

**CHARTER TOWNSHIP OF WILLIAMS
BOARD OF TRUSTEES
REGULAR MEETING – May 9, 2007**

The Board of Trustees of the Charter Township of Williams held a regular meeting on Wednesday May 9, 2007 at the Township Hall. The agenda is attached Exhibit A.

I. Call to Order & Roll Call

The meeting was called to order by Tom Paige, Supervisor at 7:00 p.m. Present: Paige (Supervisor), Hoverman (Treasurer), Charney (Clerk), Plant (Trustee), Putt (Trustee), Schrott (Trustee) and Wasek (Trustee).

Others present are indicated on the sign in sheet, attached Exhibit B.

II. Pledge of Allegiance

The Pledge of Allegiance to the flag was said in unison.

III. Open to the Public

Agness Schmidt, former Williams Township Trustee and Bay County 150th Sesquicentennial Celebration Committee member, provided information on the Bay County celebration scheduled to take place the weekend of June 15, 16, and 17 in Bay City.

The theme of this year's CornFest parade is 150 Years of Growth: Horse Power to Corn Power.

IV. Changes to Agenda

Several items of correspondence were discussed.

A. Charney asked if anyone would be against paying the precinct inspectors for the May 8th election with the bills at the end of the month, rather than waiting until the June meeting. A list of payments will be provided to trustees.

V. Consent Agenda

1. Approve the April 10, 2007 Board of Trustee Minutes as presented.
2. Approve the payment of bills as submitted.
3. Receive the April 2007 Financial (cash) Report as presented.
4. Receive the April 2007 Revenue Report and April 2007 Expense Report as presented.
5. Receive the List of Committee Reports, attached Exhibit C.
6. Approve the payment of expenses for appropriate township personnel to attend workshops within Michigan, listed in attached Exhibit D.
7. Receive the Miscellaneous Correspondence and Communication List, attached Exhibits E and F, respectively.

A motion was made by Plant and seconded by Wasek to approve all items as listed on the Consent Agenda.

7 Ayes 0 Nays Motion carried.

VI. Regular Agenda

1. Fisherville Farms Phase 2 Final Plat Approval

Toby Bridges, Developer of Fisherville Farms Subdivision, has requested final plat approval of Fisherville Farms Phase 2, lots 14 – 23 , a 10 lot subdivision on 3.19± acres of R-2 zoned land located on the west side of Eleven Mile Road in Section 21 of the township.

Final preliminary plat approval was obtained by the developer on June 8, 2004 and extended to June 7, 2008 on February 14, 2006. Jim Hammond, Township Attorney and Larry Miller, Township Planner, were provided with copies of the final plat, deed restrictions and a title insurance commitment to review.

The deed restrictions have been modified and resubmitted to include suggestions made by the township attorney to prohibit piles of dirt, grasses in excess of 10” and other, uncultivated vegetation in excess of 10” on vacant lots. The final plat must be approved by the state and recorded prior to recording the deed restrictions.

A slight modification to the restrictions was proposed by T. Paige that will benefit the proprietor when Phase 3 of the subdivision is developed.

- The water and sanitary sewer is in, has been tested and passed inspection.
- A bank letter of credit was obtained for the purpose of bonding road improvements.
- The final plat has been signed by the Bay County Drain Commissioner and the Bay County Road Commissioners. The County Plat Board still must sign the plat, but they normally meet after the township approves and signs the plat.

Toby Bridges, developer of the subdivision was present to answer any unresolved questions from members of the board.

He asked if the township planning commission could discuss the possibility of reducing front yard setbacks from 40 ft to 30 ft in order to make the back yards larger. Current front yard setbacks are 40 ft in all residentially zoned areas.

Discussion followed regarding R-2 and R-3 zoned parcels located on internal roads in subdivisions.

05-07-029-F/S
===== A motion was made by Putt and seconded by Plant to approve the final plat of Fisherville Farms Phase 2, lots 14 – 23, and authorize the clerk to sign the mylar copy. It is understood that the subdivision deed restrictions will be amended, prior to recording.
7 Ayes 0 Nays Motion carried.

05-07-030-O/P/Z
===== A motion was made by Charney and seconded by Wasek to request that the township planning commission discuss the possibility of a zoning ordinance text amendment to change the front yard setbacks on internal subdivision roadways of R-2 and R-3 zoned parcels from 40 ft to 30 ft with minimum lot square foot requirements to remain the same as presently required.
7 Ayes 0 Nays Motion carried.

2. Township Pension Plan Amendment

The normal retirement age for township pension plan participants is 65 years of age. In order to change the normal retirement age to 55 years of age (as requested by one of our pension plan participants) the Nationwide adoption agreement must be amended to reflect the change.

05-07-031-B/N/P
===== A motion was made by Wasek and seconded by Hoverman to amend the adoption agreement on the Nationwide Pension Plan to change the normal retirement age from 65 years of age to 55 years of age, effective May 9, 2007, and to authorize the clerk to sign any paperwork required to implement the change.
7 Ayes 0 Nays Motion carried.

3. Dental Insurance Rates, 2007/2008

Received correspondence from Ameritas Life Insurance Corp. regarding a premium increase, effective July 1st, for township employees enrolled in the dental insurance plan. The current and new quarterly rates are as follows:

<u>From</u>		<u>To</u>
Employee	\$121.20	\$126.00
Dependent	\$190.80	\$198.90

05-07-032-I/P
===== A motion was made by Wasek and seconded by Putt to approve the renewal rates for the township dental insurance plan as submitted by Ameritas Life Insurance Corporation, effective July 1, 2007.
7 Ayes 0 Nays Motion carried.

4. Bay County Road Commission Agreement

An agreement was received from the Bay County Road Commission to chip seal Wilder Road from Garfield Road to Eight Mile Road. The work to be done includes crushing and shaping the existing surface 22' wide and adding 4" of aggregate in the fall of 2007, applying a double chip seal in 2008, and a third seal in 2009.

The BCRC estimate is \$217,474.00 for this project, which is more than previous estimates due to increased costs of materials. This has been included in the township's 5-year Road Improvement Plan for several years, and will complete another 2 miles of Wilder Road.

The estimated schedule of payments is:

October 15, 2007	\$86,990.00
October 15, 2008	\$65,242.00
October 15, 2009	\$65,242.00

05-07-033-A/B/R A motion was made by Putt and seconded by Plant to approve the proposed agreement with the Bay County Road Commission for the Wilder Road chip seal improvement project, and authorize the supervisor and clerk to sign the agreement.

7 Ayes 0 Nays Motion carried.

5. Flajole Road Corridor

Tom Webb and his business partner, Anthony Dizon, were present to discuss roadway improvements to Flajole Road that would enable development of a major retail shopping area along the Flajole Road corridor.

Fred Hollistor, Bay Future, Inc. and Jim Lillo, Bay County Road Commission, were also in attendance to listen to Mr. Webb's presentation.

He and his family own approximately 220 acres in Sections 19, 29, and 30 and see the potential for large scale retail areas other than the Eastman Road corridor. In order for development to occur in this area of the township, he is requesting Flajole Road become an all season road, with a width to be determined, possibly 4 or 5 lanes; to be constructed north from Salzburg to the overpass, and north westerly through family owned and Consumers Energy property to Midland Road, in close proximity to the full service US-10 interchange. He is requesting that road improvements be paid for through a special assessment district shared by all property owners adjacent to the roadway with the road right-of-way property for Section 19 to be donated by his family.

Discussion followed with questions asked about potential cost of improvements and types of retail opportunities being pursued by T. Webb.

Fred Hollister agreed to meet with T. Webb to discuss the feasibility of the project, and T. Paige offered to contact Dow Corning representatives to see if they may be interested in a Flajole Road widening project.

6. Supervisor's Report

Myra Lee Paving Estimate: The township received a new estimate for repaving Myra-Lee based on the Bay County Road Commission's countywide paving contract awarded to Saginaw Asphalt. The revised estimate is for \$37,636.20 which is substantially lower than the previous estimate of \$49,957.16. It is anticipated that paving should occur in late May or during June.

March Bay Co. Dept. of Water and Sewer Monthly Meeting: Ken Miller and Jim Marter of the BCDWS have been meeting regularly with the City of Bay City to discuss several issues including appropriate charges to the "common to all" fund for transmission main costs, and an extended contract for wholesale water purchases (current contract expires in 2015). The State is requiring that Bay City have long term agreements in place to assure that adequate funds will be available to repay bonds that will be issued for rebuilding the water plant.

It appears that the Bay City and out-city customers may very well be at an impasse. K. Miller and J. Marter are evaluating the situation with professional consultants to assure that BCDWS, Hampton Township, and Essexville are interpreting the current contracts and agreements correctly before filing a request for arbitration.

Park Pavilion Roof: The roof on the park pavilion is leaking. The pavilion and restroom building roofs were listed on the list of future capital expenditures along with several other items. The pavilion roof also appears to be sagging slightly. A structural person will look at the pavilion to determine if additional work needs to be done before a new roof is installed. The current roof is shingles. Other options may also be explored, like a steel roof.

Bis Drain Extension: Nothing new at this time.

Hall Entrance and Lobby Upgrade: Nothing new at this time.

4645 Gray Hawk Lane: Parcel information and pictures are being prepared to send to the township attorney regarding the unfinished house on this property. The township attorney will send an appropriate letter to the property owner and mortgage holder stating the need to finish and maintain the house and property.

Ashley Automotive: T. Paige and the Zoning Administrator are gathering information and pictures to forward to the township attorney regarding recent violations of the Consent Judgment. Vehicles and components are once again accumulating and being stored overnight on the west side of the building in an area designated for customer and employee parking. It also appears that repair work is occurring after designated hours.

Township Website: An application, website outline, and pictures were sent to the Land Information Access Association (LIAA) to begin building the framework and template for the township website.

Training will be scheduled at our office for township personnel to learn how to add and modify content to the site. The new website may be online by mid June if all goes well.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Newsletter articles should be submitted by May 21, 2007.

IX. Adjournment

A motion was made by Hoverman and seconded by Plant to adjourn the meeting at 9:10 p.m.

7 Ayes 0 Nays Motion carried.

Williams Charter Township

Amy Charney, Clerk

Tom Paige, Supervisor