

**CHARTER TOWNSHIP OF WILLIAMS
BOARD OF TRUSTEES
Regular Meeting – January 13, 2015**

The Board of Trustees of the Charter Township of Williams held a regular meeting on Tuesday January 13, 2015 at the Township Hall. The agenda is attached Exhibit A.

I. Call to Order & Roll Call

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

Excused: Gower (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

Trooper Mike Darrow, MSP Community Service Officer, introduced himself and stated he works out of the Tri City Post. He is attending area governmental meetings to introduce himself and offer assistance, if needed.

Larry Lijewski, 1332 W. Midland Road, stated the Bay County Road Commission forced him to remove the dike on his property. P. Wasek indicated the Road Commission has determined that the tube under Midland Road has to be replaced and there are broken connections to the west that impede drainage.

Mark Litten, newly appointed Bay Future President & CEO, is in the process of relocating from Ohio. He looks forward to assisting the governmental municipalities in Bay County with Economic Development support.

IV. Changes to Agenda

There were no changes to the agenda.

V. Consent Agenda

1. Approve the December 23, 2014 Board of Trustee Minutes as presented.
2. Approve the payment of bills as submitted and to authorize payment of monthly health insurance bill.
3. Receive the December 2014 Financial (cash) Report as presented.
4. Receive the Supervisor's Update of Projects and Issues 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. Charney stated a letter was received on this date from Betty Owen, Administrative Secretary of the Auburn Williams Fire District requesting 50% of their annual contribution, \$80,065.00.

A motion was made by Plant and seconded by Putt to approve all items as listed on the Consent Agenda including 50% of the annual contribution to the Auburn Williams Fire District.

6 Ayes 0 Nays Excused: Gower. Motion carried.

VI. Public Hearing

1. Monark Equipment Technologies IFT Certificate Application, Case No. 15-01-IFT

An application for an Industrial Facilities Exemption Certificate was received from Steven D. Clark, Monark Equipment Technologies Company for real property improvements at 4533 Garfield Road in Section 23 of the township.

The property is located within an Industrial Development District created on October 22, 2013.

The total project cost is \$375,702.00, all listed as real property costs. A twelve-year exemption is being applied for.

The IFT Application includes an attachment describing projected costs for construction of an approximate 12,500 square foot facility to be utilized for cold storage of used machine tools, parts, and upgrade systems, as well as in progress portions of machine tools for rebuilt and/or new machine tool systems, upgrade systems, etc.

The public hearing began at 7:21 p.m.

S. Clark explained that his company has experienced exponential growth in rebuilding machine tool systems. They currently employ 27 persons and have recently hired five or 6 persons; fabricators, machinists, and engineers. There are less than ten manufacturers in North America that build and re-build the type of machine systems that they do.

Trevor Keyes, Bay Future, was also present and thanked the Board of Trustees for the continual support of new businesses that desire to build and expand in Williams Township.

The public hearing concluded at 7:38 p.m.

VII. Regular Agenda

1. Monark Equipment Technologies Company I.F.T. Application, Case No.

15-01

01-15-001-I/M/P/T A motion was made by Plant and seconded by Putt to approve
===== the application of Monark Equipment Technologies Company, Case
No. 15-01, for an Industrial Facilities Exemption Certificate (I.F.T.) with a total project
cost of \$375,702.00 for 12 years, effective December 31, 2015 for the 2016 tax year on
tax parcel 09-140-023-100-110-08, and to authorize the Clerk to sign the resolution. The
parties are in agreement that all costs incurred by the township to process the Industrial
Facilities Exemption Certificate shall be reimbursed by Monark Equipment Technologies
Company.

Ayes: Plant, Hoverman, Charney, Paige, Putt, and Wasek.

Nays: None.

Excused: Gower. Motion carried.

2. 2015 - 2016 Blue Cross Health/Dental Insurance Rates

The rates for group health and dental insurance were received from Michigan Municipal
League for the year beginning March 1, 2015 and ending February 28, 2016. The health
plan is a Blue Cross/Blue Shield PPO #3. The dental insurance plan is a Blue Dental PPO
Plus.

Health Plan includes \$20.00 office visit co-pay

Plan now includes \$5.00 generic (previously was \$10.00), \$40.00 formulary brand,

\$80.00 non-formulary prescription drug card

\$250/\$500 yearly deductible

Current plan includes one wellness examination

Employee pays 15% of monthly premium

7 Employee Participants

Renewal rates are projected to increase 5%. Blue Cross rates are based on ages of plan
participants.

2014 Monthly Premiums

\$10,100.66 X 12 = \$121,207.92

85% Employer Yearly Share

\$103,026.73

15% Employee Yearly Share

\$ 18,181.19

Current Plan, 2015 Monthly Premiums

\$10,620.95 X 12 = \$127,451.40

85% Employer Yearly Share

\$108,333.69

15% Employee Yearly Share

\$ 19,117.71

Additional Options Provided by John Marcou, MI Insurance Associates

Same Plan Coverage as above with

\$500 individual/\$1000 family yearly deductible

90%/10% co-pay after deductible is met	\$10,455.08 X 12 = \$125,460.96
85% Employer Yearly Share	\$106,641.82
15% Employee Yearly Share	\$ 18,819.14

**Simply Blue PPO Plan/Health Blue Dental PPO Plus
\$500 individual/\$1000 family yearly deductible**

80%/20% co-pay after out of pocket expenses reach \$3000 for individual or \$6000 per family.

80%/20% copay for anything other than office call, even if completed in same office visit. Insured pays for office call and %age of procedure.

Plan includes \$20.00 office visit co-pay
\$40.00 Specialist visit
\$30.00 Chiropractic visit

Prescription Drug Card Plan

\$15.00 generic brand
\$50.00 formulary (preferred) brand; 20% co-insurance for Specialty drugs with a \$200 max
\$70.00 non-formulary brand name or 50% coinsurance (whichever is greater) but no more than \$100 for 30 day supply.

\$9,230.77 X 12 = \$110,769.24
85% Employer Yearly Share \$94,153.85
15% Employee Yearly Share \$16,615.39

For employees with Medicare, premiums are exactly the same for all plans. 2.5 of employees out of 7 enrollees have Medicare rates, so premiums are not affected by the plan chosen by the township. The 2015-2016 Medicare rate is 609.57/month/insured.

Discussion followed. All agreed it is a difficult decision as the rates keep increasing, but premiums are age based and will continue to escalate in future years as the ages of employees and their dependents increase. An Ordinance revision to require an employee 20% co pay was discussed as was a plan with a higher deductible. Trustees present agreed to remain with the present plan for the 2015/2016 renewal year.

01-15-002-I/P A motion was made by Paige and seconded by Plant to adopt the
 =====
 2015/2016 Blue Cross Renewal Rates as provided by Michigan
 Municipal League.
 6 Ayes 0 Nays Excused: Gower. Motion carried.

3. Township Hall Flooring Update

A motion was passed during the December 23rd meeting authorizing the Supervisor to request a firm price from J.E. Ceramic for installation of luxury vinyl tile in the entire lobby, restroom area, hall, bar room area, and kitchen; and to also request an alternate price quotation to install porcelain tile in the restrooms and lobby area with luxury vinyl tile in the hall, bar room and kitchen.

J.E. Ceramic provided the following pricing using porcelain tile.

	<u>12/04/2014</u>	<u>01/06/2015</u>
Tile Removal & Abatement (Bierlein)	\$12,700.00	\$12,700.00
Luxury Vinyl Tile Labor	\$12,750.00	\$10,850.00
Prep the existing floor	\$ 1,850.00	\$ 1,850.00
LVT and base	\$23,108.56	\$18,831.00
Porcelain labor & material	\$ 9,245.00	\$10,947.69
Total price	\$59,654.41	\$55,178.69

Discussion followed. All present agreed that porcelain tile installed in the front entry, lobby, and restrooms will significantly improve the township hall for meetings and rental functions. P. Wasek also stated that our DPW personnel will be painting the entire hall, lobby, and restrooms to coordinate with removal and installation of the new flooring.

01-15-003-B/C/H A motion was made by Plant and seconded by Paige to accept the
 =====
 January 6, 2015 proposal from J.E. Ceramic; to proceed with
 installation of porcelain tile in the front entry, lobby, and restroom area of the township
 hall with luxury vinyl tile to be installed in the hall, bar room, and kitchen. The current
 flooring shall be removed and disposed of according to law. Certificates of workers
 compensation insurance and liability insurance naming Williams Township as additional
 insured shall be provided prior to the start of any work.
 6 Ayes 0 Nays Excused: Gower. Motion carried.

Rather than spend additional time during the meeting, all agreed to stay after the meeting to view samples of the flooring and make a final decision on colors. All luxury vinyl flooring samples provided by J.E. Ceramics have a 10 year warranty. One book of color samples was provided for the porcelain tile.

4. Proposed Ordinance No. 186

The township Planning Commission considered the request of Chad Kloha to rezone to R-3 (Medium Density Residential), 2.03 C-1 (Neighborhood Business District) zoned acres on the northwest corner of Midland Road and Carter Road. He intends to construct a 10 unit apartment complex.

The parcel is land use designated commercial on the Township General Development Plan.

Two approvals were needed from the Planning Commission. Since residential rezoning is technically inconsistent with the Township General Development Plan, the first approval is to amend the General Development Plan to change the land use designation to Medium Density Residential from Commercial. Medium Density Residential allows for a maximum density of 5 units per acre. The second approval is to rezone the property.

Multiple family dwellings are allowed by special use permit in a R-3, Medium Density Multiple Family Residential District.

T. Paige answered questions from Board Members regarding the Planning Commission meeting held on January 5, 2015. He also stated that since there were no comments or objections from neighboring jurisdictions, the waiting period is waived to amend the General Development Plan. The Planning Commission subsequently voted to amend the Township General Development Plan and also recommended that the Township Board rezone the property from C-1 to R-3.

There were no additional questions or comments.

01-15-004-O/P/Z A motion was made by Paige and seconded by Putt to accept the
===== recommendation of the township Planning Commission to introduce, waive reading, and authorize publication of proposed Ordinance No. 186, an Ordinance to rezone 2.03 acres on the northwest corner of Midland Road and Carter Road from C-1, Neighborhood Business District, to R-3, Medium Density Multiple Family Residential District.

Ayes: Hoverman, Charney, Paige, Putt, Wasek, and Plant.

Nays: None.

Excused: Gower. Motion carried.

5. Assessor's Annual Report

Paul Arnold, Township Assessor, distributed his annual Assessor's Report and answered questions from board members.

The Consumers Price Index (CPI) is 1.6%, the same as 2014. The township taxable value is adjusted by new construction and the CPI.

Re evaluation should be complete by the end of 2016.

6. 2015 Local Road Projects

P. Wasek distributed a spreadsheet of anticipated costs for potential 2015 local road projects.

VIII. Unfinished Business

Both of the foreclosed properties owned by Bay County were sold in a tax sale and are being extensively renovated. One parcel was located on Wheeler Road west of Garfield Road and the other is located on Midland Road between Garfield Road and Eleven Mile Road.

IX. New Business

There was no new business.

X. Other Committee Reports

T. Putt stated that Dow Corning contributed \$40,000.00 towards the purchase of the new fire truck. Delivery is expected within the next month to six weeks.

XI. Adjournment

A motion was made by Hoverman and seconded by Charney to adjourn the meeting at 8:55 p.m.

6 Ayes 0 Nays Excused: Gower. Motion carried.

Williams Charter Township

Amy Charney, Clerk

Paul Wasek, Supervisor