

Green Oak Charter Township
Board of Trustees
Regular Meeting Minutes
March 6, 2019

Roll Call – Susan Daugherty, Treasurer, Tracey Edry, Trustee, Richard Everett,
Trustee, Daniel Rainko, Trustee, Mark St. Charles, Supervisor, Jim Tuthill, Trustee

Absent: Clerk Sedlak

Guests: 23

APPROVAL OF AGENDA

Supervisor St Charles added the Correction of ZBA Appointment to the agenda as item
10 C.

**Motion by Tuthill, second by Daugherty
To approve the agenda as amended.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

PUBLIC COMMENT - None

APPROVAL OF CONSENT AGENDA

1. Approval of the February 20, 2019 Regular Board Meeting Minutes
2. Approval of the submitted bills list in the amount of \$435,012.82

Treasurer Daugherty made a correction to the minutes.

**Motion by Edry, second by Tuthill
To approve the Consent Agenda as amended.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

46 **DEPARTMENT HEAD REPORTS & REQUESTS**

47
48 **Treasurer** – Treasurer Daugherty reported the taxes were settled and she is waiting to
49 meet with the County. If residents still need to pay taxes call after March 20, 2019 to do
50 so.

51 **Chief Pless** – He reported the Police Department is now functioning out of the new
52 police building.

53 **Clerk** – None

54 **Supervisor** – Supervisor St. Charles reported as of today there is a total of 13
55 applications for the Board of Review.

56
57
58 **PUBLIC HEARINGS SPECAIL ASSESSMENT DISTRICTS 2019**

59
60 **A. Lake Oak Farms Subdivision Number 1 & Number 2 Road SAD 2019**

61
62 Supervisor St. Charles explained the process for tonight’s public hearing and noted the
63 purpose is to receive comments on the creation of the district. This is not a Township
64 project. The County Road Commission will be overseeing both projects. He explained if
65 a resident plans to protest their assessment to the Tax Tribunal they must make
66 themselves known at the 2nd public hearing in person or in writing. If they fail to do so
67 the Tax Tribunal will not hear their appeal. There are also special assessment
68 deferments, but this does not remove the assessment, it is a loan to the property owner
69 by the State of Michigan.

70
71 He briefly reviewed the comments or questions that were posed for the Lake Oak Farms
72 SAD prior to the public hearing.

73
74 The construction costs are \$375,000 and project contingencies are \$18,750. Bond cost
75 is \$20,000.00, bond discount \$3,750.00, postage \$75.00, paper cost \$125.00
76 Publishing \$9,000 for a grand total of \$426,700.

77
78 The estimated assessment per parcel is \$5,689.33 over 15 years with 5% interest
79 \$548.12 plus 1% administrative fee the cost is \$553.60 per parcel.

80
81 Supervisor St. Charles explained the petitions were circulated and certified. He certified
82 that the petitions were signed by the record owners at 60.98% of the lot area. He
83 further certified that the total lot area within the district equals 39.19 acres, total lot area
84 signed for record owners within the proposed district equals 23.90 acres.

85
86 Supervisor St. Charles opened the public hearing at 7:18 p.m.

87
88 **Jerry Huhman, 6584 Davis Drive** – He has concerns, he did not sign the petition
89 because he had unanswered questions. They do need roads and they don’t have
90 proper maintenance done on their roads and he’s been there 34 years. When it snows
91 it can take 3-4 days before it’s plowed. He wants to cut the cost; he thought they
92 needed more estimates. He would like to know if they can have a highway mix. He
93 questioned if there will be water and sewer in a few years and if so that would just tear

94 up the new road. If there is an assessment on their property when does it go into
95 effect?

96

97 **Robert DeVault, 6592 Robin Rich St** – He has been a resident for 40 years. He did not
98 vote for it and he will be forced to support it since over 60% of his neighbors did.

99 Granholm and Snyder raised taxes to fix roads and now Whitmer is trying to do the
100 same thing. They voted for a millage that increased their taxes till 2026 to do the roads
101 in Green Oak. The ballot issue did not specify any particular roads. His main concern
102 is if it exceeds the estimate who will be responsible for picking up that extra amount. If
103 the gravel shoulders are being eliminated from the project you would think the cost
104 would go down.

105

106 Supervisor St. Charles closed the public hearing at 7:24 p.m. due to no further
107 comments.

108

109 Supervisor St. Charles explained he will have to research getting other estimates. He
110 explained the County Road Commission has gone to is a 13A mix which is a very hard
111 and durable mix, which is all they use for any subdivision road. He stated there is no
112 need for sewers and water. The assessment would go into effect on next winter's tax
113 bill. If costs exceed they are allowed to go 5% above by law. That is the reason he
114 makes a 5% contingency for covering any unforeseen items.

115

116 **B. Resolution 08-2019, 2nd Resolution Lake Oak Farms Subdivision Number 1
117 and Number 2 Road SAD 2019**

118

119 **Motion by Edry, second by Daugherty**

120 **To approve Resolution 08-2019 2nd Resolution regarding certain**
121 **improvements and related Special Assessment District Lake Oak Farms**
122 **Road Improvement Subdivision Number 1 and Number 2 SAD 2019.**

123

124 **Roll Call Vote: Ayes: Unanimous**

125

Nays: None

126

127

MOTION APPROVED

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129

130 **C. Northdale Subdivision #4 Road SAD 2019**

131

132 Supervisor St. Charles explained in the cost estimate is 27 homes in this district. The
133 cost is \$170,000 with contingencies of \$4,250.00, postage \$80.00, paper cost \$810.00,
134 bond cost \$12,000.00, bond discount \$9,000.00, publication \$9000.00 for a total project
135 cost of \$205,140.00. The total assessment per parcel is \$7597.78 for ten years at 5%
136 \$993.79 per year. The treasurer will be working with the bond counsel, there is a
137 possibility they can combine these two projects and see if they can cut the cost, and
138 they will be looking at that.

139

140 The petition was certified and signed by the record owners at 62.96% of benefit units in
141 approval. He further certified that the total benefit units equals 27 units, total benefit

142 units signed for the record of owners is 17. Certified that the assessment roll has been
143 verified.

144

145 Supervisor St. Charles opened the public hearing at 7:35 p.m.

146

147 **Richard Line, 12088 Crooked Lane** He objects to the way they voted on this, there
148 should have been a mailing, he didn't understand it. He questioned the approaches and
149 driveways, he has a cement drive with a speed bump in it and he wondered if that would
150 be replaced.

151

152 **Steve, 12048 Crooked Lane.** He questioned when the money would be due. He stated
153 there are two prices listed, and he wondered if this comes due after the road is done?

154

155 **Greg, 12080 Crooked Lane** – He questioned if there was an informational meeting.
156 There was not good communication for this. Having Crooked Lane serviced was sort of
157 mentioned as an after thought in their email trails and before he could get any questions
158 answered that communication was stopped as soon as people started objecting. There
159 are 3 problem spots, who should be repairing those spots as they go along. If the
160 county is supposed to be filling in the holes they haven't done a real good job. There
161 was talk about just repairing the 3 problem spots and was there a quote to do that vs
162 doing the entire street.

163

164 **Chris Burkhalter, 11982 Crooked Lane** – He commented that he talked to every
165 neighbor here and presented the petition, he tried to be clear on that. There are about
166 50 problem spots on the road; he spent \$200 to fill pot holes in the neighborhood. He
167 confirmed the amount is \$205,140 and not 2 million, he said the decimal was in the
168 wrong spot and needed to be corrected in the letter that went to the homeowners. They
169 would like to explore adding 150' of Marina Rd, can that be mixed in and at what cost.
170 He would expect it to be on next January's tax bill if they pave this summer.

171

172 **Dwane, 11722 Shorecrest** – He appreciates the efforts of the Board members. When
173 this project proceeds will it be coordinated with the adjacent project?

174

175 Mr. Burkhalter stated he has an additional signee to the petition if it's ok to do it.

176

177 Supervisor St. Charles closed the public hearing at 7:45 p.m. due to no further
178 comments.

179

180 Supervisor St. Charles explained the project will be done sometime this summer and it
181 probably cannot be coordinated with the other project of North Dale 1, 2 and 3. If this
182 project is done this year they can pay off the assessment 45 days from the date that
183 they sell the bonds. Treasurer Daugherty stated they will get the best bonding as
184 possible. Supervisor St. Charles explained he will have to talk to the road commission
185 about the cement driveway and speed bump. No informational meeting was held. The
186 petition is citizen driven and the law is clear when it says circulated by petition it can be
187 one singular person or a group. Voting is on the petition. Every owner of record has to
188 sign the petition. He did not know if they can add another street. He will look at the typo.
189 He explained the additional person can sign the petition if they want but it's a moot point
190 since they are at 62%.

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Treasurer Daugherty explained they can pay off the assessment at any time, even if it's a thousand dollars they can pay it down.

Supervisor St. Charles noted that informational meetings are not a requirement.

D. Resolution 07-2019, 2nd Resolution Northdale Subdivision #4 Road SAD 2019

**Motion by Rainko, second by Edry
To approve Resolution 07-2019 Second Resolution regarding certain improvements and related Special Assessment District Northdale Subdivision #4 Road Improvements Special Assessment District 2019 and this is the corrected Resolution.**

**Roll Call Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

**Motion by Edry, second by Tuthill
To re-open Resolution 07-2019 for amendment.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

**Motion by Daugherty, second by Edry
To amend Resolution 07-2019 and show April 17, 2019 as the next public hearing date.**

**Roll Call Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

**Motion by Tuthill, second by Edry
To re-open Resolution 08-2019 for amendment.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

240 Motion by Edry, second by Tuthill
241 To amend Resolution 08-2019 and show April 17, 2019 as the next public
242 hearing date

243
244 Roll Call Vote: Ayes: Unanimous
245 Nays: None

246
247 MOTION APPROVED
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249
250 Motion by Edry, second by Tuthill
251 To recess for 5 minutes at 7:58 p.m.

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253 Voice Vote: Ayes: Unanimous
254 Nays: None

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256 MOTION APPROVED
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259 Motion by Tuthill, second by Edry
260 To reconvene into open session at 8:05 p.m.

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262 Voice Vote: Ayes: Unanimous
263 Nays: None

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265 MOTION APPROVED
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268 Motion by Edry, second by Daugherty
269 To reopen the agenda.

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271 Voice Vote: Ayes: Unanimous
272 Nays: None

273
274 MOTION APPROVED
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276
277 Motion by Daugherty, second by Tuthill
278 To add the cancelation of April 3, 2019 Board meeting as item D to the
279 agenda.

280
281 Voice Vote: Ayes: Unanimous
282 Nays: None

283
284 MOTION APPROVED
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287 PUBLIC HEARING
288

289 **A. 2019/2020 Township Budget Hearing**

290

291 Supervisor St. Charles reviewed the following information for the budget:

292

293 **General Fund:** Estimated Township general fund revenues for fiscal year 2019/2020
294 including a tentative Township millage of .8386 mills; and various miscellaneous
295 revenues shall total \$3,835,580.00 which includes a transfer from General Fund
296 Balance for Capital Projects including principal and interest payments for new police
297 station of \$817,000.00.

298

299 Estimated Township general fund expenditures for fiscal year 2019/2020 for the various
300 Township activities are as follows: General Fund \$3,835,580.00 estimated fund
301 balance of \$3,055,351.00.

302

303 **Building Department:** Estimated Building Department fund revenues for fiscal year
304 2019/202 of \$481,850.00.

305

306 Estimated Expenses \$442,680.00 Estimated Fund balance \$616,502.00.

307

308 **Fire Department:** Fire Department tentative voter-authorized millage of 1.6197 mills;
309 and various miscellaneous revenues shall total \$2,194,785.00.

310

311 Estimated Expenses \$2,194,785.00. Estimated Fund Balance of \$797,362.00

312

313 **Police Department:** Police Department tentative voter authorized millage of 2.3223
314 mills; and various miscellaneous revenues shall total \$3,205.822.00.

315

316 Estimated Expenses of \$3,115,693.00. Estimated Fund Balance \$2,152,686.00

317

318 Supervisor St. Charles opened the public hearing at 8:13 p.m. and closed it due to no
319 response.

320

321 **BUSINESS ITEMS**

322

323 **A. Resolution 09-2019; 2019/2020 Budget Appropriations**

324

325 **Motion by Edry, second by Everett**

326 **To approve Resolution 09-2019; 2019/202 Budget Appropriations for Green**
327 **Oak Charter Township.**

328

329 **Roll Call Vote: Ayes: Unanimous**

330 **Nays: None**

331

332 **MOTION APPROVED**

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338 **B. Employee Classification & Compensation Study**

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340 Treasurer Daugherty explained they had prior determination of salaries awhile ago, at
341 this point they started with that as their base and started doing levels for employees. It
342 is out of date. What they are proposing is good. It's \$10,000 for the study but they feel
343 its something they need and job descriptions will be done, looking at full time and part
344 time, it will be a comprehensive study.

345

346 Supervisor St. Charles felt that the money would be well spent. The Board concurred
347 that the study is needed and would like to move forward.

348

349 **Motion by Daugherty, second by Everett**
350 **To move forward with Municipal Consulting Services, LLC for a**
351 **compensation study in an amount not to exceed \$10,000.**

352

353 **Roll Call Vote: Ayes: Unanimous**
354 **Nays: None**

355

MOTION APPROVED

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359 **C. ZBA Appointment Connection**

360

361 Supervisor St. Charles explained on January 16, 2019 an error was made with the ZBA
362 Appointments. He overlooked hat he had appointed Todd Krebs to the ZBA on June 6,
363 2018 as a full member. This gave them one too many members on the ZBA. William
364 Besso's appointment will be as an alternate. Both alternates will attend the meetings
365 which will insure they have a full board and they can use that time as training.

366

367 **Motion by Rainko, second by Edry**
368 **To reclassify the full appointment of William Besso to an alternate.**

369

370 **Voice Vote: Ayes: Unanimous**
371 **Nays: None**

372

MOTION APPROVED

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376 **D. Cancel April 3, 2019 Meeting**

377

378 Supervisor St. Charles explained they will need to cancel the Township Board meeting
379 of April 3, 2019 due to the fact there will not be a quorum.

380

381 **Motion by Edry, second by Tuthill**
382 **To cancel the April 3, 2019 Township Board meeting.**

383

384 **Voice Vote: Ayes: Unanimous**
385 **Nays: None**

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DISCUSSION ITEMS

Treasurer Daugherty reported the main design of the website is done and it should be about 2 more weeks before the migration begins. They are still working on the last of the billings for the police station.

Trustee Rainko reported on an energy evaluation that DTE performed at his home. He noted that it is a free service and he thought residents should be aware of it.

Supervisor St. Charles reported he has secured the same site as last year for large item clean up day.

COMMITTEE REPORTS - None

EXECUTIVE SESSION – None

PUBLIC COMMENT - None

ADJOURNMENT

The Board of Trustees meeting adjourned at 8:36 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary


Michael H. Sedlak, CMC
Township Clerk


Mark St. Charles
Township Supervisor