

**CHARTER TOWNSHIP OF WILLIAMS
BOARD OF TRUSTEES
SPECIAL MEETING – July 26, 2010**

The Board of Trustees of the Charter Township of Williams held a special meeting on Monday July 26, 2010 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 8:00 a.m. Present: Wasek (Supervisor), Hoverman (Treasurer), Charney (Clerk), Paige (Trustee), Plant (Trustee), and Putt (Trustee).

Excused: Gower (Trustee).

Trustee Gower arrived at 8:06 a.m.

II. Pledge of Allegiance

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

III. Open to the Public

No one was present other than members of the Board.

IV. Regular Agenda

1. Land Purchase, 1100 W. Midland Road

Jim Hammond, Township Attorney has completed a review of the title insurance provided by Land Title, the title insurance company recommended by Sandy Covaleski, Commercial Equities. S. Covaleski is the agent representing the township in an attempt to purchase the foreclosed, bank owned property directly adjacent to the fire station, and contiguous to the township park with an address of 1100 W. Midland Road. The parcel size is approximately 1.50 acres and contains a ranch type house and a detached 28 X 40 accessory building with a cement floor and two doors. The house is structurally sound, but has extensive mold and electrical problems and will need to be removed from the property.

Trustee Gower arrived at 8:06 a.m.

J. Hammond previously reviewed the Addendum to Real Estate Purchase Contract provided by Select Portfolio Servicing. He has also reviewed paperwork provided by Parks Title, Royal Oak, MI, on behalf of Fidelity National Title Insurance Company. This title work was prepared on behalf of the seller. Two title searches have now been completed; one on behalf of the seller and one by Land Title (as mentioned above) on the township's behalf.

P. Wasek indicated that J. Hammond is satisfied with the paperwork if and when all conditions are met by the seller.

After numerous attempted lower offers made through the townships real estate agent, S Covaleski, a purchase price of \$60,000.00 was accepted by the seller, JP Morgan Chase Bank.

An earnest money check for \$5,000.00 has been deposited with Commercial Equities under the rules and regulations of the MI Dept of Licensing and Regulation. The deposit shall be applied to the purchase price at the time of closing.

C. Hoverman asked if P. Wasek had obtained any quotations for tearing down and removal of the house.

P. Wasek responded he had not yet obtained any prices, and would not until closing takes place.

07-10-028-A/C/P A motion was made by Paige and seconded by Plant to authorize
===== the township Supervisor and/or the township Clerk to sign the real estate addendum and to execute any and all required documents to complete the purchase of 1100 W. Midland Road, parcel number, 09-140-022-200-100-00. A certified check payable to Parks Title will be provided at closing in an amount determined by the Closing/Settlement Statement.

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

Nays: Hoverman.

Motion carried.

2. Flajole Road Water Line Project

Bids were opened on July 14, 2010 for construction of an eight inch water line on Flajole Road between Wilder Road and Wheeler Road, approximately 4800 feet. Nine companies submitted bids; the lowest qualified bidder was Mid-State Earthworks, Inc., Freeland. Their bid was \$101,305.00. The highest bid was submitted by Champagne & Marx Excavating in the amount of \$186,600.40. The engineers estimate was \$39,000 higher than the lowest bid.

Mark Norton, Civil Engineering, has reviewed the bids and submitted correspondence to Bay County Department of Water and Sewer recommending that the project be awarded to Mid-State Earthworks, Inc.

07-10-029-B/C/C/W A motion was made by Plant and seconded by Putt to accept
===== the recommendation of Civil Engineering Consultants, and request that Bay County Department of Water and Sewer award the bid to Mid-State Earthworks, Inc. and execute the required documents for installation of an eight inch water line on Flajole Road between Wilder Road and Wheeler Road.

7 Ayes 0 Nays Motion carried.

V. Any Other Business

A short discussion followed regarding an alternative water supply for Bay City and the townships within Bay County.

VI. Adjournment

A motion was made by Putt and seconded by Plant to adjourn the meeting at 8:22 a.m.
7 Ayes 0 Nays Motion carried.

Williams Charter Township

Amy Charney, Clerk

Paul Wasek, Supervisor