

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
June 17, 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, and 65 people in the audience.

The Pledge of Allegiance was recited.

The call to the public was opened at 6:31 pm with no response.

Approval of Consent Agenda:

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

- 1. Payment of Bills: June 17, 2024**
- 2. Request to approve the June 3, 2024 regular meeting minutes.**

Approval of Regular Agenda:

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

- 3. Public Hearing on the proposed Special Assessment Roll for the 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 6:32 pm.

Ms. Joann Fellwock of 7767 Deborah Drive thanked the board for considering this project. This is important to be done and should be done now. Her friends in West Bloomfield had a similar project and their costs were much more and the interest rate higher. The Livingston County Road Commission has agreed to do part of the roadway and if it is not done now, they may not offer to do it in the future. This is 2022 asphalt pricing. Costs will continue to increase. The road is in huge disrepair. This is a necessity. This will increase the property values.

Mr. Jim Pizzimenti of 7911 Deborah Drive supports what his neighbor said. He appreciates Ms. VanMarter's work, the board's work and the research that was done changed his mind. The work is fantastic and he is thankful for the diligence and the deal that was put together. It was with a focus on the residents of the neighborhood.

Ms. Carla Sullivan of 7964 Deborah Drive agrees with what her neighbors said. The road needs to be fixed.

Mr. Michael Smiglewski of 7847 Deborah Drive stated that the neighborhood is in need of this improvement. The offer for the township to help is appreciated. He agrees with what his neighbors said.

The call to property owners was closed at 6:37 pm.

The call to the public was opened at 6:37 pm with no response.

4. Request for approval of Resolution #5 Confirming the Special Assessment Roll for the proposed Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Moved by Ledford, supported by Dhaenens, to approve Resolution #5 Confirming the Special Assessment Roll for the proposed 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. Consideration of amendments to the Fiscal Year 2024-2025 budget for Fund 202 – "SAD Roads and Lakes" to create a new Department #497 for the Grand Ravines (Deborah Drive) Road Rehabilitation project with new line items as follows:

- A. New revenue line items: 202-497-628-005 for SAD Principle in the amount of \$23,533 and 202- 497-665-001 for Interest in the amount of \$7,060.**
- B. New appropriation line item 202-497-801-075 in the amount of \$390,000.**

Moved by Hunt, supported by Lowe, to create new revenue line items: 202-497-628-005 for SAD Principle in the amount of \$23,533 and 202-497-665-001 for Interest in the amount of \$7,060. **The motion carried unanimously.**

Ms. VanMarter stated the amount for Item B is incorrect on the agenda. It should be \$392,000.

Moved by Hunt, supported by Skolarus, to create a new appropriation line item 202-497-801-075 in the amount of \$392,000. **The motion carried unanimously.**

6. Public Hearing on the proposed Lakewood Knoll Subdivision 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 6:40 pm.

Ms. Russo at 4028 Brookstone Court have lived there for 13 years and have seen the roads deteriorate. All of the streets are missing chunks of asphalt. These roads have lasted over their lifespan. The new roads will increase curb appeal and increase the value of the home. Having the township help with the cost, there is no better time to get this underway. They are requesting the board approve it. They received flyers from the opposing side that have made false statements. She asked for clarification where they said the new homeowner's will take on the tax burden.

Ms. Laura Pinozzi of 288 Conover Court stated that 18 years ago the HOA was disbanded. If there would have been one, they would have been able to maintain the road. Just because there are portions of the road that are deteriorating, it does not mean the entire road must have the rip and replace treatment. The majority of the people who are in favor are on Cloverview and Aster Boulevard. The residents on the other roads are not in favor of it. Aster Boulevard has been misused because of the condominiums. The board should look at doing the roads in sections. A complete rip and replace is not a viable solution. They do not need the portion with stamped concrete. She said their property taxes are going to go up in addition to the assessment.

Ms. Render of 4021 Aster Boulevard stated she was glad there was not an HOA in their neighborhood when they moved there. There are two residents who have to drive around the cement boulevard to exit their driveway, and they are one of them. She described the residents of the subdivision. She asked them to consider with compassion an alternative and to not go through with this project. There are people in the subdivision that do not have the money.

Mr. Dean Kypke of 4075 Aster Boulevard has a concern with the traffic on the road. No one pays attention to the speed limit. They need lower speed limits, speed bumps, and a stop sign at Cloverdale.

Ms. Nancy Reader-Kypke of 4075 Aster says there are speeders from Latson Road to the condominiums. One of the side streets needs a three-way stop. This plan for the road improvements has been rammed through with an urgency that does not exist. She asked the board to wait to find out what improvements the condos are doing and determine what is really needed. The person who is bringing around the petition wants this to go through and most residents do not. She does not want the stamped concrete.

Genoa Charter Township Board Meeting

June 17, 2024

Approved Minutes

Mr. Gerald Isenogle of 4058 Aster Boulevard has lived there since 2001. There was a problem with the HOA board so the residents voted to disband. Since that time, an individual wants to get a new road put in and wants everyone to pay for it. He is requesting that the petitions be resigned because what they have been told is nothing as to what will be done.

Ms. Rebecca Alexander of 4041 Brookstone Court did not sign the petition. Aster Boulevard is the main entrance to the condominiums. They should pay their part. There are many residents who are on fixed incomes, retired and have second jobs, and some who are single-parent households. Not everyone can afford this.

Mr. Tim Quinn of 4042 Brookstone Court thanked the board for considering this project. It is time to repair the roads. If they are not maintained or replaced, there could be damage to vehicles and people. The roads are only going to get worse and the cost to improve them will increase. The condition of the road affects property values. More than the required number of petitions have been submitted and a majority of the homeowners support the project.

Mr. and Mrs. John and Nancy Bodo of 300 Cloverview Court have lived there for 24 years. The way the petitions were handled is questionable, because there were multiple statements and promises made that were not in the petition. He agrees there are problems with the roads but asked if it is that bad? Is it urgent? He would like the language of the petition to be rewritten.

Ms. Peggy Green of 4089 Aster Boulevard has lived there for four years. She agrees with her neighbors that because the road is in bad condition, it keeps the traffic slower. She agrees with the need for the stop sign as noted by her neighbors.

Ms. Beth Haglund of 4076 Aster Boulevard asked that the petitions be authenticated and certified by an outside source. The project has been pushed by a few neighbors and the township. She suggested just repaving Aster Boulevard. \$10,000 is a lot to ask for many families. How the board votes will be remembered in November.

Mr. John Ohrt of 4027 Brookstone Court has lived there for 30 years. All of the roads are falling apart. The road commission has done a good job trying to maintain them. He thanked the board for putting this together. He hopes the residents can see that property values are subjugated with bad roads.

Mr. Eric Hagland of 4076 Aster Boulevard is concerned with the cost of the project. The special assessment is a burden and hardship to many of the residents. He guaranteed that their taxes will be increased in addition to the SAD. It could increase \$1,500 - \$1,700 per year. There should be alternatives investigated. Pave over the current asphalt? Just pave Aster?

Ms. Michelle Hebert of 409 Conover Court is in favor of this project. The safety of everyone should be considered. She has health issues and struggles on the roads with her walker. She asked the board to approve the project.

Genoa Charter Township Board Meeting

June 17, 2024

Approved Minutes

Ms. Starr Doering of 4090 Aster Boulevard stated the roads need to be fixed. There are other options that need to be explored. She signed the petition, but she was lied to. She would like to rescind her petition. Also, her daughter is on the deed and she did not sign the petition so it is invalid. She suggested paving only Aster.

Mr. Robert Evans of 4110 Brookstone Court stated the costs of the asphalt are from 2021-2022. This will not get cheaper. If it is delayed, there will be a bigger cost to bear.

Ms. Colleen Quinn of 4042 Brookstone Court thanked the board for their support on this project. They provided accurate information to the residents so they can make an informed decision. There is a lot of misinformation in the letters of opposition. The experts have rated all of the roads with a "1", which is the worst. The costs will only increase. The road condition affects property values. Greater than 50 percent of the property owners are in favor of the project and signed the petition. She hopes the board approves the project.

Ms. Susan Lesowykof 468 Cloverview Lane has lived in Wayne, Oakland and Washtenaw Counties and Aster Boulevard is the worst road she has ever seen. The costs of materials and labor are going to increase. It will not be lower than it is now. She objects to the letters that were left in her mailbox. The improvements are needed for everyone.

Mr. Gary Revenaught of 404 Cloverview Lane has lived here for 26 years. The roads are a disaster and they need to be redone. All of the roads are rated as a "1". They all need to be replaced. Everyone was provided the same information from the township. There are more than 51 percent of the residents in favor of it. He asked the board to approve the project.

Mr. Tim Cruse of 420 Cloverview Lane has lived here for 26 years. The roads need to be fixed.

Ms. Julie and Michael Battista of 397 Cloverview Lane have lived there for 28 years. The roads need to be fixed. She does not think the stamped concrete is needed. She agreed that people speed on Aster Boulevard and there should be stop signs added. They have over 50 percent of residents who have signed the petition.

Ms. VanMarter noted that four letters were received in opposition to the project. They were Thomas Sliwa of 445 Cloverview Lane, Paul Halfmann of 341 Conover Ct, Steven and MaryAnn Trudeau of 312 Conover Ct, and Bret Hammett of 4055 Cagney Lane.

The call to property owners was closed at 7:27 pm.

The call to the public was opened at 7:27 pm with no response.

7. 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 Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Ms. VanMarter stated that Garrett Olson of the Livingston County Road Commission (LCRC) is present and can provide information regarding a road improvement project. The township's role in this process is funding. This is a road commission road so it is their project. Some of the neighbors approached the township so she reached out to the LCRC and they provided what would be the best fix. The island being changed to stamp concrete is not increasing the cost of the project.

The property taxes are capped and can only go up to the rate of inflation each year. The property taxes increase when the home is sold. The township does not require that the assessment be paid off if the house is sold, so who pays it off is negotiated at the time of sale.

Supervisor Rogers stated that the millage rate approved recently by the township is for a home worth \$500,000, which has a \$250,000 taxable value, the township receives \$253.77 per year. He complimented staff for what has been done in the township with that little bit of tax revenue. He noted that the township is paying for part of the project. The township is only the bookkeeper. This is always initiated with the neighbors. It is not initiated with the township or the board.

Ms. Hunt stated that the speed and the stop signs spoke about this evening would be a decision made by the LCRC, not the township.

Ms. Skolarus stated that the township committed \$1,500 per home for this project. It would take 15 years of taxes being received from each of the residents before that money was gotten back.

Mr. Garrett Olson of the LCRD is a construction engineer. The speed limit on these roads is 25 MPH, which is the lowest that can be. It is consistent with similar roads in the county. With regard to the three-way stop off of Aster Boulevard, the LCRD follows the national standard of traffic control, the MUTCD, and stop signs cannot be used for speed control. He provided the details of the standards that are used to rate a road. They are all rated "1" in this subdivision and the only solution is to replace the asphalt. It can sometimes include the base to be repaired, but in this case, they do not believe that will need to be done. They do not initiate SAD's either. They respond after the township reaches out to them because residents have started the process.

Supervisor Rogers asked Mr. Olson his opinion on speed bumps. Mr. Olson stated that the LCRC has speed bumps at one location in Livingston County. It is resident-funded and it must include specific pavement marking, signage, etc.

He confirmed that putting the stamped concrete island instead of a landscape island will not increase the overall cost of the project.

Supervisor Rogers stated that he can reach out of the sheriff's office to see if they can pass through the neighborhood if they are in the area to monitor the speeding.

Ms. VanMarter addressed the resident who said her petition is invalid because her daughter is on the deed and did not sign it. The Township Assessor reviewed each petition that was received against our records and it was validated; however, even if it was invalidated, there would still be more than 50 percent of the residents who signed it. She added that the law does not require petitions. The board can initiate these types of projects, but the Genoa Township Board has a policy that petitions shall be obtained and more than 50 percent of the residents must approve of the project.

Ms. Hunt stated the elected officials are not pushing this process. They are reacting to and following the policy that is in place. The township is the financial mechanism to assist with paying for the project.

Moved by Hunt, supported by Dhaenens, to approve Resolution #3 Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared 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 #4 Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for July 1, 2024, and Directing the Issuance of Statutory Notices for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Moved by Lowe, supported by Croft, to approve Resolution #4 Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for July 1, 2024, and Directing the 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).**

9. Consideration of a request to approve water rate adjustments in response to the City of Brighton's revised fee schedule effective July 1, 2024 as recommended by the accountants and Utility Director as follows:

- A. Increase the Lake Edgewood North Star (Conference Center Drive) Quarterly Water Fee to \$8.33 / 1,000 gallons from \$7.66 / 1,000 gallons;**
- B. Increase the Lake Edgewood Other Quarterly water fee to \$7.98 / 1,000 gallons from \$7.34 / 1,000 gallons;**

C. Hold the applicable Brighton City water connection fee at \$2,802 per REU and the sewer connection at \$7,198 per REU.

Dr. Tatara stated when the City of Brighton increases their rates, the township passes them onto the residents, with an additional \$.20 more per thousand gallons to cover the administrative and material costs.

Moved by Hunt, seconded by Lowe, to increase the Lake Edgewood North Star (Conference Center Drive) Quarterly Water Fee to \$8.33/1,000 gallons from \$7.66/1,000 gallons. **The motion carried unanimously.**

Moved by Ledford, supported by Skolarus, to increase the Lake Edgewood Other Quarterly water fee to \$7.98/1,000 gallons from \$7.34/1,000 per 1,000 gallons. **The motion carried unanimously.**

Moved by Lowe, supported by Dhaenens, to hold the applicable Brighton City water connection fee at \$2,802 per REU and the sewer connection at \$7,198 per REU. **The motion carried unanimously.**

10. Request to approve the Sewage Treatment Agreement Between the Genoa-Oceola Sewer and Water Authority and Genoa Charter Township for the Lake Edgewood Sewer System.

Dr. Tatara provided photographs and provided details, including the budget, of a project to install 8,800 feet of sanitary sewer plus convert an old wastewater treatment plant to a pump station. The total cost was \$1.3 million, using \$500,000 provided to the utilities department from ARPA funds received by the township.

There are two changes that need to be made to the Agreement that is in the packet per the township attorney's review.

Moved by Ledford, supported by Lowe, to approve the Sewage Treatment Agreement between the Genoa-Oceola Sewer and Water Authority and Genoa Charter Township for the Lake Edgewood Sewer System, contingent on Genoa-Oceola Sewer's approval and the changes recommended by the township attorney. **The motion carried unanimously.**

11. Consideration of a request for approval of a budget and expenditure not to exceed \$159,067 to rehabilitate the existing Herbst Farm pole barn buildings and to develop a lease agreement between the Township and the Utility Department.

Dr. Tatara provided a review of the project, including a detailed quote, which will allow them to store the utility department's repair parts inside. Currently they are stored outside and subjected to the elements.

Supervisor Rogers noted that demolishing and rebuilding the buildings was considered, but rehabilitation was less expensive.

Moved by Skolarus, supported by Hunt, to approve a request for approval of a budget and expenditure not to exceed \$159,067 out of the buildings and ground fun to rehabilitate the existing Herbst Farm pole barn buildings and to develop a 10-year lease agreement between the Township and the Utility Department, conditioned upon MHOG and Genoa-Oceola Sewer and Water Authority approval. **The motion carried unanimously.**

12. Request for approval of a renewal of the Uniform Video Service Local Franchise Agreement with Spectrum Mid-America, LLC (Charter Communications) with an annual provider franchise fee of 5% for a ten-year term beginning June 17, 2024 and ending June 17, 2034.

Ms. VanMarter stated that staff requested to have some of the conditions that were made with WOW. There are only 32 homes in the Township . They did not agree to the requests. This is the same agreement that the township has had with Spectrum Mid-America for the past ten years.

Moved by Dhaenens, supported by Hunt, to approve the renewal of the Uniform Video Service Local Franchise Agreement with Spectrum Mid-America, LLC (Charter Communications) with an annual provider franchise fee of 5 percent for a ten-year term beginning June 17, 2024 and ending June 17, 2033. **The motion carried unanimously.**

13. Consideration of a request to authorize Township staff to approve a proposal to repair the electrical conduit, circuit box and related items at the Township Hall at a cost not to exceed \$40,000 from General Fund Capital Outlay > \$5,000 #101-900-970-000.

Ms. VanMarter showed photographs of the damaged electrical box and quotes that were received to make the repairs. She anticipates the cost being approximately \$30,000 but is requesting to be approved to spend up to \$40,000.

Moved by Lowe, supported by Dhaenens, to authorize staff to select and approve a proposal for repairs to the electrical cabinet and related system at a cost not to exceed \$40,000 from General Fund Capital Outlay > \$5,000 #101-900-970-000.**The motion carried unanimously.**

14. Consideration of a request from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for North Soccer Field Drainage Repair.

Supervisor Rogers stated that there is \$60,000 in the budget.

Ms. Skolarus stated that this field was designed by an engineer and questioned why this is occurring.

Ms. Hunt's opinion is that this is very expensive for this work. Ms. VanMarter stated that this field is unusable in the spring due to this issue. She has reached out to another township who had a similar repair. Mr. Dhaenens agrees it is expensive, so he would like to see a second quote.

Moved by Hunt, supported by Lowe to table the request from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for North Soccer Field Drainage Repair. **The motion carried unanimously.**

15. Request for approval of the closed session minutes from June 3, 2024.

- A. If necessary, consider motion to enter into closed session under the Open Meetings Act, MCL 15.268(h) to consider material exempt from discussion or disclosure by state or federal statute. (Roll Call, requires majority of those present)**
- B. Consider motion to adjourn the closed session and reconvene in open session. (Roll Call)**

Moved by Lowe, supported by Skolarus, to approve the closed session minutes from June 3, 2024 as presented. **The motion carried unanimously.**

Member Discussion

Ms. Skolarus suggested changing the Lakewood Knoll SAD to 15 years. Ms. VanMarter stated that she would need to speak to the Bond Counsel because there have already been four resolutions passed for this project.

Ms. VanMarter showed photographs of the security features that have been installed on the township hall site.

Mr. Dhaenens stated that he and Mr. Croft participated in a lunch and learn from the Livingston County Planning Commission where they learned about the life cycle of a building.

Supervisor Rogers visited LaCasa's new building. They have 54 beds and unfortunately they have been mostly full since it opened. It is a wonderful facility.

Adjournment

Moved by Lowe, supported by Croft, to adjourn the meeting at 8:41 pm. **The motion carried unanimously.**

Genoa Charter Township Board Meeting
June 17, 2024
Approved Minutes

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township