

LONDON TOWNSHIP

Board Meeting

May 13, 2019

Minutes

The meeting was called to order by Supervisor Gary Taepke at 7:30 p.m. The Pledge of Allegiance was recited.

Roll Call: Supervisor Gary Taepke – Present; Clerk Lisa Marie Francis – Present; Treasurer Melissa Beauchamp – Present; Trustee Penny Turner – Present; Trustee Roger Werstein – Present

Approval of the Agenda:

Motion by Supervisor Taepke and seconded by Treasurer Beauchamp to approve the agenda with three additions (Unfinished Business: 2. Decker Agency and New Business: 6. IPMC resolution, 7. Pond cases).

Motion Carried.

1st Citizens' Time:

Topics of Discussion: Hemp farms coming to London Township and the clean up day not being the first in the township.

Approval of Minutes:

Motion by Supervisor Taepke and seconded by Treasurer Beauchamp to approve April 8, 2019 minutes as presented.

Motion Carried.

Supervisor's Report:

The outside lights on the hall were completed.

Clean up day on May 5th was a huge success. Dozens of residents showed up and helped in some way or another. A 20-yard dumpster was filled. Thank you to everyone who showed up and contributed.

The fire millage passed.

The Neighborhood Watch is holding a Meet and Greet on May 23, 2019 and Supervisor Taepke encouraged everyone to attend, if possible.

Motion by Treasurer Beauchamp and seconded by Trustee Turner to approve the Supervisor's report.

Motion Carried.

Treasurer's Report:

Now that the taxes are done, the treasurer's department will be working on the personal property taxes that are delinquent in the township.

Also, the township received a dividend check through the Michigan Township's Participating Plan in the amount of \$506.46.

Motion by Supervisor Taepke and seconded by Clerk Francis to approve the Treasurer's report.

Motion Carried.

Clerk's Report:

The May 7th election went smoothly, with the fire millage passing 176 – yes and 119 – no; with a total of 295 voters.

There will be another election in August. Only Milan school district residents will vote in August; Washtenaw County ISD is asking for a millage to build a new school.

Motion by Treasurer Beauchamp and seconded by Trustee Turner to approve the Clerk's report.

Motion Carried.

Building Department Report:

Since a few months were missed, February, March and April were provided.

February: 15 permits - \$3,111.00

March: 9 permits - \$1,998.20

April: 19 permits - \$3,076.16

Motion by Clerk Francis and seconded by Treasurer Beauchamp to approve the Building Department report.

Motion Carried.

Planning Commission Report:

The Commission worked on Extractive Operations ordinance and made a few more changes.

Fill Operations ordinance was tabled until the following meeting.

The County reviewed Article 12 and Small Ponds 5.605.5 ordinances and gave recommendations in a letter.

A site plan application, for Michael Pinkowski's pond, was approved pending permits from DEQ and Soil Erosion.

Motion by Treasurer Beauchamp and seconded by Supervisor Taepke to approve the Planning Commission report.

Motion Carried.

Zoning Administrator Report:

Multiple violations were cited by the Zoning Administrator's written report, including (but not limited to):

Prohibited land use, unpermitted land use buffer, blight, and dangerous buildings.

Motion by Supervisor Taepke and seconded by Treasurer Beauchamp to approve the Zoning Administrator's report.

Motion Carried.

Reading of Monthly Disbursements:

General Fund:

Motion by Supervisor Taepke and seconded by Trustee Turner to approve of the disbursements from the General Fund totaling \$44,163.15.

Roll Call: Supervisor Taepke – Yes; Treasurer Beauchamp – Yes; Clerk Francis – Yes; Trustee Turner – Yes; Trustee Werstein – Yes

Motion Carried.

Sewer Fund:

No Disbursements.

Total Expenses: \$44,163.15

Unfinished Business:

1. Water Committee Update/PER decision

Mannik Smith Group presented London Township with a proposal to construct a Preliminary Engineering Report (PER), which will find the best way to bring city water into the township, and where to start creating water districts. The proposal outlines every detail the PER will provide, along with the amount it will cost for them to create the PER; \$4,500.00.

Motion by Supervisor Taepke and seconded by Trustee Turner to approve Mannik Smith Group to create the PER for the water district that we're talking about.

Roll Call: Supervisor Taepke – Yes; Treasurer Beauchamp – Yes; Clerk Francis – Yes; Trustee Turner – Yes; Trustee Werstein – Yes

Motion Carried.

2. Decker Agency

Dustin Drabek, a representative from Decker Agency, was present. He explained Decker Agency is our new liability insurance company; they purchased our old company, Gandolfi Agency, about eight months ago. He touched on the possibility for a person to sue the township, is up to three years after the event/problem took place. Mr. Drabek also mentioned they have a grant risk reduction program that will help with money toward surveillance, lights, generators and more. The program is offered two times a year.

New Business:

1. Recouping fees from bounced checks

Unfortunately, the township is not able to recoup fees that were acquired from a bounced check. There is currently nothing in place that allows the amount to be added to the resident's property taxes. Supervisor Taepke stated he would write a resolution to allow the treasurer to add fees from bounced checks to the resident's property taxes.

2. Grass Cutting Bids

Supervisor Taepke turned chair over to Clerk Francis because of conflict of interest.

Two bids were received. AG Specialist's bid was for \$100 per cut, \$25 per trim, and \$25 per removal of grass/blowing. ALM Contracting's bid was for \$60 per cut, trim, and removal of grass/blowing.

Motion by Clerk Francis and seconded by Treasurer Beauchamp to accept ALM Contracting for the 2019-2020 seasons at the cost of \$60 per cut, billed monthly.

Roll Call: Supervisor Taepke – Abstain; Treasurer Beauchamp – Yes; Clerk Francis – Yes; Trustee Turner – Yes; Trustee Werstein – Yes

Motion Carried.

3. Letter from Monroe County Planning Commission re: Article 12 and Small Ponds 5.605.5

The Planning Commission recommended the board send Article 12 and the county's review letter to the attorney to look over and report back with her opinion. Supervisor Taepke stated he had no problem with that and agreed it should be sent to Conly.

Motion by Supervisor Taepke and seconded by Trustee Turner to send Article 12 to Conly for review, and then based on her opinion, we will address it at that time.

Roll Call: Supervisor Taepke – Yes; Treasurer Beauchamp – Yes; Clerk Francis – Yes; Trustee Turner – Yes; Trustee Werstein – No

Motion Carried.

Deputy Supervisor Amanda Taepke will forward the letter from the county and the proposed ordinance Article 12 to the township attorney.

Motion by Trustee Turner and seconded by Supervisor Taepke to approve the Small Ponds ordinance.

Roll Call: Supervisor Taepke – Yes; Treasurer Beauchamp – Yes; Clerk Francis – Yes; Trustee Turner – Yes; Trustee Werstein – No Yes

Motion Carried.

4. Bill Pay Resolution

Supervisor Taepke presented an amended bill pay resolution to change credit card, federal taxes and state taxes allowed amount to “varies”. This will be resolution #2019-02.

Motion by Treasurer Beauchamp and seconded by Supervisor Taepke to accept the resolution as stated.

Roll Call: Supervisor Taepke – Yes; Treasurer Beauchamp – Yes; Clerk Francis – Yes; Trustee Turner – Yes; Trustee Werstein – Yes

Motion Carried.

Resolution #2019-02 is declared adopted.

5. IPMC Resolution

The International Property Management Code (IPMC) is a small codebook that is produced by the International Code Council (ICC); the same organization that writes the Michigan Residential Code, as well as the Michigan Commercial Builder’s Code.

Supervisor Taepke was given a strong recommendation from the township Building Official and Building Inspector to adopt a resolution to use IPMC. The IPMC covers property management for things that may not be listed in the Builder’s Code such as broken windows on a vacant house, which would in turn make the house a dangerous building. That type of incident is not covered under other codes, but with the IPMC, our Building Inspector/Official would be able to enforce the issue of the broken windows.

The township Zoning Administrator/Code Enforcer, Ron Youngblood, strongly supports it as well.

Motion by Trustee Turner and seconded by Treasurer Beauchamp to table this until the Board can look at the International Property Management Code.

Motion Carried.

6. Pond Cases

Trustee Turner questioned why the township is paying for permits for Michael Pinkowski’s pond. Supervisor Taepke informed her that was the agreement settled on in court between Mr. Pinkowski and the township attorney, Mr. Bogard. Trustee Turner then asked why no monies were paid to Mrs. Owen, and the case was dismissed even though she did not apply for a site plan. On recommendation from the township attorney, Supervisor Taepke explained Mrs. Owen brought her pond into compliance, which was what the township wanted all along, so Mr. Bogard felt it was best to dismiss the case rather than spending more township money trying to force her to submit a site plan. Trustee Turner expressed she felt Mrs. Owen should be compensated for some of her attorney fees because the township was paying for Mr. Pinkowski’s fees.

Motion by Trustee Turner and seconded by Trustee Werstein to compensate Mrs. Owen \$995.00 for court case 18-5230

Roll Call: Supervisor Taepke – No; Treasurer Beauchamp – No; Clerk Francis – Yes; Trustee Turner – Yes; Trustee Werstein – Yes

Motion Carried.

2nd Citizens' Time:

Topics of discussion: Cleaning out ponds, dry hydrants, the township clean up, the Neighborhood Watch meet and greet, and having a dumpster at the hall.

Board Comments and Announcements:

Trustee Turner: She asked when the roads will be stoned; the berms have all been removed. She also asked what the status is of the sound system in the meeting room. Treasurer Beauchamp said she would look into it.

Adjournment:

Motion by Supervisor Taepke and seconded by Trustee Turner to adjourn.

Motion Carried.

Meeting adjourned at 10:20 p.m.

Minutes respectfully submitted by,

Amanda Taepke, Deputy Clerk
Approved by Lisa Marie Francis, Clerk.