

**MINUTES  
ALPINE TOWNSHIP BOARD  
SPECIAL MEETING  
FEBRUARY 7, 2006**

**06-13 SPECIAL MEETING**

The Alpine Township Board met on Tuesday, February 7, 2006 at 7:30 p.m. at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan. Board Members present: Supervisor Marta Brechting, Clerk Jean Wahlfield, Treasurer Jan Brechting, Trustees Ron Cordes, Sharon Steffens and Ted Wallace. Trustee Jim May was absent.

Supervisor Brechting called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

**06-14 APPROVAL OF AGENDA**

**J. Brechting offered a motion, supported by Steffens, to approve the agenda and receipt of correspondence. Motion carried 6-0.**

**06-15 PUBLIC HEARING & CONSIDERATION OF RESOLUTION #06-04 CONSIDERATION OF SPECIAL ASSESSMENT ROLL AND CONFIRMATION OF ASSESSMENT FOR THE ALPINE AVENUE/ALPENHORN INTERSECTION SAD**

Bob VanderMale, Township Engineer explained the purpose of this proposed SAD is to perform several improvements on Alpine Avenue. The first improvement is that the Alpenhorn/Henze/Alpine Avenue intersection would consist of traffic light improvements, in addition to a second turn lane on Henze, a second turn lane from Alpenhorn to Alpine Avenue, the widening of Alpenhorn and improvements to the Fifth-Third Bank and Best Buy cross driveway access.

The second portion of the improvements consists of a traffic light installed at the Menard's intersection in conjunction with a driveway that would be constructed on the east side of Alpine Avenue (the driveway construction is NOT part of the SAD). There will be a signalization that would link the traffic light at Henze/Alpenhorn, the light at Menard's and the existing light at Lamoreaux Avenue.

The assessment roll was confirmed for \$690,000 with Menard's and Alpine Northern Holdings paying for the light and improvements at the Menard's intersection (\$179,000) and the remaining (\$511,000) will be paid by the remaining property owners. The cost-sharing methodology is based upon fifty-percent land area and fifty percent building area.

Currently the project is into preliminary design and VanderMale stated that he is still working with property owners, Kent County Road Commission and M-DOT on finalizing the design criteria.

**J. Brechting offered a motion, supported by Wahlfield, to open the public hearing for the consideration of the special assessment roll and confirmation of assessment for the Alpine Avenue/Alpenhorn intersection SAD. Motion carried 6-0.**

Toby VanEss, 3770 Alpine Avenue, questioned whether or not the property owners could see the assessed

charges to each property owner. He was informed by Board members that a cost-distribution sheet has always been available. VanEss further commented that York Creek Apartments should have been included in this SAD and lastly, VanEss stated that he is on a neighboring township board and hopes that he listens to the residents' concerns better than this board.

Cordes questioned VanderMale if the M-Dot cost estimates were confirmed. It was noted that M-DOT has given specific cost estimates with the traffic signalization.

**Steffens offered a motion, supported by J. Brechting, to close the public portion of the hearing. Motion carried 6-0.**

Supervisor Brechting responded to the public comment by explaining that the majority of businesses located in the SAD district are interested in going forward with the Township to get the improvements complete. It was noted that York Creek apartments have contributed to the north/south road located within the complex and the new improvements for the signal light at 4-Mile.

Wahlfield pointed out that Resolution #06-04 has been reviewed by the Township Attorneys. The total cost of the project is \$690,000, individual assessments may be paid in full by April 1 or will be due over a ten-year period with six-percent interest on balance.

Steffens indicated that this SAD is an important improvement for the citizens and businesses. She also commented to VanEss that York Creek Apartments was considered to be part of the SAD, however York Creek Apartments has developed a north/south road and there are eight different options to enter/exit York Creek Apartments.

**Steffens offered a motion, supported by Cordes, to approve Resolution #06-04: Consideration of Special Assessment Roll and Confirmation of Assessment for the Alpine Avenue/Alpenhorn Intersection SAD. Motion carried in a roll call vote of 5-1, with Wallace dissenting and May absent.**

There was no public comment offered at this time.

#### **06-16 REVIEW PROPOSAL FOR FINALIZING MASTER PLAN TEXT**

Supervisor Brechting informed the Board that Beckett/Raider was contracted for the mapping and meeting portions of the Master Plan, but the text, presentations and final touches for the completed Master Plan need to be finalized. The Township Board received a letter from Tim Johnson, Main Street Planning submitting a proposal to complete and finalize the Master Plan. Johnson proposed to complete the work for a cost not to exceed \$4,800. This estimate would fall within the budgeted expense. Board members remarked that Johnson has done an excellent job in the past, working on the previous Master Plan and his familiarization with the township.

**J. Brechting offered a motion, supported by Cordes, to approve Main Street Planning to finalize the Master Plan text at a cost not to exceed \$4,800. Motion carried 6-0.**

#### **06-17 REVIEW & DISCUSS FRUIT RIDGE AND FOUR MILE SANITARY SEWER**

## IMPLEMENTATION SCHEDULE

Supervisor Brechting noted that the sewer line that currently serves the Alpine Meadows Mobile Home Park and Kenowa Hills high school is directed to the Grand Rapids wastewater plant through the City of Walker. This line will have to be redirected to go down 4-Mile to reach our new treatment facility.

Township Engineer Bob VanderMale was present to discuss the project and explain that a lift station will have to be constructed in the vicinity of the intersection of Walker and 4-Mile that would pump east into the existing gravity line. VanderMale explained to the Board that a key to keeping the costs as low as possible and to facilitate the ease of construction is to join this project with any on-going future road construction projects.

VanderMale gave a brief synopsis of Kent County Road Commission's plans for 4-Mile:

1. Improve 4-Mile from Cordes to Baumhoff by reconstructing and widening to three lanes or five. This is slated for the 2008 construction season.
2. Improve 4-Mile from Baumhoff to Hendershot with the same widening program as above in the 2009 construction season.

This tentative plan has been developed as a result of the last 4-Mile corridor study. VanderMale informed the Board that the City of Walker is considering revising their Master Plan and making several improvements on the south side of 4-Mile and the east side of the City of Walker. At the present time the City of Walker has no specific plans, although they are thinking about constructing a major east/west road that would be the main traffic corridor. The 4-Mile/Cordes intersection could become a secondary intersection system. The City of Walker is looking into several options and their master plan indicates more residential type uses along 4-Mile Road.

VanderMale commented that he would prefer to phase our sewer line redirection project over two construction seasons. The Road Commission suggested that Alpine look into the 2008 construction season and do the segments where gravity sewer will be constructed because we will be opening the pavement. The force main of the work will allow for some flexibility.

VanderMale suggested that the first order of business would be to acquire a pumping station site in the 4-Mile/Walker intersection area. The Township will need to look at the options of getting a number of easements for the sewer line and some from Consumers Powers for their existing lines. VanderMale also proposed to have the Board first approve the design portion of the gravity sewer system re-direct just west of Alpine to a point just east of the Cordes intersection, so that in the early 2007 construction season that project could begin. VanderMale offered to return to the June meeting and discuss the progress on the project and how to continue to proceed. VanderMale stated that the pumping station would be an above-ground electrical panel and an emergency generator and the Board would have to make a decision on whether or not to have an open or solid fence system.

**In a motion offered by Steffens, supported by J. Brechting, to authorize Prein & Newhof to begin acquisition of easement sites and acquiring a pumping station site for the re-direction of the 4-Mile road sanitary sewer line. Motion carried 6-0.**

## **06-18 CONSIDERATION OF ORDINANCE #06-04 - AMENDMENTS TO SEWER ADMINISTRATION ORDINANCE ADDITION OF SECTION 618 - CIVIL FEES**

Supervisor Brechting indicated that the Sewer Administration Ordinance that was approved at January's meeting referred to civil fines. Section 618 has been provided to Board Members which outlines the fines for specific violations. Wahlfield pointed out that this amendment has been reviewed by the Township Attorney.

**J. Brechting offered a motion, supported by Wallace, to accept and approve Ordinance #06-04 - Amendment to Sewer Administration Ordinance Addition to Section 618 - Civil Fines. Motion passed in a roll call vote of 6-0.**

It was noted that this ordinance will become effective 30 days after publication.

## **06-19 SUPERVISOR'S REVIEW OF PERSONNEL ISSUES**

A letter was received from the Fire Department to confirm the purchase of a hoses and miscellaneous equipment that was included in their 05/06 budget.

The Supervisor noted that the old copy machine and one computer have been delivered to the Historical ~~Society~~ **Commission**. She will also have a report on some library issues ready for the February 20<sup>th</sup> meeting.

The Supervisor stated that Sue Alt has agreed to take the position of Chairperson for the Park and Recreation Committee. The intent is to initially bring in previous members with experience, but new members would be welcome. The Committee will need to work on the Parks Master Plan update. Steffens suggested an article be placed in the newsletter to request new members.

Northwest Youth soccer has requested our soccer fields for daily use Monday through Thursday and every Saturday. There were some problems with fields being reserved, unused and unpaid for last year. Supervisor Brechting asked direction from the Board on how they want to proceed and stated there has been interest in a recreational league from Alpine residents. It was the Board consensus to offer two days per week and every other Saturday and to stay with a consistent schedule. The Board noted that the tennis courts and volleyball court were used more often this past summer.

Supervisor Brechting stated that the Personnel Committee has not met. She noted that the sewer and water administration issue needs to be addressed. Pat Kolkman, Building Clerk, has been doing the sewer work of calculating rates for the developers ever since Rick Sprague has left. This issue and the employee handbook will be addressed further at the February 20<sup>th</sup> meeting. A job description will be developed for a groundskeeper to the Board to review.

**06-20 SUPERVISOR'S REPORT, BOARD COMMENTS, PUBLIC COMMENT & ADJOURNMENT**

Cordes questioned when the Harvester newsletter will be ready.

Wahlfield stated that the 2006 Election season has been kicked off. Wahlfield and Deputy Alt attended a seminar in Lansing where State Officials noted that required ADA equipment will not be available for the August election but will likely be in place for the November 7<sup>th</sup> election date. Wahlfield stated that she is in need of election workers to work in the precincts for the three upcoming elections.

Treasurer Brechting stated that taxes are due February 14<sup>th</sup>.

Wallace stated that at the January ZBA meeting, the Board elected Stachowiak as Chairperson and Mowery as Vice-Chairperson (same as last year). The Planning Commission elected Rosenzweig as Chairman, Townsend as Vice-Chairman, and Johnson as Secretary.

Steffens noted that the Wahlfield Park Dedication will be May 19<sup>th</sup> , 2006 and more detailed information will follow. Steffens hopes that Alpine will be very well represented at this dedication.

No public comment was offered at this time.

The meeting adjourned 8:30 p.m.

Respectfully submitted,

\_\_\_\_\_

Jean Wahlfield  
Clerk

\_\_\_\_\_

Marta Brechting  
Supervisor

\_\_\_\_\_

Beth Alt  
Recording Secretary