

**MINUTES
ALPINE TOWNSHIP BOARD
REGULAR MEETING
APRIL 19, 2010**

10-32 REGULAR MEETING

The Alpine Township Board held a regular meeting on Monday, April 19, 2010 at 7:30 p.m. at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan, 49321. Board members present were Supervisor Alex Arends, Clerk Jean Wahlfield, Treasurer Jim Townsend, Trustees Ron Cordes, Jim May, Bill Schweitzer, and Ted Wallace. Also present was Planner Sue Thomas.

Supervisor Arends called the meeting to order and members of the Boy Scout Troop 304 led the Pledge of Allegiance.

A motion was made by May, with support from Wallace, to approve the Agenda as presented. Motion carried 7-0.

10-33 CONSENT AGENDA

The Board members reviewed the Consent Agenda.

Townsend stated he has moved some funds to other banks. He discussed the CDARS Program and stated that he would like the Board to approve participation in the program. Townsend corrected his statement made last meeting about being able to choose into which banks Township funds are invested. ~~Choice One Bank will choose the banks where the monies, in amounts less than \$250,000, would be invested.~~ **Choice One Bank puts the money into the CDARS Network and the network places the monies in the member banks excluding the banks that we are already using or we want excluded.** Townsend stated that all Township funds will be protected under the FDIC insurance. Wahlfield asked about any agreements that would need to be signed by the Treasurer for the CDARS Program. Townsend stated that agreements would be signed each time money was invested.

A motion was made by May, with support from Schweitzer, to invest money into the CDARS Program and add all participating banks in the Certificate of Deposit Account Registry Service (CDARS) program in which Choice One Bank participates, to the list of approved investment institutions. The motion carried 7-0.

Townsend commented on his cash report and explained the hand written numbers on the bottom of the report.

Supervisor Arends provided information on the budget reports noting that three-quarters of the budget year has been completed and that revenues and expenses look good through the end of the fiscal year. He noted that the building department has received approximately \$50,000 in permit fees which is much better than anticipated. Arends stated that the line item for general legal fees expense is over the budgeted amount and recommends that the Board move \$12,000 from the contingency to the general legal fees line item.

A motion was made by Schweitzer, with support from May to move \$12,000 from the contingency fund to the general legal fund. Motion carried 7-0.

The Supervisor reviewed the receipt of correspondence. He stated that the Sheriff Department Quarterly Statistic Report is recoding their statistics differently in 2010 than in 2009.

The Board received a copy of the letter from Scoutmaster Timothy Pickart dated April 16, 2010 in reference to Township Ordinance No. 90-1 regulating Short Term Open Air Businesses. Pickart states that he would need a permit to sell flowers at a cost of \$50 plus a \$100 deposit and he requests that the fees be waived for the Boy Scouts. Arends suggested that the Township review the policy on short term open air vendors permits as it relates to non-profit organizations selling permits and that the permit should be waived for non-profit organizations.

Townsend stated that if you waive the permit fee for one group, the Township should also be waiving the fee for all the other similar organizations.

The Board discussed the idea of non-profit organizations applying for and obtaining the permit but not paying the fee.

Planner Thomas commented on who is covered under the ordinance at this time noting that there is a difference between non-profit versus charitable organizations.

A motion was made by Wallace, with support from May, to waive all permit fees for non-profit and charitable organizations. Motion carried 7-0.

10-34 PUBLIC HEARINGS-CONSIDERATION OF RESOLUTION #10-08 AND AGREEMENT #10-14 –RIVERIDGE PACKING LLC, 7777 VENTURE DR NW-REQUEST FOR NEW INDUSTRIAL FACILITY TAX EXEMPTION CERTIFICATE-PROPERTY AND NEW EQUIPMENT

Arends stated that there are three public hearings on the agenda.

A motion was made by May, with support from Wallace to open the public hearing for Riveridge Packing, LLC. The motion carried 7-0.

Don Armock, on behalf of Riveridge Packing, LLC, explained that the company is asking for approval on tax abatement for personal and real property for the business located at 7777 Venture Dr. Armock gave a history of the buildings on the property and explained the need for a bigger facility. He explained that the facility is going to have some new technology that is new to the area. He stated that the technology is going to be used to be competitive and to better produce the products. He stated the company is spending roughly around 5.5 million dollars. He commented on the area of jobs that will be added and different shifts that will be available.

Jerry Shuker, 6783 Fruit Ridge NW, wondered if there was going to be a net loss or gain of employees.

Armock explained that there will be a net gain of two people and there will also be new shifts available. Also, the company will be packing twelve months instead of nine months.

A motion was made by May, with support from Schweitzer, to close the public hearing. Motion carried 7-0.

Wahlfield commented that the application has been revised. The original included the additional property purchase and the cost of property originally. The abatement can only include the new property.

A motion was made by May, with support from Cordes, to approve Resolution #10-08 for Riveridge Packing LLC, 7777 Venture Dr, for the tax abatement for the amount of \$4,998,072 for 12 years. Motion carried 7-0.

A motion was made by May, with support from Schweitzer, to approve Agreement No. 10-14 for Riveridge Packing LLC, 7777 Venture Dr. Motion carried 7-0.

**10-35 CONSIDERATION OF RESOLUTION #10-09 AND AGREEMENT
#10-15-SELLNER-BEHR CORPORATION - 1020 SEVEN MILE RD NW
REQUEST TO AMEND IFT-EQUIPMENT**

A motion was made by Schweitzer, with support from May, to open the public hearing. Motion carried 7-0.

Tony Sokol, representative of Sellner-Behr Corporation stated that the company is requesting a revision of their 2009 abatement request. The amount of money being spent went up from \$1,024,000 to \$2,409,319. He stated that everything else on the abatement is the same, but would like it to be revised to account for the additional new equipment.

The Board discussed the changes to the abatement.

A motion was made by May, with support from Wallace to close the public hearing. Motion carried 7-0.

A motion was made by May, with support from Townsend, to approve Resolution #10-09 for the Sellner-Behr Corporation located at 1020 Seven Mile Road NW, approving the amended Industrial Facilities Exemption Certificate #2009-18 for Personal Property. Motion carried 7-0.

A motion was made by May, with support from Schweitzer to approve Agreement #10-15 for Sellner-Behr Corporation. Motion carried 7-0.

**10-36 CONSIDERATION OF RESOLUTION #10-10- KENT COUNTY COMMUNITY
DEVELOPMENT BLOCK GRANT FUND (CDBG)-AMEND REALLOCATION
OF PRIOR YEAR FUND.**

Supervisor Arends stated that a public hearing will be held at this time to amend the resolution previously adopted by the Township Board in January 2010. The Township received correspondence at the end of March from the Kent County Community Development Department noting that all projects must strictly fit within the ~~within the~~ required guidelines of benefiting Low/Mod residents and fall within the required target areas. The Supervisor introduced Linda Likely, Director of the Kent County Community Development Department who was in the audience. Planner Sue Thomas was also present. Public noticing for this meeting has taken place in the Grand Rapids Press.

A motion was made by Schweitzer, with support from May, to open public hearing. Motion carried 7-0.

Director Linda Likely explained that the projects that were previously approved do not meet the Low to Mod income in the targeted areas as required.

Supervisor Arends noted that the Board had anticipated using CBDG funds in the amount of \$33,120 to repair the tennis courts at the Township Sports Complex. The tennis court allocation approved by the Board in January did not meet the CDBG requirements. Since notification, the Township has concentrated on and investigated utilizing CBDG funds to repair the parking lot at Fire Station #1. Arends noted that the parking lot falls within the Low/Mod as well as the required target area with the exception of one very small piece.

Ms. Likely stated that she had looked at the statistics and information on the area and stated that there should not be a problem approving that project for Fire Station #1.

Planner Thomas commented that where and what the money can be spent on has become more challenging. Sidewalks are another option, but they must meet the requirements.

Ms. Likely confirmed that \$33,120 is the amount of CDBG funds that need to be spent by June 30, 2010.

A motion was made by Townsend, with support from Schweitzer to close the public hearing. Motion carried 7-0.

Planner Thomas explained that a very small piece at the north corner of the parking lot at Fire Station #1 is not included in the Low to Mod area. It would be up to the Township to cover the cost of paving that area which she estimates would be less than 5% of the total cost of the project.

Trustee Cordes questioned why the Township would put money into the Fire Station #1 facility that could be sold or relocated.

Ms. Likely explained improvements made with CDBG must remain in place forever otherwise the funds must be repaid.

The Board discussed other options that could be used to improve the parking lot. Trustee May commented on the need for more sidewalks on 4-Mile Road. Supervisor Arends suggested that Board go back to the drawing board in order to review other options.

Planner Thomas stated that the Board could approve Resolution #10-10 by simply striking out certain wording and to replace it with specific wording for sidewalks and where they would be located.

Trustee May stated that more information is needed before deciding how to allocate the CDBG funds.

A motion was made by May, with support from Wallace to table the Resolution 10-10. Motion carried 7-0.

10-37 PUBLIC COMMENT

Tom Antor, Kent County Commissioner, commented on the parking lot improvements and the idea that there is depreciation on the pavement. He stated that he thinks it wouldn't be a good idea to do this if it was just going to depreciate the value. He also commented on the CDBG program and the fact that there could be some other areas that need the improvement, but doesn't meet the Low-Mod requirement. He feels that should be changed and the money should be able to be used anywhere in the community.

Gary Carey, Kenowa Hills Board Member, commented on the bond issue that Kenowa Hills Schools will have on the May 4, 2010 ballot. He explained the benefits to the District and stated several reasons to support the bond request.

10-38 COMMISSION REPORTS

Planning Commission-Cordes: At last months meeting they discussed special land use ordinance and the need to clean up the wording of that ordinance.

Zoning Board of Appeals-May: There was no meeting last month. Next meeting is scheduled for April 26, 2010.

Historical Committee-Schweitzer: Craig Rich presented a presentation on ship wrecks. There was also a maple syrup tasting contest this month. Next month there will be an event on a travel log tour of China.

Sewer & Water- Arends: The North Kent Sewer Authority will have a meeting soon about the cooking methods that are changing and some bars and restaurants are asking for hookups. Further, a discussion with Plainfield is going to be done to discuss the meter problem at Lamoreaux Drive.

Parks & Recreation-Wallace: The Committee is worked on the bylaws with rewording changes to be made before presentation to the Board next month. The committee looked at the rules and regulations of renting the fields. The committee agreed on a \$35 rental fee per game.

Supervisor Arends requested some leeway on the per game fee because some of the softball teams do not want to pay per game and as a result there are no double headers. Also the soccer league had to paint the field themselves, so he feels they should get a break also.

Wallace stated that he feels that the prices are not unreasonable and that it is still costing money to keep the grounds looking nice, so the fee is used for that purpose. Wallace stated that the Committee would like a field use schedule.

10-39 FINAL READING-REZONING #10-01-REQUEST BY GRACEWIL COUNTY CLUB/JOHN WILSON 2597, 2765, 2775 4 MILE ROAD NW AND 3801 PEACH RIDGE AVE NW AGRICULTURAL AND RURAL AGRICULTRAL TO R-1, LOW DENSITY RESIDENTAL.

Supervisor Arends explained the Gracewil County Club rezoning request has been recommended for approval by the Planning Commission and the Board will hold the final reading at this meeting. .

Treasurer Townsend commented that request is completing in keeping with the Township's Master Plan.

Clerk Wahlfield stated that there were some initial inquires and FOIA requests regarding the rezoning.

A motion was made by Townsend, with support from Schweitzer, to approve the Rezoning #10-01-request made by Gracewil County Club/John Wilson for property located 2597, 2765, 2775, 4 Mile Rd NW and 3801 Peach Ridge Ave NW (PP #'s 41-09-33-400-28, 41-09-33-400-025, 49-09-33-400-019, 41-09-33-300-047) from Agricultural and Rural Agricultural to R-1, Low Density Residential as it is in compliance with the Township Master Plan. Motion carried unanimously 7-0 in a roll call vote and was ordered for publication.

10-40 CONSIDERATION OF RESOLUTION #10-07-AUTHORIZE AND ESTABLISH ELECTION RECEIVING BOARDS

Clerk Wahlfield explained that the County and State requests that before receiving boards are established that the Township Board must approve a resolution. She stated that precinct workers will bring all the election materials to the Township Office and the receiving board would be set up to check over all the materials before delivery to the County.

A motion was made by Schweitzer, with support from May, to approve Resolution #10-07-Authorize and Establish Election Receiving Boards. Motion carried 7-0.

10-41 CONSIDERATION OF RESOLUTION #10-06-A RESOLUTION IN SUPPORT OF THE FINDINGS AND RECOMMENDATIONS OF THE MICHIGAN LEGISLATIVE COMMISSION ON STATUTORY MANDATES

Arends explained this issue was presented and discussed last month. Board members requested more time to review the Legislative Commission report before considering the resolution.

A motion was made by May, with support from Cordes, to approve and accept Resolution #10-06 - A Resolution in Support of the Findings and Recommendations of the Michigan Legislative Commission on Statutory Mandates. Motion carried 7-0.

10-42 FIRE DEPARTMENT-ACCEPT RESIGNATION OF TWO FIREFIGHTERS

Chief Ron Christians stated that Veronica Smith and Sharla VanHorn are the two firefighter that are resigning from the Fire Department. The three new firefighters are going through orientation.

A motion was made by May, with support from Townsend to accept the resignations of Veronica Smith and Sharla VanHorn from the Alpine Township Fire Department. Motion carried 7-0.

Chief Christians also stated that the materials and equipment assigned to them including pagers and badges will be returned to the Department.

Christians provided information on the new County pumper. He stated it has been delivered to Spencer Manufacturing in South Haven, Michigan to begin final steps to completion. The estimated date for delivery is middle of June to the first part of July.

Supervisor Arends commented on the Flash Fire Training that was held at Sparta Fire Department noting that the pictures of the training session are located on the Township blog.

10-43 SUPERVISOR’S REPORT AND BOARD COMMENTS

Arends commented on the Town Hall meeting scheduled for Monday, April 26, 2010 at the Alpine Immanuel Baptist Church. A draft agenda and rules for the meeting have been distributed to Board members. Township Attorney Jessica Wood will facilitate the meeting and provide information on the special assessment process. Members of the K.C. Sheriff’s Department will be present. Treasurer Townsend stated that the Board is there to listen to the opinions and comments of the residents and not inject opinions.

A motion was made by May, with support from Cordes, to accept and approve the draft Agenda and the Rules of conduct for the April 26, 2010 Town Hall Meeting to be held at the Alpine Immanuel Baptist Church. Motion carried 7-0.

May commented that he hopes everyone has a safe spring.

Townsend stated that he has provided a copy of an email from Sheriff Scott Brown for Board Members to review.

Schweitzer commented on the people that pick up the trash along the road and what a great job they are doing.

Wallace commented on the drain problem at the soccer and softball field and would like to get it fixed. Arends stated that top soil is being placed around the drain to help with the problem.

10-44 PUBLIC COMMENT

AJ Lange, 4956 Brookgate Dr. NW, stated that he recently discovered that his home is not connected to the public sewer system but to the septic system on his property. K.C. DPW records and his realtor stated that home was connected to public sewer when he purchased it a few years ago. In February he had a sewer back-up and called a company to come out and fix it and it was verified that he is indeed connected to the septic system. He also has been paying sewer bills to the Township since they he moved in. He has talked to the Township and to the Kent County DPW about his situation noting that he is now required to hook up to the public sewer . He would like to know what his next steps should be and how to resolve this problem.

A motion was made by May, with support from Wallace, to adjourn meeting at 9:33pm. Motion carried 7-0.

Respectfully submitted,

Jean Wahlfield,
Clerk

Alex Arends,
Supervisor

Erin Randall,
Recording Secretary