, feel this is too much money. Know the convenience but down the street the Fuller property could probably be bought for \$600 to \$700 thousand and it is 25 acres. Lots to be sold are non-conforming 40 X 100, would have to get 4 or 5 decent size lots.

Manos: Assessor has done an appraisal and some local real estate people felt those lots were worth somewhere in the vicinity of \$30,000.00.

Pellerito: That was combining 9 into 7.

Sharrow: If we have documentation about the value why doesn't the Board have it to see?

Manos: Don't know, been around a long time.

Dare: Size of lots?

Assessor: Would be combining 9 lots to make 7 lots.

Sharrow: Should sell only conforming lots. Will ask people I spoke to give us a written appraisal. Everyone knows I am against the purchase but it is the Board's decision. Any park area will be very small.

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Manos: Park not way to go should be Community Center, etc. Value is in location in relation to Township. Will bring back a method of funding and Board will decide. Can use TIFA funds only in this area. If dissolve the DDA all those monies will go to the County.

Makuch: Concerned when saw purchase agreement; like to see plan for property.

Pellerito: It has been brought for the purpose of discussion as to whether or not we continue to proceed with this. Along with TIFA capture, is the question of the Parks & Recreation monies, that are sent north each year with a half mill on our taxable valuation; send over \$150,000 every year and we get about \$45,000 back. This will be an opportunity to keep some of that money and do something in our town. We have done some sidewalks including the State park trail and the Stone Road sidewalk addition. Is \$625,000.00 too much? Might be if viewed as a separate piece but has enhanced value because part of the Township property, providing parking. Need to move forward; use the money rather than sending it north.

Sharrow: We need more discussion, older building across the street could possibly be bought for parking.

Manos: Will put things together and bring it back.

PUBLIC COMMENTS RELATING TO ANY NEW BUSINESS

Susan House, 6418 Swartout: Comments regarding Planning Commission appointments

NEW BUSINESS

1. Planning Commission Appointments

Manos: Have received three letters and am recommending Dorothy DeBoyer, Whitey Simon and Earl Lines for re-appointment.

Motion by Makuch, supported by Sharrow, to re-appoint Dorothy DeBoyer to a three-year term to expire in 2009.

AYES: All

NAYES: None

MOTION CARRIED

Motion by Makuch, supported by Dare, to re-appoint Whitey Simon to a three-year term to expire in 2009

AYES: All

NAYES: None

MOTION CARRIED

Motion by Sharrow, supported by Dare, to re-appoint Earl Lines, Jr. to a three-year term to expire in 2009.

AYES: All

NAYES: None

MOTION CARRIED

2. DRC Request for Final Installment

Motion by Turner, supported by Dare, to approve the requested final payment of \$20,000.00

Manos: Is this early?

Turner: No set times just whenever they need it.

Makuch: Have no problem, we budgeted for this. Need to look at DRC, members not living in community, some don't attend even half of meetings.

Dare: Has Algonac Board decided what they are going to do?

Turner: We have nothing in writing said at DRC meeting they are withdrawing letter.

Manos: Meeting with City Manager and Dr. Guiser, consensus is that would like to see DRC continue. Will try to work out problems.

ROLL CALL VOTE

AYES: Makuch, Turner, Pellerito, DeBoyer, Dare, Sharrow, Manos

NAYES: None

MOTION CARRIED

3. Budget Amendment

Turner: This is for the payoff of the Mausoleum

Motion by Sharrow, supported by Makuch, to amend the budget, bringing the \$257,648.92 out of Fund Balance into General Fund

Turner: Did save \$500 plus by paying it off when we did.

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Pellerito: Will need to bring a resolution back to the next meeting showing monies from crypt sales go to General Fund until paid off.

ROLL CALL VOTE

AYES: Turner, Pellerito, DeBoyer, Dare, Sharrow, Makuch, Manos

NAYES: None

MOTION CARRIED

4. Estergreen Street Paving

Manos: Residents would like to see street paved. Estimate from the County Road Commission as to what that would cost, the road is ready for a general maintenance reseal \$2,000 if the Board approves that in next year's budget; this could be credited against Special Assessment district. Before petitions are circulated would like a general consensus that we will pay up to \$2,000.00. Would lower cost to \$15,000.00, \$20.00 per foot.

Motion by Sharrow, supported by Makuch, to approve the cost of \$2,000.00 for the seal coating of the north end of Estergreen Street or if the residents gather enough signatures to pave the road that amount would be contributed toward that project.

AYES: All

NAYES: None

MOTION CARRIED

5. SEMCOG Membership Renewal

Manos: I would question in today's economy whether this Board would want to remain in SEMCOG.

Sharrow: Have we used SEMCOG?

Manos: I have not used them in a number of my terms.

Sharrow: Are they a clearinghouse for grant applications? Would it have any effect if we were to apply to the State for a grant? Could pickup membership later.

DeBoyer: If you remember at our Budget hearings we asked department heads to eliminate membership and dues they are not receiving any benefit from.

Motion by DeBoyer, supported by Sharrow, to not renew SEMCOG membership

AYES: All

NAYES: None

MOTION CARRIED

6. Ainsworth Booster Station Roof Repairs

Motion by Makuch, supported by Pellerito, to approve the low bid from Consumers Lumber in the amount of \$1,832.12 and the Water Department will supply the labor to repair the Booster Station Roof.

AYES: All

NAYES: None

MOTION CARRIED

7. Mainland Fire Department Request for Trainee

Motion by Makuch, supported by Dare, to approve Cory Bohr as a trainee with the Mainland Fire Department

AYES: All

NAYES: None

MOTION CARRIED

8. Request to Waive Inspection Fees

Motion by Sharrow, supported by DeBoyer, to waive building, electrical, plumbing and mechanical permit fees for St. Paul's Church on Harsens Island; the Inspectors have agreed to waive their original permit fees also.

AYES: All

NAYES: None

MOTION CARRIED

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9. Request to Refund ZBA Fee

Motion by Makuch, supported by Dare, to refund the \$100.00 ZBA fee to Mr. & Mrs. Lawrence Lang.

AYES: All

NAYES: None

MOTION CARRIED

10. H.I. Fire Department Request for Train the Trainer Class

Motion by Makuch, supported by Dare, to postpone the decision on the Train the Trainer class until the next meeting.

Turner: I did get \$650.00 from one of the Firemen that dropped out of this training

AYES: All

NAYES: None

MOTION CARRIED

11. Set Halloween Hours

Motion by Sharrow, supported by Dare, to set the Halloween hours on October 31, 2006 from 5:00 pm to 7:00 pm

AYES: All

NAYES: None

MOTION CARRIED

PUBLIC COMMENTS

None

BOARD MEMBER COMMENTS

None

ADJOURNMENT

Motion by Makuch, supported by DeBoyer, to adjourn the meeting at 8:20 pm.

Michael P. Pellerito
Clay Township Clerk