

WILSON TOWNSHIP
MEETING OF THE BOARD OF TRUSTEES
January 10, 2018
DRAFT

CALL TO ORDER: Todd Sorenson, Supervisor called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

A. ROLL CALL: Present: Supervisor Todd Sorenson, Clerk, Marilyn Beebe, Treasurer Kerri Reinhardt, Trustee Jeff Argetsinger, and Trustee Louie Fall.

Guests: Hannah Sanderson (NLEA), Scott McPherson, Mel Nowland, Mark Wuerth, Norm Vogt, John Mathers, Aaron Nordman, and Ron Reinhardt.

B. READING OF MINUTES: **Moved** by J. Argetsinger, **second** by L. Fall to approve the minutes from the December 13, 2017, regular meeting of the Board of Trustees. Discussion: None. **Voice vote: All ayes. MOTION CARRIED.**

C. TREASURER’S REPORT/CLERK WARRANTS:

Treasurer – December 2017 month-end balances:

General Money Market (Charlevoix State Bank)	56,497.72
General Checking (Charlevoix State Bank)	1,961.91
Sewer Escrow Money Market (Charlevoix State Bank)	11,271.40
Tax Account Money Market (Charlevoix State Bank)	94,673.65
Tax Checking (Charlevoix State Bank)	10,024.74
General Money Market (Huntington Bank)	248,234.17
Total Checking/Savings	422,663.59

CLERK –December/January warrants for payment: checks numbering 5532– 5549 totaling \$17,981.60 (includes an E-Pay of \$1,478.10 to Charlevoix State Bank for Federal payroll liabilities).

Moved by L. Fall, **second** by J. Argetsinger to approve the treasurer’s report and all requests for payment. Discussion: None. **Roll call: Ayes – Fall, Argetsinger, Sorenson, Beebe, Reinhardt. Nays – none. MOTION CARRIED.**

D. CITIZENS COMMENTS / OATHS OF OFFICE / PRESENTATIONS:

1. NLEA Request for Tax Abatement for Save A Lot: Hannah Sanderson with NLEA gave an overview of the Commercial Rehabilitation Act – PA 210 of 2005 and the application process for a tax abatement that will be presented to Wilson Township on behalf of Save A Lot:
 - a. Township must establish a Commercial Rehabilitation District
 - b. Provides tax incentive for rehabilitation of commercial properties and qualified retail food establishments
 - c. Certification allows for a special Commercial Rehabilitation Tax for up to 10 years
 - d. Freezes the taxable value of a building and exempts the new investment from local taxes
 - e. Save A Lot qualifies as a retail food establishment located in an underserved area or an area designated as rural
 - f. Why grant an abatement: promote economic development, preserve current local tax base & future tax revenue increases, increase revenue to community
2. Appointments: **Moved by** J. Argetsinger and **second by** K. Reinhardt to reappoint Mel Nowland and Ray Guzniczak to a 3-year term on the Wilson Township Planning Commission. **Voice vote: All ayes. MOTION CARRIED.**

E. PUBLIC HEARING/CORRESPONDENCE:

1. Joint meeting with Planning Commission and ZBA:

- a. Ron Reinhardt, County Commissioner for District 3 reported that the County is establishing a Road Loan Program. Total funding is capped at \$400,000 with a minimum single loan amount of \$50,000 and maximum of \$200,000. Interest will be set by the county. The maximum loan re-payment period will be 5 years.
- b. Ron Reinhardt also spoke on behalf of Mr. White who recently purchased farmland property in Wilson Township. Mr. White wants to improve the acreage and construct storage units. Scott McPherson noted that due to the zoning, storage units aren't allowed and the board agreed with Scott's response. Scott noted that he suggested housing as it's a regional issue. Mr. Reinhardt will let Mr. White know what was discussed.
- c. Other topics of discussion:
 - Need for a seasonal road policy i.e. criteria, density, funding, special assessments, etc.
 - Improvement to Wilson Road at a cost of \$140,000
 - Decision by the board to request 2 mills for road millage (attorney to approve proposal language, summer newsletter will include info on increase in the millage)
 - Broadband internet – not many options
 - Grants – windscreens and walkway from hall to lake. The cost was estimated at \$55,000. S. McPherson was asked to contact the DEQ and/or DNR to see if there are problems with putting a path to the lake. Discussed pathway from parking to pavilion as an alternative. Aaron Nordman with Performance Engineering was directed to come up with the plans and cost estimate.
 - Scott McPherson gave an update on Buhlman Dock and R & B Excavating projects.

Combined meeting adjourned at 7:43 PM

F. COMMITTEE REPORTS

1. Supervisor's Report (Todd Sorenson): Discussed throughout the meeting.
2. Planning Commission (Jeff Argetsinger): No meeting.
3. Zoning Board of Appeals (Marilyn Beebe): No meeting
4. MTA (Jeff Argetsinger): No meeting
5. Cemetery: Jeff Argetsinger
 - a. Wreaths Across America – had a nice ceremony
 - b. Working with Aaron Nordman to create new cemetery maps
 - c. Considering putting more plots in Knop Cemetery
6. Township Park and Hall (Louie Fall): No update
7. Roads (Todd Sorenson): Discussed previously

G. UNFINISHED BUSINESS

1. County Grants: Discussed previously
2. Broadband Internet: No update
3. Road Millage: Discussed previously
4. Newsletter: Postponing distribution of the newsletter to include with the summer tax bill.

H. NEW BUSINESS

1. 2018-2019 Draft Budget: T. Sorenson provided a draft 2018-2019 budget. It is very preliminary and needs input from all board members.
2. County Grant Resolutions:
 - a. Resolution 1 of 2018: **Moved by** J. Argetsinger with **second by** L. Fall to apply to the Charlevoix County Board of Commissioners for a \$10,000 appropriation from the Charlevoix Parks Millage for wind curtains for the pavilion at Fall Park.
 - B. Resolution 2 of 2018: **Moved by** J. Argetsinger with **second by** L. Fall to apply to the Charlevoix County Board of Commissioners for a \$10,000 appropriation from the Charlevoix Parks Millage for pathway from the parking lot to the lake.

Roll call: Ayes – Fall, Argetsinger, Sorenson, Beebe, Reinhardt. Nays – none. RESOLUTIONS ADOPTED.

- I. **ADJOURNMENT**: With no further items on the agenda, L. Fall **moved** to adjourn at 8:03 PM, **second** by J. Argetsinger. **Voice vote - all Ayes. Motion Carried.**

Respectfully submitted,

Marilyn L. Beebe, Clerk