

**Minutes of a Regular Meeting of the
Spring Lake Township Board of Trustees
July 13, 2015**

A meeting of the Spring Lake Township Board of Trustees was held at Barber School, 102 W Exchange St, Spring Lake MI 49456

6:00pm Work session: Several presenters were present to talk to the Board about LEED certified building and alternative energy such as solar panels.

1. Call to Order/Roll Call of the Board:

Supervisor Nash called the meeting to order at 7:00pm.

Present: John Nash, Carolyn Boersma, Jim Koster, Rick Homan, Ron Lindquist, Larry Mierle, Rachel Terpstra

Absent: None

Participants: Gordon Gallagher, Spring Lake Township Manager; Ron Bultje, Spring Lake Township Attorney

2. Invocation and Pledge:

Supervisor Nash opened the meeting with a spiritual reading and the pledge of allegiance.

3. Public Comment:

Public comment was opened at 7:03pm and closed at 7:04pm. No comments were offered at this time.

4. Approval of Agenda:

Motion by Lindquist, support by Mierle to approve the agenda as written. The motion carried unanimously.

5. Approval of Consent Agenda:

Motion by Lindquist, support by Homan to approve the consent agenda. [RC] With a unanimous vote the motion carried.

- a. Approve June 8, 2015 Regular Minutes
- b. Approve payment of all fund bills
- c. Receive June 2015 Financials

6. Approval of Office Furniture Quotes

The Township received three quotes for office furniture upgrades for the new offices at the Village Hall. Integrity Business Solutions was the most competitive at \$11,846. Integrity will also move our current office components and install both new and repurposed furniture for an additional \$6,000. Staff is recommending moving ahead with the Integrity proposal.

Motion by Boersma, support by Mierle to approve the bid from Integrity Business Solutions for \$11,846 for new furniture and \$6000 for moving the office components to the new building. With no dissenting votes and one vote abstained, the motion carried. Jim Koster abstained from the discussion and vote due to a conflict of interest.

7. Listing Agreement – 148th Ave. Property

A proposed listing agreement was received from Chris Peel with Greenridge Realty for the fire station on 148th Ave. The proposed listing price is \$399,000. Motion by Mierle, support by Homan to approve the Sale Agency Agreement with Greenridge Realty, through Chris Peel, with a change to item 6 concerning possession of the property. After some discussion on possession and listing price, a **motion** was made by Mierle, and supported by Homan to table the issue until an appraisal could be completed. The motion carried.

8. Zoning Ordinance Amendments

The Planning Commission has recommended three zoning ordinance text amendment changes to the Board for final consideration.

- 1) Large scale developments as PUD's – Two options were presented for review to ensure that all large scale residential developments are presented as Planned Unit Developments (PUD). **Motion** by Nash, support by Terpstra to adopt and authorize the Supervisor and Clerk to sign option 2 of the zoning text amendment ordinance concerning large scale residential developments. [RC] The motion carried unanimously.
- 2) Fences – Minor changes were made to the definition of fences as well as adding a provision to ensure fences are well maintained. **Motion** by Nash, support by Lindquist to adopt and authorize the Supervisor and Clerk to sign the zoning text amendment ordinance concerning fences. [RC] With Terpstra and Nash as dissenting votes the motion carried.
- 3) Accessory Buildings – The Board requested that the Planning Commission consider an amendment that would place review of applications for accessory buildings that are not allowed by right to the Zoning Board of Appeals. The Planning Commission recommended denial of the zoning text amendment that was presented to them. **Motion** by Boersma, support by Homan to adopt and authorize the Supervisor and Clerk to sign the zoning text amendment ordinance concerning the area height and number of accessory buildings. [RC] With Lindquist as the dissenting vote the motion carried.

9. Lakeside Beach Repair

The Township and the Village have an agreement on cost sharing of certain items related to Central Park and Lakeside Beach. The Village has requested 50% assistance with the repair of portions of the beach walkway. The Township's portion of the repair will be half of the total \$4,765. **Motion** by Terpstra, support by Homan to approve the expenditure to pay the Village half of the estimated cost to repair the walkway at Lakeside Beach. [RC] The motion carried unanimously.

10. Board Reports – Ambulance, PC, ZBA, Treasurer, Clerk

A time for information sharing was given to the Board members.

11. Approval of Quotes for Generator Move

The generator that currently services the Township Hall is being moved to service the 174th fire station. The bid to move and install the generator is \$8156.00. **Motion** by Lindquist, support by Homan to approve the bid to move the generator. [RC] The motion carried unanimously.

12. Grysen FOIA Appeal

Mr. Grysen has filed a formal appeal with the Township Board concerning his FOIA request. **Motion** by Terpstra, support by Lindquist to deny the FOIA appeal due to lack of information and due to applicant’s failure to appear at the meeting to explain the basis of the appeal. [RC] The motion carried unanimously.

13. Ownership Transfer – Township Hall

Motion by Boersma, support by Terpstra to approve the summary of terms for the purchase of the Township Hall by the Village of Spring Lake, substantially in the draft form presented to the Township Board and attached to the minutes, but with the elimination of item 7 regarding a purchase by the Warner Baird Library, with the addition of the Village’s ability to prepay without penalty, contingent on approval by the Village Council; and to authorize the Supervisor and the Clerk to sign the necessary documentation to complete this transaction via a method of purchase allowed by applicable law. [RC] The motion carried unanimously.

14. AT&T Tower Lease Extension

AT&T is proposing an extension to the lease of space on the VanWagoner Road water tower. They would like to extend the term for up to 25 years (5 - 5 year terms). Staff is recommending that this be passed along to the Ottawa County Public Utilities for a recommendation. They are proposing an increase in the lease rate (increase to \$2,200 per month from the current approximately \$1,900).

15. Reports

A time for information sharing was given to the Board members and Manager.

16. Adjourn

The meeting adjourned at 9:10pm.

Respectfully submitted,

H. Carolyn Boersma, CMC
Spring Lake Township Clerk