

Holly Township  
Board of Trustees – Regular Meeting  
Minutes of October 21, 2009

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**Call to Order:** Supervisor Jesse Lambert called the October 21, 2009 regular meeting of the Holly Township Planning Commission to order at or about 6:30 p.m. at the Holly Township Hall, 102 Civic Drive, Holly, Michigan, 48442.

**Pledge of Allegiance**

**Roll Call:**

**Board Members Present:**

Jesse Lambert, Supervisor  
Karin Winchester, Clerk  
Mark Freeman, Treasurer  
Janet Leslie, Trustee  
Steve Ruth, Trustee

**Others Present:**

Dave Schang, Building Inspector  
Roger Welsh, Code Enforcer  
Sandra Kleven, Holly Village Council

**Consent Agenda:**

1. Agenda Approval
2. Approval of Regular Meeting Minutes – September 16, 2009
3. Acceptance of Financial Statements – September 2009
4. Approval of Bills for Payment – October 2009
5. Routine Reports:
  - A. N.O.C.F.A. Draft Minutes – September 21, 2009
  - B. Planning Commission Draft Minutes – September 14, 2009
  - C. Building Permits – September 2009
  - D. Treasurer’s Quarterly Report – June 30, 2009
6. Communications - No communications.

- **Clerk Karin Winchester moved to approve the Consent Agenda, as amended. Supervisor Jesse Lambert supported the motion. A roll call vote was taken. Ruth: Yes; Freeman: Yes; Lambert: Yes; Leslie: Yes; Winchester: Yes. The motion carried with a 5/0 vote.**

**Public Hearing:** 2010-2011 Community Development Block Grant Application and the Reprogramming of 2008 and 2009 Program Year Funds

- **Supervisor Jesse Lambert moved to open the Public Hearing. Clerk Karin Winchester supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Mr. Larry Lilly questioned the amount of funds and what they would be used for.

Clerk Karin Winchester indicated that the proposed use is for planning administration, ADA doors and public services. The community's specific needs for public service funds have been rotated each year.

- **Clerk Karin Winchester moved to close the public hearing. Treasurer Mark Freeman supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

**Reports:**

Supervisor – No report.

Treasurer Mark Freeman reported the Treasurer's Quarterly Report is included in the Board's packet. He indicated he has opened up an account for the Township with a company called Munivest, short for Municipal Investment Strategies, in hopes to get better interest rates on Certificates of Deposit. Munivest is an investment company that primarily works with municipalities and unions. He has letters of recommendation from other municipalities currently using their services.

Clerk Karin Winchester reported the paving of the entrance to Oakhill Cemetery began. The pillars and fencing should also begin next week. A request was received from a resident that an account be set up for the Township to receive donations for the repair of the brick of the Township Hall. A separate account will be set up for that purpose.

Trustee Ruth – No report.

Trustee Janet Leslie reported the Economic Development Task Force has decided there will be no board, which will allow everyone who wishes to weigh in an equal vote. All they have to do is be at the meeting. In this way, people can come whenever they can and offer whatever input they can without having to make a commitment. Many times some of the busiest people have some of the most valuable information to share. The task force has moved on to setting goals. They will be taking an inventory of the community to understand the community's demographics and what needs to be improved.

**Public Comment:**

Mr. Roger Welsh stated he has been asked by Wilbur Swarthout's wife to say a few words about him tonight. Mr. Swarthout was a Holly Township supervisor from 1982 to 1988. He was a very interesting and wonderful man. During the entire time he was supervisor we were fighting against a prison being put in Holly. He helped set the direction that it wasn't going to happen here by stating we wouldn't oppose the prison, so there was nothing negative about it. He focused on the fact that it was a poor place to site one and it should be sited somewhere else. We have been the only community ever to have stopped a prison from coming here. His attitude and leadership guided the community through that. He also was responsible for restoration of the Township Hall. The offices were moved over to the Community Ed building while restoration was ongoing. There was very little cost to the community. Residents who had been laid off from General Motors helped out, along with some incredibly talented carpenters.

Volunteers came out by the dozens. Another thing he did was gather together with others at the Grand Blanc Township boundary in Revolutionary War costumes to tell Grand Blanc to keep their industrial

area on their side. The intention was they would bring the industrial down; and as they did, they would annex property as they came. He let them know that it wasn't going to happen, that Holly Township wasn't going to just sit by and let it happen. He suffered a long time with Parkinson's disease. He always tried to remain active in the community and passed this past summer. He was a great supervisor for Holly Township and was just absolutely the right man for the right time.

Mr. Larry Lilly noted he has a copy of the police proposals again. This should be priority one. He knows the Township Board is doing everything they can to get the information and trying to get cooperation from the Village. His area has always been petitions and getting people involved. He's still going to go for renewal of the 2 mills, a tax for the Village police to serve 10,000 residents in 36 square miles. Anytime the people have put anything on the ballot in the past, the people won. He would like to see full coverage for the whole Holly community.

Mr. Mike Gould stated until earlier this morning it looked like the police service issue might be a dead issue because it appeared the Holly Village Council decided they weren't going to deal with this any longer. As a complete surprise to everyone, they found that there's a budget shortfall coming up next year. He read an article in the Holly Express quoting Holly Village Manager Marsha Powers indicating a concern that there's going to be anywhere from a \$62,000.00 to \$68,000.00 shortfall and it may be as much as \$300,000.00 in 2011. He's received feedback they are willing to sit down and discuss police service. It appears the Village had some confusion in terms of how the bid was drafted and how it was interpreted. There was no foul on anyone's part; it was just a communication breakdown. Essentially, even though they talking about one full-time person, they're willing to provide whatever is needed that fits within the scope of the low bid. It would be a collaborative effort between Holly Police Department and the Michigan State Police. When a 9-1-1 call comes in, it would be whatever car happened to be closest would respond; 99 percent of the time it would be Holly Police Department. There will be another community meeting. The question will be if we can get the cost down and residents buy into it. The Village may actually be considering the possibility of reducing police staff and/or cutting services or going back to their union, and may be more motivated today than they were last week. Anything the Board can do in working with the Village would be helpful.

(Applause.)

Ms. Sandra Kleven indicated the budget shortfall this year is \$62,676.00.

### **Old Business:**

#### 1. Police Service Request

Trustee Janet Leslie asked Mr. Gould whether the Township Board met expectations pressing forward on creating a special assessment district.

Mr. Gould indicated there seems to be a much more collaborative effort recently and it is appreciated. They are an ad hoc committee and have no power to get anybody to agree to any additional charge to residents. He questioned whether any assessment could be split into two parts, summer and winter taxes.

Treasurer Mark Freeman stated the Township taxes are in the winter taxes and the school taxes are in the summer taxes. The summer taxes, by far, are much higher than winter taxes.

Trustee Leslie questioned how important the Village's final bid is; if the bid stands at \$107,000.00, would Mr. Gould pursue collecting signatures on a petition.

Mr. Gould stated it would depend on the next community meeting. When he crafted the counter bid, he looked at it as \$200.00 a home was about an 8.5% discount on the \$107,000.00. Mr. Tom McKenny pointed out he could see going for it even if something were offered a little bit less than what has been put forth by the Village. There are about 2500 residences in the village. Their group of about 490 is only a 20% addition. Whatever is currently being allocated for full proactive police services for 2500 homes, they're only increasing the service load by an additional 20% and it can be looked at as 20% more for cost. It was pushed up a little more because we ran into an issue where someone made it clear if the Village Council gives a special assessment district one penny less than they're paying, they're planning to go to war. So they're looking for a mid ground.

Trustee Leslie questioned whether the Board would need to ask the Village for another bid.

Clerk Karin Winchester indicated the Board should request on behalf of the safety committee that the Village consider their counter-offer. It's gone through the Board on each level.

Trustee Leslie stated there has been concern expressed by Village Council members that they're doing a tremendous amount of work without knowing what will happen if they do submit a bid that the safety committee is satisfied with; they have no way of knowing whether the Board will approve a special assessment district. It has been discussed that if the committee brings the appropriate number of signatures on a petition, would we be likely to approve their request. We haven't made a statement that anyone can take to the bank, so to speak, regarding that. A vote would be an act of good faith, stating we will approve the creation of the special assessment district, given the committee submits a petition to the Holly Township Board of Trustees containing the number of signatures required by law and provided the committee adheres to all other legally required guidelines for the submission of such a petition.

Treasurer Mark Freeman noted such a vote would be pre-voting before you really vote, not knowing what will be put before the Board.

Mr. Gould questioned if the safety committee is able to secure all of the signatures requisite to getting a petition, is there still a possibility that the Board wouldn't agree to it?

Treasurer Freeman indicated he's being asked before he's being presented anything how he would vote.

Mr. Gould stated nobody expects someone to say I'll sell you my house if you don't tell me the price. This seems to be a straightforward issue. It's like saying can you guarantee me the election date will be on this date next year; it's the same date every year. If we bring you X amount of valid, signed petitions, he's feeling there's a bit of hedging whether this group would agree and it's disconcerting. The worst thing is to get everyone enthused and carrying petitions and out of left field there is no agreement. There's no guarantee we'll get the signatures, but it would be worse if we got the signatures and for whatever reason you elected not to approve it. That wouldn't be right.

Treasurer Freeman indicated if any group of citizens presented a petition to the Board with the required signatures and met all the criteria, in all probability the Board would approve it. He can only speak for himself.

Trustee Steve Ruth stated if you had 246 signatures and there are a lot of people that don't want it, he would like to hear the reasons from those who wouldn't want it. He questioned what the number 490 represents, whether they were occupied homes.

Clerk Winchester indicated the 490 were parcels.

Treasurer Freeman noted the majority were occupied homes but there were vacant parcels included. A property owner of a vacant parcel that doesn't need police protection would be paying for it anyway and not living on the parcel. Every parcel in the proposed special assessment district would be taxed.

Supervisor Jesse Lambert stated in the last few months the Village Council has asked for more action on the Township Board's behalf. He asked Village Councilperson Sandra Kleven if she could clarify what action the Village would like to see from the Township Board. Many times during meetings they don't get into detail because there's other business.

Ms. Kleven indicated she couldn't clarify what action the Village Council would like to see from the Township Board of Trustees.

Trustee Leslie stated she's comfortable agreeing tonight that she would support the creation of a special assessment district provided a petition was brought to the Board with the appropriate number of valid signatures and provided all other guidelines were followed.

Treasurer Freeman indicated at this point there's nothing obvious to the Board that would prevent the Board from approving it. That doesn't mean something more obvious might become apparent at a later date. In all likelihood there probably won't be anything. We don't know if something will come out of left field to change the whole perspective.

- **Trustee Janet Leslie moved that the Holly Township Board of Trustees submit a letter to the Village of Holly on behalf of the Holly Township Safety Committee asking the Village to respond to the counter-offer of \$98,000.00 proposed by said committee. Clerk Karin Winchester supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

#### **New Business:**

1. Recognition of Service – Proposed Resolution 2009-27

Supervisor Lambert stated he would like to recognize and thank Mr. Roger Welsh who has voluntarily contributed a lot to the community, especially on the Oakhill Cemetery project, as well as emergency lighting around the Township offices. Whenever anything is needed, he is around to help. He is also the Township's code enforcer. He has been a great help to the newly appointed board members. He has served on the Planning Commission and the Township Board.

(Applause.)

- **Clerk Karin Winchester moved to approve the recognition of service for Roger Welsh, proposed Resolution 2009-27. Supervisor Jesse Lambert supported the motion. A roll call vote was taken. Winchester: Yes; Freeman: Yes; Leslie: Yes; Ruth: Yes; Lambert: Yes. The motion carried with a 5/0 vote.**

Mr. Welsh stated the acquisition of the cemetery and the improvements being made right now have been done without spending tax money and the Board should be proud of that. It is an asset to the Township. Elias Cady, a Revolutionary War hero and George Washington's body guard is buried at Oakhill Cemetery. He lived to be 97 years old. There is a chapter in the "Daughters of the American Revolution" named after him. It is part of why the cemetery is so special. His original gravestone was replaced in 1961 by a group of veterans.

## 2. Dangerous Building Proceedings Request

Mr. Dave Schang, building inspector, stated there is a property on Belford Road he doesn't want to specifically identify because it is vacant and open. It has been vacant for longer than six months. It had some unauthorized construction on it which was never completed. It meets the definition of a dangerous building. It's in an isolated area near Dixie Highway and I-75. The building is shielded by bushes and other things and it is hard to protect. It's an attractive nuisance and the Township should proceed in getting the building either fixed up or removed.

Clerk Winchester noted there is evidence people are getting into the building.

Mr. Schang stated he contacted the real estate agent handling the sale and told him the building should be secured. Nothing has happened.

Trustee Ruth questioned whether the property taxes are current.

Mr. Welsh indicated it's a 60 acre parcel and the taxes are current.

- **Clerk Karin Winchester moved to approve moving forward with the dangerous building request. Trustee Janet Leslie supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

## 3. NSP Program – Proposed Resolution 2009-22

Clerk Winchester indicated the grant monies available do not fit Holly Township's needs. Foreclosures have to be vacant. The Township would have to purchase the properties for below market value and sell them to people who are low to moderate income qualified. The purchase amount and the cost to rehabilitate the properties would cost too much for the low to moderate income qualified to purchase. The administration of the program is also enormous. There would be an additional burden to maintain the properties once they have been rehabbed. The Township would be paying for heating, snow removal, lawn mowing and other costs until the properties were sold.

Treasurer Freeman noted the Township is encouraging Oakland County to distribute the Township's NSP funds to the Village of Holly so the funds could still be kept within the community.

- **Supervisor Jesse Lambert moved to approve Resolution 2009-22. Clerk Karin Winchester supported the motion. A roll call vote was taken. Freeman: Yes; Leslie: Yes; Ruth: Yes; Winchester: Yes; Lambert: Yes. The motion carried with a 5/0 vote.**
- 4. Confirm Special Assessment Roll for Fire and Emergency Services – Proposed Resolution 2009-23

Clerk Winchester noted this is an annual resolution of the Board to confirm their desire to move forward with the special assessment for fire and emergency services.

Trustee Ruth questioned whether the millage rate stayed the same.

Treasurer Freeman indicated it will increase 10% on the 2009 winter taxes. It went up from 1.81 to 1.99 due to the eroding tax base because of the decline in property values and the millage generates less dollars. There also was prior to this a shortfall between how much money the special assessment district millage generated and the actual true cost of the contract. The Township earmarks state revenue sharing and it will be reflected in the special appropriations in the budget. The Township can increase it 10% through the Board.

- **Supervisor Jesse Lambert moved to approve Resolution 2009-23. Trustee Janet Leslie supported the motion. A roll call vote was taken. Leslie: Yes; Lambert: Yes; Ruth: Yes; Freeman: Yes; Winchester: Yes. The motion carried with a 5/0 vote.**
- 5. Holly Area Youth Assistance Member – Proposed Resolution 2009-24
- **Clerk Karin Winchester moved to approve Resolution 2009-24. Trustee Janet Leslie supported the motion. A roll call vote was taken. Lambert: Yes; Freeman: Yes; Leslie: Yes; Winchester: Yes; Ruth: Yes. The motion carried with a 5/0 vote.**
- 6. Request to Reprogram Prior Program Years CDBG Funds – Proposed Resolution 2009-25

Clerk Winchester stated this is a reprogram of funds from barrier-free park equipment back to ADA doors at Sorensen Park.

- **Supervisor Jesse Lambert moved to approve Resolution 2009-25. Treasurer Mark Freeman supported the motion. A roll call vote was taken. Winchester: Yes; Ruth: Yes; Lambert: Yes; Leslie: Yes; Freeman: Yes. The motion carried with a 5/0 vote.**
- 7. 2010 – 2011 CDBG Application - Proposed Resolution 2009-26

Clerk Winchester noted this is a proposal that the funds will be applied toward reimbursing the Township's costs for time and publication costs.

- **Clerk Karin Winchester moved to approve Resolution 2009-26. Supervisor Jesse Lambert supported the motion. A roll call vote was taken. Lambert: Yes; Winchester: Yes; Leslie: Yes; Freeman: Yes; Ruth: Yes. The motion carried with a 5/0 vote.**

8. CDBG Contract Extension – Holly Area Youth Assistance

Clerk Winchester noted the contract needs to be formally extended to December 31, 2009.

- **Clerk Karin Winchester moved to approve the public service contract extension to Holly Area Youth Assistance for CDBG funds. Supervisor Jesse Lambert supported the motion. A roll call vote was taken. Ruth: Yes; Leslie: Yes; Freeman: Yes; Lambert: Yes; Winchester: Yes. The motion carried with a 5/0 vote.**

9. Support of Grant Approval – Proposed Resolution 2009-28

Supervisor Lambert noted Holly Woodlands is applying for a grant to add additional units.

Clerk Winchester encouraged the Board members to also send letters in support.

- **Treasurer Mark Freeman moved to approve Resolution 2009-28. Trustee Steve Ruth supported the motion. A roll call vote was taken. Winchester: Yes; Freeman: Yes; Leslie: Yes; Ruth: Yes; Lambert: Yes. The motion carried with a 5/0 vote.**

10. Fall Newsletter – No action taken.

**Public Comment:**

Mr. Lilly commented when he got over 2,000 signatures to disincorporate the Village to put it on the 2004 ballot, the Village didn't put it on the ballot. It's very possible the safety committee could get the signatures and it can be turned down. This was a very good meeting and everyone got a chance to talk. Mr. Gould brought up some good points. He's glad to hear some good news for a change. The Board is doing a fantastic job on police protection. He still feels it should be for the whole Holly community, 36 square miles, 10,000 residents.

Ms. Judith Gawren commented she likes the idea of not telling someone just because they get the signatures means it's automatic. The Board can't make that decision because new things can develop and change everything. She loves the newsletter and she wants the Board to know how much her and her neighbors appreciate it.

**Adjournment:** Supervisor Jesse Lambert, hearing no other business, adjourned the meeting at 7:50 p.m.

Zo Turner, Recording Secretary  
Holly Township

Karin Winchester, CMC  
Holly Township