

**CHARTER TOWNSHIP OF WILLIAMS
BOARD OF TRUSTEES
REGULAR MEETING – February 12, 2008**

The Board of Trustees of the Charter Township of Williams held a regular meeting on Tuesday February 12, 2008 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), and Schrott (Trustee).

Excused: Putt (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

There was no public comment.

IV. Changes to Agenda

There were no changes to the agenda.

V. Consent Agenda

1. Approve the January 16, 2008 Board of Trustee Minutes as presented.
2. Approve the payment of bills as submitted.
3. Receive the January 2008 Financial (cash) Report as presented.
4. Receive the January 2008 Revenue Report and January 2008 Expense Report as presented.
5. Receive the Supervisor's Update of Projects and Issues as presented.
6. Receive the List of Committee Reports, attached Exhibit F.
7. Approve the payment of expenses for appropriate township personnel to attend workshops within Michigan, listed in attached Exhibit G.
8. Receive the Miscellaneous Correspondence and Communication List, attached Exhibits H and I, respectively.

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

5 Ayes 0 Nays Excused: Putt and Wasek Motion carried.

VI. Regular Agenda

1. 2007 Building Department Report

Bob Klemish was present to review the building department report and answer questions regarding construction permits issued for the township and city of Auburn during 2007.

2. Ordinance No. 162, Snow Machines, Inc.

The approved Final Development Plan and the proposed ordinance for PUD rezoning of Snow Machines, Inc. site will provide all of the land use regulations for the site.

The ordinance text contains the following provisions:

- Rezones the Snow Machines, Inc. site from C-2 to PUD;
- Incorporates Snow Machines, Inc.'s January 10, 2008 Final Development Plan into the text of Ordinance No. 33, specifying that the Final Development Plan and requirements will regulate the development and use of the Snow Machines' site.

The proposed ordinance was introduced on January 16, 2008 and subsequently published in The Bay City Democrat.

J. Schrott inquired about the removal of industrial and manufacturing waste. B. Klemish agreed to contact Kevin Brayman, Snow Machines, Inc.

02-08-009-O/S/Z A motion was made by Schrott and seconded by Plant to waive
===== reading, adopt, and authorize publication of proposed Ordinance
No. 162, an ordinance that rezones the Snow Machines, Inc. parcel from C-2 to PUD.

Ayes: Paige, Plant, Hoverman, Charney, and Schrott.

Nays: None.

Excused: Putt and Wasek.

Motion carried.

3. Ordinance No. 163, Section 32

The proposed ordinance amends the zoning map to rezone a 40 acre parcel in Section 32 of the township. The parcel is located on the southeast corner of Flajole Road and Salzburg Road and is currently zoned AG, Agricultural District. The ordinance, when adopted, changes the land use designation to IND, Industrial District.

The Planning Commission held a public hearing on February 4, 2008 and recommended that the township board of trustees proceed with introducing the proposed ordinance.

02-08-010-O/P/Z A motion was made by Plant and seconded by Schrott to accept
===== the recommendation of the township planning commission to waive
reading, introduce, and authorize publication of proposed Ordinance No. 163, an
ordinance that rezones a 40 acre parcel in Section 32 from AG to IND.

Ayes: Plant, Hoverman, Charney, Schrott, and Paige.

Nays: None.

Excused: Putt and Wasek.

Motion carried.

4. PA 116 Application, Schmidt

An application was received from Chris and Debra Schmidt for enrollment of one parcel of land into PA 116, the State of Michigan's Farmland and Open Space Preservation Program. The parcel is located in section 15 of the township and is 17.78 acres.

Approval letters have been received from the Bay County Planning Department and the Bay County Soil Conservation District. The city of Auburn did not respond.

02-08-011-F/P A motion was made by Hoverman and seconded by Plant to accept
===== the recommendation of the Bay County Planning Department and the Bay County Soil Conservation District to approve the PA 116 application of Chris and Debra Schmidt for enrollment of a parcel of land into the State of Michigan's Farmland and Open Space Preservation Program. The resolution is attached Exhibit C.
5 Ayes 0 Nays Excused: Putt and Wasek Motion carried.

5. Investment Policy Update

Section 16 of the Investment Policy was amended to provide a quarterly report and an annual report to the board of trustees rather than only an annual report.

02-08-012-I/P A motion was made by Schrott and seconded by Charney to adopt
===== the revised Investment Policy, attached Exhibit D.
5 Ayes 0 Nays Excused: Putt and Wasek Motion carried.

6. 2007 Investment Report

02-08-013-I A motion was made by Plant and seconded by Schrott to receive
===== the 2007 Investment Report.
5 Ayes 0 Nays Excused: Putt and Wasek Motion carried.

7. 2008 Roadside Mowing Agreement

Williams Township renewed its agreement in 2006 for three years with William Meylan, Inc. for mowing roadsides and ditch banks two times per year on local roads. The cost was \$3,550 per cutting in 2006 with the per cutting fee being increased by the Consumer Price Index each year. The cost for 2007 was \$3,680 per cutting.

Bill Meylan has indicated he would like to continue mowing township roadways and ditches for 2008 with a proposed a fee of \$3,770 per cutting for 2008 (a 2.45% increase). This is consistent with the Consumer Price Index increase of 2.3% to property taxable values as determined by the State of Michigan.

02-08-014-A/R A motion was made by Charney and seconded by Plant to enter into
===== a one year agreement with William Meylan, Inc. for mowing the local roadside shoulders during 2008. The price per cutting shall be the same as 2007 plus a 2.45% increase. Certificates of Liability and Workers Compensation Insurance shall be provided to the township prior to the commencement of any work.
5 Ayes 0 Nays Excused: Putt and Wasek Motion carried.

8. Consumer's Energy Resolution

A letter was received from Hampton Township Supervisor Terry Spiegel requesting support for reform of PA 141 of 2000 and construction of a new clean coal power plant by Consumers Energy in Hampton Township. Regulated utilities place an extra burden on electric companies to hold reserve capacity for potential returning customers. This requirement discourages the construction of base load power plants in Michigan and will cause Michigan electric users to rely on power from out-of-state utilities. Unregulated electricity providers are not required to hold reserve capacity.

The proposed Consumers Energy clean coal power plant project is projected to cost \$2 billion and will provide several hundred construction jobs as well as many permanent jobs to operate the plant when it is completed in 2015. Consumers Energy has received several approvals from Hampton Township and has submitted applications for necessary permits to the State of Michigan.

02-08-015-C

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A motion was made by Plant and seconded by Schrott to adopt the Resolution of Support for the Consumers Energy Clean Coal Power Plant Project in Hampton Township, attached Exhibit E.

5 Ayes 0 Nays Excused: Putt and Wasek Motion carried.

9. Township Hall and Office Roof Replacement

It was reported at the January 16, 2008 Board Meeting that the roof on the Township Hall and Offices had developed a slight leak in the Clerk's Office. The current Duro-Last roof was installed in January 1987 with a 15 year warranty, and is now 21 years old. Duro-Last provided the names of 3 area roofing contractors that are authorized to install Duro-Last roofs.

Buchinger Roofing, Inc. of Reese was contacted to look at the roof and offer their opinion on its condition. Derrick Buchinger visited the township to look at the roof and indicates that it is time to seriously consider replacing it. The probable area of the leak was identified and sealed with roofing tar. Mr. Buchinger believes that replacement is a better option than spending money to apply a sealer coat that may extend the life of the current roof by up to 10 more years, but at a cost of over half the cost of a new roof.

The leak dripped for about 2 or 3 days, stopped, and has not reappeared since. Therefore, it is believed the township can consider replacing the roof in warmer weather, either this spring or summer.

Roofing replacement quotes were requested from 3 roofing contractors; Buchinger Roofing, Inc. of Reese (Duro-Last authorized), Brandle Roofing & Sheet Metal Company of Midland (Duro-Last authorized), and Bri-Car Roofing of Williams Township. Quotes are as follows:

- Buchinger Roofing, Inc. \$23,175.00
40 mil white Duro-Last Roof system.

- Brandle Roofing & Sheet Metal Company \$25,550.00
Install a visqueen barrier over existing insulation and then install a 40 mil Duro-Last Roof system.
- Bri-Car Roofing & Sheet Metal \$31,555.00
Install 1 1/2 inch ISO insulation over existing insulation and then install a 60 mil white TPO mechanically fasten roof system.

All quotations include a 15 year warranty.

Additional work to the township hall and office building should be considered and completed before a new roof is installed. Items include the following:

- Remove the light pole on the southwest corner of the offices, box in the soffet, square off the roof, and extend the eave trough to the front of the building (about 2 feet). (Bri-Car installed the eave troughs).
- Remove the ventilation fan in the auditorium roof and remove the fan vent assembly in the north auditorium wall. Fill in and finish the opening in the north auditorium wall and close off the roof opening per the roofing contractor's requirements (coordinate with roofing contractor). A little bit of rain water occasionally blows in through the roof ventilation fan during windy rain storms. This ventilation system is no longer required since the hall is now air conditioned. An option would be to have the roofing contractor remove the roof ventilation fan, and another contractor remove the wall vent, fill in the opening, and finish the interior and exterior walls.
- Realign or re-route furnace vents or chimneys that were run through old chimneys when furnaces were replaced (Reliable Plumbing and Heating).

Since the source of the leak has apparently been identified and sealed, the roof replacement is not an emergency need.

Discussion followed. It was agreed by all that the Township Supervisor contact the contractors to further discuss their bids, and ask them to attend a township meeting if deemed necessary. The Supervisor will also need to coordinate the various improvements with contractors in an appropriate sequence.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

A joint meeting with the township and city of Auburn is scheduled for Thursday, April 24th at 10:00 a.m. The initial meeting is to explore the feasibility of further intergovernmental cooperation between the city and the township.

IX. Adjournment

A motion was made by Plant and seconded by Hoverman to adjourn the meeting at 7:45 p.m.

5 Ayes 0 Nays Excused: Putt and Wasek Motion carried.

Williams Charter Township

Amy Charney, Clerk

Tom Paige, Supervisor