

**MINUTES
ALPINE TOWNSHIP BOARD
REGULAR MEETING
AUGUST 18, 2014**

2014-99 CALL TO ORDER AND APPROVAL OF AGENDA

The Alpine Township Board held a regular meeting on Monday, August 18, 2014 at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan, 49321 with due notice. Supervisor Arends called the meeting to order at 7:30 p.m. and the Pledge of Allegiance was recited. Present were Supervisor Alex Arends, Clerk Jean Wahlfield, Treasurer Jim Townsend, and Trustees Ron Cordes, Jim May, Mike Wahlfield and William Schweitzer.

A motion was offered by May with support from Cordes, to approve the Consent Agenda and approve the Regular Agenda. There was no further discussion and the motion carried 7-0.

2014-100 CONSIDERATION OF VOUCHERS/BILLS

A motion was offered by May, with support from Schweitzer, to approve the payment of checks and invoices for the period ending 08/18/2014 including bags for the fall leaf pickup and election worker pay for the August 5, 2014 Primary. The motion carried 7-0.

**2014-101 PUBLIC HEARING; SOMERSET MEADOWS PUBLIC SEWER SAD-
CONSIDERATION OF RESOLUTION #14-22**

May with support from Schweitzer motioned to open the public hearing for the Somerset Meadows special assessment district, Consideration of Resolution #14-22. Motion carried 7-0.

Township Engineer Steve Teitsma from Progressive AE gave a brief review of the project.

Noting that no public comment was offered, May with Townsend's support motioned to close the public hearing. Motion carried 7-0.

The Board discussed the estimated costs of the Somerset Meadows public sewer project which includes a 10% contingency amount. Teitsma informed the Board that the estimate Progressive currently has for the sewer project is \$262,000 in construction cost which includes the contingency amount and they are confident the project will be completed under \$300,000.

Trustee Cordes questioned whether the Township is funding or financing for Somerset Meadows. It was noted that the public sewer project will be financed by the Township and paid back by property owners in the Special Assessment District over a yet to be determined number of years.

Townsend noted that it is his intent to include the amount owed by each property owner in the special assessment district on their Winter tax bills.

A motion was offered by May with support from Townsend to approve Resolution #14-22 Determination to make public improvements; approval of plans and estimate of cost as well as

the final determination of Special Assessment District that shall exist for a term not to exceed 10 years. Motion carried 7-0 in roll call vote.

2014-102 PUBLIC COMMENT

Jeff O'Hara running for 63rd District Judge spoke to board sharing his qualifications. O'Hara is one of two candidates running for this position in the November General Election.

2014-103 COMMISSION REPORT

Planning Commission: Cordes – He did not attend the meeting. He shared his opinion for the need of a service road connection on the old UAW Hall property

Zoning Board of Appeals: Schweitzer – Met last month; Denied a variance to create a lot 165' in width because the standard is 330' for AG zoning district.

Historical Committee: Schweitzer – Did not meet, but they have been working on the dedication stone for the Alpine Center Cemetery and researching the names of those buried missing head stones and names.

Sewer & Water: Arends – Met with NKSA and Plainfield Township officials to work out who determines water meter size.

Parks & Recreation: Jim May- Did not meet; tomorrow is Walk to the Park in Westgate Neighborhood Park to get the community acquainted with the park, neighbors and Township. There will be fun activities for the kids, a pickle ball demonstration and free ice cream.

Public Services Committee: Alex Arends – Did not meet

Economic Development Committee: M. Wahlfield – Met last Tuesday with Dana Quick, Investment Advisor went over community events she would like to do and would like Alpine Township to partner with Sparta Chamber of Commerce.

2014-104 CONSIDERATION OF RESOLUTION #14-23- POW MIA RECOGNITION DAY

Michael J Bost Chapter No. 18 of Vietnam Veterans of America will observe Prisoner of War/ Missing in Action Recognition Day on Friday, September 19, 2014. A ceremony will be held at 2:00 pm in the chapel of the Michigan Home for Veterans in Grand Rapids.

Schweitzer with support from Arends made a motion for the Designation of September 19, 2014 to be observed as "Prisoner of War/ Missing in Action Recognition Day". Motion carried 7-0.

**2014-105 FIRST READING – COMMERCIAL PUD (C-PUD) AND TENTATIVE APPROVAL OF SITE PLAN CONDO PROJECT
4235 ALPINE AVBENUE NW – VISSER DEVELOPMENT**

Greg Bol of Visser Development explained that their tenant issues have been resolved and was the reason for the property development project to be on hold since May of 2014. Tim Horton's and a mattress store are the new businesses that will occupy the property. The requirement made by the

Planning Commission to build the service road connection at the time the property is developed has had a major impact on the timing and cost to the project. He noted that some discussions have taken place with Menards as they are interested in purchasing property adjacent to their store for expansion purposes.

Sue Becker, Planning Director included action items in a letter dated August 15, 2014 for the Township Board to address at tonight's meeting in order to move the Visser project forward.

A motion was offered by Townsend with support from May to grant permission to move the pre-determined northern connection point of the north/south service drive to the west as indicated on the Moore & Bruggink site plan dated May 7, 2014. Motion carried 7-0.

A motion was offered by Cordes with support from Townsend to grant 1st reading approval of the C-PUD Rezoning request and associated site plan dated May 7, 2014 drawn by Moore & Bruggink Engineers for property located at 4235 Alpine Avenue NW (41-09-35-228-001) as requested by Visser Development and to include all the conditions as approved and made by the Planning Commission on March 20, 2014. Motion carried 7-0.

A motion was offered by May with support from Cordes to approve step one of the site condominium process (per section 3.4 (b) of the Unplatted Property Ordinance) for plans dated May 7, 2014 and drawn by Moore & Bruggink Engineers for property located at 4235 Alpine Avenue NW (41-09-35-228-001) as requested by Visser Development and to include all the conditions approved and made by the Planning Commission on March 20, 2014. Motion carried 7-0.

2014-106 DISCUSSION – TOWNSHIP INVESTMENTS

Treasurer Townsend reviewed the Treasurers Report dated August 2014 and discussed an investment option for Alpine Township. Kent County started an investment pool about thirty years ago that currently holds around \$350 million of Kent County money as well as some of the local government's money. Cannon Township and Plainfield Charter Township have \$5.5 million invested. The pool only invests in money markets, CD's and mortgage based securities and has a slightly fluctuating interest rate that is currently at .48%. Townsend asked the board what they thought about Alpine Township investing in Kent County pool and further explained the benefits of a higher interest rate and accessibility to the money. He explained that the down side would be that the money would not be FDIC insured. The Board discussed the information presented.

The consensus of the Board not to invest Alpine Township funds in the Kent County pool as this time.

2014-107 GAGA BALL UPDATE

Deputy Chief Jeremy Kelly obtained prices to build a gaga pit in Westgate Neighborhood Park. He initially found the concrete would cost \$2,000 to \$4,000. He contacted Randy Dunneback who supplied a price of \$1500 for concrete. It will cost \$560 for the brackets, fasteners, nuts & bolts and \$192 for the lumber. \$70 in donations has been received making the total cost for this project

\$2,182. There will be no additional labor costs as the Fire Department has offered to build the gaga pit.

Kelly requested the Board's approval to move forward with the construction of the gaga pit. The project was discussed by the Board. It was decided the funds from the Park and Recreation budget would be used for the project.

Cordes with support from May made a motion to purchase materials to build a Gaga Pit in Westgate Park in an amount not to exceed \$2500 in a location to be determined by the Parks and Recreation committee and Township Staff. Motion carried 7-0.

2014-108 FIRE DEPARTMENT

Chief Klomparens reported that it had been a busy July with 94 calls.

The Chief provided several Fire Department and Township building maintenance updates. The bathroom at Westgate Park has been painted.

Background checks are being done for possible new employees. Currently two people are interested in job openings at the Fire Department and they are already completely trained.

The Fire Department received a \$1,850 grant from Walmart and purchased a new computer for inventory and data tracking. A net motion license was purchased for connection with K.C. Dispatch.

Recent Fire Department purchases include a new chainsaw purchased for \$268. An entire skid of oil dry was purchased in order to obtain a bulk discount.

Some businesses in Alpine Township have Knox lock boxes on their buildings and the keys to the boxes are stored on Fire Department apparatuses. In order to have a secure place to store these keys, the Department purchased lock boxes with a push button access.

The Chief discussed the recent FEMA grant awarded in the amount of \$235,000 for the purchase of a new water tender truck. Fire Department personnel are working on truck specifications with the intent of staying within the amount awarded by FEMA

2014-109 PUBLIC COMMENT

There was no public comment at this time.

2014-110 SUPERVISORS REPORT AND BOARD COMMENTS

The Clerk spoke briefly of the August 5, 2014 Primary election; Alpine has good voters and had a good turnout as Kent County had a voter turnout of 19.7% and Alpine Township had a better turnout percentage at three of precincts. November General Election Absentee Applications will be mailed out the first week in September.

The Supervisor reminded everyone that the Walk to the Park will be tomorrow in Westgate Neighborhood Park from 6:30-7:30pm.

Arends also noted that the Township did receive the \$5,000 Par Plan Grant for security cameras and equipment for Westgate Park and the Sports Complex. A monthly fee for internet will be incurred at both locations.

The meeting was adjourned at 8:42pm

Respectfully submitted,

Samantha Hanna,
Recording Secretary

Jean Wahlfield, Clerk

Alex Arends, Supervisor