

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
June 3, 2024

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Jean Ledford, Terry Croft, Robin Hunt, Diana Lowe and Jeff Dhaenens. Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 26 people in the audience.

The Pledge of Allegiance was recited.

The call to the public was opened at 6:31 pm.

Ms. Colleen Quinn of 4042 Brookstone Court thanked the board for the consideration of the Lakewood Knoll Roadway Improvement Project. She referenced the email that she sent to the board. The roads in the subdivision have exceeded their life span. They are rated a 1 by the Livingston County Road Commission, which is the lowest score. The roads are dangerous and it affects their property values. More than 50 percent of the property owners are in favor of the project and signed the petition.

Mr. Matt Hurley of 4070 Brookstone Court is in support of the road project. They spoke to many people in the neighborhood and they were concerned that if these roads are redone, the condos could redo their roads and that could bring in construction traffic, but Ms. VanMarter is assisting with that. The cost of the project will continue to increase so it should be done now.

Ms. Michelle Hebert of 409 Conover Court asked the board to approve the repavement project. She had open heart surgery last year and is recovering. She needed to use a walker and was instructed to walk for her recovery which was very difficult because of the condition of the roads.

Mr. Bill Reibert of 3145 Stillriver Drive stated he is wearing a pin from a group of citizens who are concerned with the rezoning of a large rural area of Genoa Township. The voice of the people should be considered. He has spoken to many people and they do not want this.

Ms. Janene Deaton of 6999 Sunrise Park is a candidate for township clerk. She is opposed to this area being industrial. She has been a realtor for 24 years and she knows what sells and what the people want in Livingston County. There is a place in Hartland that has stables where people can keep their horses. This would be a great alternative for this area besides industrial.

Ms. Melanie Johnson of 3990 Chilson Road stated there is no transitional zoning from how the Latson Road PUD will be developed and the properties next to it. No one wants to live next to an industrial park.

Mr. John Ohrt of 4027 Brookstone Court stated he would like the board to approve the road project for Lakewood Knoll.

The call to the public was closed at 6:43 pm.

Approval of Consent Agenda:

Moved by Lowe, supported by Dhaenens, to approve the Consent Agenda as presented. **The motion carried unanimously.**

- 1. Payment of Bills: June 3, 2024**
- 2. Request to approve the May 20, 2024 regular meeting minutes.**

Approval of Regular Agenda:

Moved by Ledford, supported by Hunt, to approve the Regular Agenda as presented. **The motion carried unanimously.**

- 3. Public Hearing on the proposed Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024).**
 - A. Call to the Property Owners**
 - B. Call to the Public**

The call to property owners was made at 6:44 pm.

Mr. Eric Graetzel of 7895 Deborah Drive has lived there since 1997. He is the president of the association. The road is in bad shape. It has exceeded its useful life. He is in support of proceeding with this.

Mr. Jim Pizzimenti of 7911 Deborah Drive has lived there for 21 months. He was not in support of it when he was first asked; however, after the information meeting that the township and road commission held he is in support of the project. The information was clearly stated, including the financial information.

Ms. Judith Tolles and her husband have lived there since 1993. She has a sense of pride in her home ownership. The road is in disrepair. There are children who play on the street and it is not safe because of the rubble on top of the road. She is in support of the project.

Mr. Michael Smiglewski of 7847 Deborah Drive is in support of the project. They have lived here since 2018. The street is in disrepair. It is not safe to ride bikes. The costs are reasonable compared to what is projected for the future. It will increase the property values.

Ms. Joann Fellwock of 7767 Deborah Drive has sent pictures of the road. She agrees with what her neighbors have said.

The call to property owners was closed at 6:51 pm.

The call to the public was made at 6:51 pm with no response.

4. Request for approval of Resolution #3 Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Mr. Dhaenens stated that his road benefited from a similar program. The project has his support.

Ms. Hunt agrees. This is a wonderful program that the township started many years ago. She is glad the township can help and the informational meetings Ms. VanMarter holds are fabulous.

Moved by Ledford, supported by Lowe, to approve Resolution #3 approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

5. Request for approval of Resolution #4 Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for June 17, 2024, and Directing the Issuance of Statutory Notices for the Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Moved by Skolarus, supported by Hunt, to approve Resolution #4 acknowledging the filing of the Special Assessment Roll, scheduling the Second Hearing for June 17, 2024, and Directing the Issuance of Statutory Notices for the Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

6. Request for approval of Resolution #1 to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Moved by Lowe, supported by Dhaenens, to approve Resolution #1 to proceed with the project and direct preparation of the plans and cost estimates for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

7. Request for approval of Resolution #2 to Approve the Project, Schedule the First Hearing for June 17, 2024, and Direct Issuance of Statutory Notices for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Ms. Hunt drove on these roads today and they are in terrible condition.

Ms. Skolarus stated that the township is contributing \$145,500 for this project.

Moved by Hunt, supported by Croft, to approve Resolution #2 to approve the project, schedule the first Hearing for June 17, 2024, and direct issuance of Statutory Notices for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

8. Request for approval of Resolution #6 Bond Authorizing Resolution for the Pine Creek Ridge Road Improvement Special Assessment District. (Roll Call)

Ms. Hunt stated this was made available so residents can pay without interest. As of today, there are 67 full payoffs and two partial payoffs. This reduces the amount that has to be borrowed.

Moved by Lowe, supported by Skolarus, to approve Resolution #6 – Bond Authorizing Resolution for the Pine Creek Ridge Road Improvement Special Assessment District. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

9. Request to approve the Memorandum of Understanding with the Lake Villas of Pine Creek for their contribution to the Pine Creek Ridge Road Improvement Project.

Moved by Hunt, supported by Lowe, to approve the Memorandum of Understanding with the Lake Villas of Pine Creek for their contribution to the 2024 Pine Creek Ridge Road Improvement Project. **The motion carried unanimously.**

10. Request to approve a project agreement with the Livingston County Road Commission to reconstruct the roads within the Pine Creek Ridge Subdivision consisting of approximately 5.45 miles with the Township's cost not to exceed \$4,210,000.

Ms. VanMarter stated that the bonds have to be sold before the funds are available, and she will not send this to the Road Commission until the sale has gone through and the funds are available. There will be budget amendments needed for this project that she will bring to the board in the future.

It was noted that the costs for this project have been held for two years. Supervisor Rogers stated that the Road Commission has worked with the township. He thanked staff for their work.

Moved by Hunt, supported by Skolarus, to approve the Project Agreement with the Livingston County Road Commission to reconstruct the roads within the Pine Creek Ridge Subdivision consisting of approximately 5.45 miles with the Township's cost not to exceed \$4,210,000. This approval is contingent on obtaining a "Notice to Proceed" following the bond sale. **The motion carried unanimously.**

11. Request for approval of a fireworks display on Lake Chemung on June 29, 2024 as submitted by Chris Bonk.

Ms. VanMarter stated she has not received the insurance certificate at this time. Also, there was an error in her memo. The amount of the insurance policy is not \$6,000,000, it's a \$2,000,000 policy.

Moved by Lowe, supported by Dhaenens, to conditionally approve the Public Fireworks Display permit for Chris Bonk located on a floating platform in Lake Chemung on June 29th with a rain date of June 30th, 2024. The permit for the event shall not be issued until Township staff has received and approved the Certificate of Liability Insurance which shall name Genoa Township as additional insured. In addition, the applicant shall ensure that all requirements of the Brighton Area Fire Authority are met. **The motion carried unanimously.**

12. Closed session to consider the purchase of real property pursuant to MCL 15.268(1)(d).

- A. Consider motion to enter into closed session to consider the purchase of real property pursuant to MCL 15.268(1)(d)). (roll call)**

B. Consider motion to conclude the closed session and return to open session. (roll call)

Moved by Ledford, supported by Lowe, to enter into closed session to consider the purchase of real property pursuant to MCL 15.268(1)(d)) at 7:03 pm. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

Moved by Lowe, supported by Dhaenens, to conclude the closed session and return to open session at 7:51 pm. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

Correspondence

Ms. VanMarter presented a pamphlet with the details of the Temporary Sign Standards. The code enforcement officer sent an email to everyone who filed to run for office in the township advising of the sign regulations. She noted that the Livingston County Road Commission's ordinance may have different information, but the township's ordinance takes precedence.

Ms. Skolarus noted that signs along the township hall driveway are able to be posted 10 days before the election, up to 100 feet of the precinct.

Member Discussion

Ms. Skolarus received a check for \$10,000 from Howell Schools for their election.

Ms. VanMarter stated there is a major electrical problem in the township hall's basement. She showed photographs. She is soliciting quotes from electricians, who have said it is going to be very expensive and the township hall may need to be shut down while the work is done. This is an emergency situation and she may need to move forward with approving the work before it can be brought to the board for approval.

There was a motorcycle accident on Grand River that caused damage to the railing and boardwalk. Staff has made it safe and she is waiting for a quote to repair it from the company who installed it.

Mr. Dhaenens stated that he, Greg Rassel, and Maryann McCreary, members of the Planning Commission, attended the Livingston County Master Plan meeting last week. Supervisor Rogers attended as well.

Adjournment

Moved by Hunt, supported by Lowe, to adjourn the meeting at 8:08 pm. **The motion carried unanimously.**

Respectfully Submitted,

Genoa Charter Township Board Meeting
June 3, 2024
Approved Minutes

Patty Thomas
Recording Secretary

Approved: Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township