

**MINUTES
ALPINE TOWNSHIP BOARD
REGULAR MEETING
OCTOBER 19, 2009**

09-137 REGULAR MEETING

The Alpine Township Board held a regular meeting on Monday, October 19, 2009 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, and Ted Wallace. Trustee Bill Schweitzer was absent

Supervisor Arends called the meeting to order with the Pledge of Allegiance which was lead by two Girl Scouts.

A motion was offered by May, with support from Wallace, to approve the Agenda as presented. The motion carried 6-0, with Schweitzer absent.

09-138 CONSENT AGENDA

Treasurer Townsend provided a change to the Minutes of September 21, 2009 located on page three at the end of the first paragraph. The words *to be* should be deleted near the end of the last sentence.

Wallace offered a motion, with support from May, to approve the Minutes of September 21, 2009 with change and the motion carried 6-0.

The Board reviewed the list of vouchers as well as the Revenue and Expense Report at 09/30/09. Supervisor Arends noted that 25% of the current fiscal year has been reported and that 17% of the Budget has been expended.

Treasurer Townsend reviewed the Treasurer's Report for October 2009. He commented that the sewer bills have recently been mailed out and Plainfield Charter Township has paid the yearly installment related to the billing error for Sheriff Department services. Townsend provided information and recommended that the billing invoice to Roger Alberts regarding a site plan review that did not take place be cancelled.

A motion was offered by May, with support from Wallace, to approve the Consent Agenda consisting of the Consideration of Vouchers, Receipt of Treasurer's Report which includes the recommendation to cancel the debt for Roger Alberts in the amount of \$331, Receipt of the Revenue and Expense Report, and Receipt of Correspondence. The motion carried 6-0, with Schweitzer absent.

**09-139 PUBLIC HEARING
SELLNER – BEHR CORPOATON – 1020 SEVEN MILE ROAD NW
Request for New Industrial Facility Tax Exemption Certificate – New Equipment
Consideration of Resolution #09-18 and Agreement #09-22**

Supervisor Arends stated that Sellner-Behr located at 1020 Seven Mile Road NW has submitted an application requesting an industrial facilities exemption certificate (tax abatement) from Alpine Township for new personal property. The cost of the new personal property (equipment) is slated at \$1,384,700. The Supervisor requested that Sellner-Behr present their request.

Norbert Dieterle, Senior Director of Finance for Sellner-Behr and Tony Sokol, Valu Tec, Inc. addressed the Board. Mr. Dieterle stated that Sellner-Behr produces high-end wood parts for the automobile industry and explained the new manufacturing process. Behr has landed a contract beginning June of 2010 and in anticipation of the work, new equipment will be installed. Mr. Dieterle is requesting the approval of a tax abatement which will allow Behr to save money and compete with foreign companies that have lower labor costs.

In response to Board questions, Mr. Dieterle anticipates that 25 additional employees will be needed and those individuals who have previously been laid off will be contacted first. He requested that the abatement be issued for the 12 year maximum.

Treasurer Townsend noted that Sellner-Behr is currently in the process and has appealed their Township assessment to the State tax tribunal. He explained that this is an expensive process for the Township.

Tony Sokol addressed the Treasurer's comments regarding the Sellner-Behr tax tribunal case. He stated that he has worked to negotiate with the Township and has furnished data to the Assessor prior to the formal appeal made by Behr. He believes that the value for Behr has been overstated in a market where sales have plunged and values are declining.

A motion was offered by May, with support from Wallace, to open the public hearing for the Sellner-Behr request for an industrial facilities exemption certificate and the motion carried 6-0, with Schweitzer absent.

Noting that no public comment was presented, May offered a motion with support from Cordes, to close the public hearing for the Sellner-Behr IFT exemption certificate and the motion carried 6-0, with Schweitzer absent.

Board members discussed the Sellner-Behr request with Supervisor Arends asking that the Board support the Behr request. He explained that working together and supporting businesses in the tough economic times is critical to keep businesses and the Township viable. He noted that Behr has been in the Township for approximately 25 years.

The consensus of Board members was to support the Sellner-Behr request noting that they are glad to see expansion and investment.

A motion was offered by May, with support from Wallace, to approve Resolution #09-18 for the Sellner-Behr Corporation, 1020 Seven Mile Road NW (PP# 41-09-23-201-003), for an industrial facilities exemption certificate for new personal property in the amount of \$1,384,700 for a period of 12 (twelve) years and the motion carried 6-0, with Schweitzer absent.

May offered a motion, with support from Wallace, to approve the Property Tax Abatement Agreement #09-02 with Sellner-Behr located at 1020 Seven Mile Road NW (PP# 41-09-23-201-003). There was no further discussion and the motion carried 6-0, with Schweitzer absent.

09-140 PUBLIC COMMENT

No public comment was offered.

09-141 COMMISSION REPORTS

Planning Commission – Cordes: Planning Commissioners discussed and held a public hearing on zoning ordinance amendments for permitted yard encroachments and temporary signs. The changes were recommended to the Township Board.

Zoning Board of Appeals – May: No meeting was held in September.

Historical Commission – Schweitzer: No report.

Sewer and Water – Arends: The NKSA will hold the public hearing for the 2010 Budget on November 5, 2009. No report on water.

Personnel Committee – Arends: The Personnel Committee received reports and updates on several employee issues. They were satisfied with how the issues were handled and the outcomes.

Park and Recreation – Wallace: The community focus group meeting was held at the Township offices as part of the Park and Recreation Master Plan update process on Thursday, October 8, 2009. Representatives from softball and soccer attended as well as interested community members. The outcome of the meeting was that more needs to be done to promote recreation programs and to promote new opportunities to utilize the Township parks. Wallace noted that the meeting was positive and good discussion took place. The Park and Recreation Committee members are working hard. The Supervisor provided income information on the rental of the fields noting that the amounts collected in 2009 have increased.

09-142 FINAL READING – ZONING ORDINANCE – ACCESSORY BUILDING REVISIONS

Supervisor Arends stated that after the first reading held in September, the accessory building ordinance revisions have been reviewed by the Township Attorney. Two changes were made to the definitions in Section 1 for carports and playhouses. The changes were included in the Board packets.

May offered a motion, with support from Cordes, to approve and order publication of Ordinance No. 09-03 revising the provisions for Accessory Buildings, amending the Township Zoning Ordinance, and the motion carried 6-0 in a roll call vote with Schweitzer absent.

**09-143 CONSIDERATION OF RESOLUTION #09-20 AND POLICY #09-02
IDENTIFY THEFT PREVENTION – FAIR AND ACCURATE CREDIT
TRANSACTIONS ACT (FACTA) – RED FLAG RULES**

Supervisor Arends stated that the Federal Trade Commission has issued regulations requiring that the Township have an identity theft prevention program in place.

Treasurer Townsend further explained that a resolution and policy must be in place by November 1, 2009 due to the fact that the Township collects sewer bill payments. The purpose of the FACT Act is to protect sensitive information such as bank account numbers, social security numbers and other identifying information. The attached Policy #09-02 establishes internal policies and procedures that identify, detect, and outline methods to prevent and detect risks. Township Staff will be trained to prevent identity theft as required by the Act. The FACT Act is also known as Red Flag Rules.

Cordes offered a motion, with support from May, to adopt Resolution #09-20 approving and adopting an Identity Theft Prevention Program as part of the Fair and Accurate Credit Transaction Act of 2009 (FACT Act) There was no discussion and the motion was approved and carried 6-0, with Schweitzer absent.

A motion was offered by Wallace, with support from Townsend, to approve Policy #09-02 the Alpine Township Identity Theft Prevention Program and the motion carried 6-0, with Schweitzer absent.

**09-144 CONSIDERATION OF RESOLUTION #09-21 – ANNUAL FIRE
PROTECTION/HYDRANTS SAD**

The annual fire protection SAD is for the operation and maintenance of the fire protection/hydrant system in the Township.

Treasurer Townsend noted that the rates are based on the actual number of hydrants for which Alpine Township has been invoiced by the Plainfield Charter Township Water Department. Alpine Township is responsible for 20% of the total costs and 80% is paid by those benefiting properties within 1,000 feet of a hydrant. The assessment amount will be applied to the winter tax bill

May offered a motion, with support from Wahlfield, to approve Resolution #09-21, the Annual Alpine Township Fire Protection System - Hydrants SAD. The motion carried 6-0, with Schweitzer absent.

The Treasurer explained that SAD Policy #01-01 has been revised and the proposed changes have been distributed in the Board packets. He noted that the millage rate varies so it has been removed and the proposed changes noted in bold.

A motion was offered by May, with support from Wallace, to approve the changes to the Alpine Township Fire Protection System (Hydrant) SAD Policy #01-01 as proposed, there was no further discussion, and the motion carried. 6-0, with Schweitzer absent.

09-145 CONSIDERATION OF RESOLUTION #09-22 – ANNUAL STREET LIGHTING PROJECT SAD

The annual street lighting SAD has been set up to pay for the operation and maintenance of the street lighting system within the Township.

Treasurer Townsend noted that street lighting is similar to the hydrant SAD in that 80% of the costs are spread to those properties within the District and the assessed amount is placed on the winter tax bill. He explained that the total costs from Consumers Energy increased by more than 10% over last year. Due to the increase, the Township's will pay a greater share of the assessment.

A motion was offered by May, with support from Wallace, to approve Resolution #09-22 – Annual Street Lighting Project Special Assessment, there was no discussion, and the motion carried 6-0, with Schweitzer absent.

09-146 DISCUSSION AND REVIEW OF ORDINANCE #09-06 FOR TRASH HAULERS AND SNOW PLOWING

Supervisor Arends stated that Alpine Township will begin issuing vehicle business use licenses for snow plowing and trash hauling operators. He explained that under the provisions of the 425 Agreement, Plainfield Charter Township had previously handled the licensing for Alpine. Due to the fact that the 425 Agreement has recently been dissolved, Alpine will be responsible for this task. The Building Department has the software and is equipped to handle the process in house.

Board members received copies of the proposed Ordinance and the proposed application. May pointed out one correction to the application.

A motion was offered by May, with support from Townsend, to approve Ordinance #09-06 – Vehicle Business Use Licensing Ordinance for Snow Plowing and Trash Hauling and to order publication with a roll call vote 6-0, with Schweitzer absent.

The Supervisor noted that the Ordinance will become effective 30 days after publication. He explained that Alpine has received a list of those businesses previously licensed by Plainfield Charter Township. An application and letter explaining the changes will be mailed to the businesses listed.

09-147 REPORTS AND UPDATES FROM FIRE DEPARTMENT

Supervisor Arends requested that Fire Chief Ron Christians address the Board on the four topics listed on the Agenda.

The Fire Chief forwarded to the Board a letter of resignation dated September 24, 2009 from Charlee Cordes and explained that Cordes is current attending college.

A motion was offered by May, with support from Townsend, to accept the resignation of firefighter Charlee Cordes with the thanks and appreciation for service to the Township and residents of Alpine. The motion carried 6-0, with Schweitzer absent.

The Chief reviewed his memo dated October 16, 2009 regarding the turnout gear replacement program which is in the third and final phase. He explained that the last 10 sets of gear will be ordered from Apollo Fire Equipment due to the difficulties experienced with the previous vendor. Each individual set of turnout gear consisting of a pant and coat is priced at \$1,285.

The consensus of the Board was to proceed with the purchase of the 10 sets of fire turnout gear at \$1,285 in accordance with the schedule originally approved on March 17, 2008.

Fire Chief Christians presented a slate of Fire Department officers as of October 16, 2009 which also included information regarding the positions the will need to be filled. The Chief explained that the process to find a replacement Safety Officer will be taking place in the next few weeks.

It was the consensus of the Board to accept and approve the slate of Fire Department Officers as of October 16, 2009.

The final item discussed by the Chief was the request from the Board for additional information regarding the additional cost of a generator to be added to the new K.C. pumper truck specifications. The Board reviewed the information received in the Spencer Manufacturing memo dated October 15, 2009. Several issues were discussed some of which included maintenance costs and PTO versus hydraulic units.

The Board requested that the Fire Chief further research the generator issue in order to provide the new information at the November meeting and this agreeable to the Board members.

09-148 APPROVAL OF TRAFFIC CONTROL ORDER FOR VINTON AVENUE

Supervisor Arends explained that Board members received a copy of the Michigan State Police Traffic Control Order S 41-11-09 for Vinton Avenue. The order states that there will be “a speed limit of thirty-five (35) miles per hour on Vinton Avenue from M-37 to 7 Mile Road; and forty-five (45) miles per hour from 7 Mile Road to Hayes Road; and fifty (50) miles per hour from Hayes Road to 8 Mile Road.” Arends noted that local approval of the order is needed and will be forwarded to the K.C. Road Commission.

A motion was offered by Wallace, with support from Townsend, to approve Traffic Control Order No. S 41-11-09 for Vinton Avenue and the motion was approved unanimously 6-0.

09-149 DISCUSSION OF SNOW PLOW BID

Supervisor Arends stated that as a follow up to the discussion last month regarding the snow plowing of all the Township properties he contacted Gary Potter regarding his bid of \$13,894 for a second year

of service. Following that conversation, Mr. Potter has submitted an updated amount of \$14,790 for November 15, 2009 to April 15, 2010 in a letter dated October 12, 2009 which Board members received. Mr. Potter notes that his increase was due to the price of salt and insurance costs. Arends stated that he has recently received two unsolicited bids for snow plowing one of which was for an amount of \$11,000 but did not include the salting service.

Board members discussed the request from Mr. Potter.

May offered a motion, with support from Cordes, to approve the amount of \$13,894 for the 2009-2010 snow plowing of the Township properties and if the amount is not acceptable to Gary Potter, the Board will solicit and consider other bids. There was no further discussion and the motion carried 6-0, with Schweitzer absent.

09-150 SUPERVISOR'S REPORT AND BOARD COMMENTS

Supervisor Arends provided a sample of the preliminary update to the Township website which is currently under construction.

May commented that he is pleased that the Township approved the tax abatement for Sellner-Behr and this was the consensus of the Board.

09-151 PUBLIC COMMENT AND ADJOURNMENT

No public comments were offered.

A motion to adjourn the meeting was offered by Wallace, with support from May, the motion carried 6-0, and the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Alex Arends, Supervisor

Jean Wahlfield, Clerk