

**HOMESTEAD TOWNSHIP
APPROVED 6/6/2016
REGULAR MEETING
MAY 2, 2016**

The regular meeting of the Homestead Township Board was called to order at 6:00 p.m. by Supervisor Jessica Wooten.
The entire audience participated in the Pledge of Allegiance.

Present by roll call: Shelley Rosa, Mary Geetings, Dan Moore, Jessica Wooten, and Beverly Holbrook.
Also Present: Tim Markey, Fire Chief

PUBLIC INPUT: None

Closed public input at 6:02 p.m.

APPROVAL OF AGENDA: Motion by Rosa to approve the agenda with changes as follows: Add Sheriff Schendel and Undersheriff Kyle Rosa to the Special Guest list, supported by Geetings. All Ayes. Motion Carried.

GUEST SPEAKER:

Sheriff Schendel: *Congratulated the four individuals for their life saving. He also stated that they have AED's in all the patrol vehicles for life saving which were paid for from a Tribal grant that was received. *There will be patrol around the area for the village of Honor recall election tomorrow. This is being done for peace of mind in a heated election. *This is an election year and he is running for Sheriff for another 4 year term and asked for everyone's support. He also introduced Undersheriff Kyle Rosa.

Craig Johnson, EMS Director: Chief Tim Markey and Lt. Butch Garber were given Professional Service Awards for their part in an April 10 life saving. EMT Mathew Johnson and Firefighter Brandon Morris received Accommodation for Life Saving Awards for this incident. An AED was used to save this person's life along with CPR and quick response by all four responders. This is one example of what your MFR units do in the county. *Told the public about pre hospital cardiac arrest and what chance there is of survival outside of the hospital. To increase our chance of survival, new equipment has been purchased one being a machine that can automatically do CPR and also they have been training the community

on how to do CPR. There are free classes being held all over the county. We went from less than 2% survival rate to 8% in 2015 because of all the training and new equipment. CPR classes are free and any organization can set up a training class. *Our EMS millage is up in 2016 and we will be on the ballot in August. It will be a small increase because medical costs have risen. Have had the same rate for the last 12 years. *Explained how and why an AED machine is so important.

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Bill Kennis, Benzie Bus: *They are doing the annual survey, non rider & rider. Please fill out either paper copy or on line at the BB web site. *Hoping to get grant money to put a shelter in Honor. *Working to get better bus coverage to get to the medical centers and also to Manistee. *Free shuttles to the Beach Bums games on Tuesday & Friday nights with half price tickets and free rides on Benzie Bus. *We are going to be going to the TC Film Festival. *Pure Michigan Mondays for \$5 we will take you around the county and you can get off at different places to visit and catch the next bus to keep going.

Troup 65 Honor Boy scouts: Next Meeting

COMMISSIONER: Frank Walterhouse shared the* Benzie County Building first quarter information as to permit trends in the county. They are seeing an increase in construction. *He also handed out the Animal Welfare League brochure. They have been in operation for 40 years. *On April 27 there was a meeting for the Maples with the County Commissioners, DHS, and the Building Authority. Still trying to get the new building open.

Correspondence – Resident Letter regarding the Junk ordinance from Deborah Poineau and Keith Breuker (On File)
Comments regarding the Junk and Blight ordinance from Keith Riemersma (On File).

PUBLIC REVIEW OF PROPOSED ORDINANCES:

Junk/Blight Ordinance: Explained that we have had a Junk Ordinance and this new ordinance is adding Blight to handle other trash that people are leaving around their property. Comments as follows: (Supervisor or attorney comments)

- What about 4 travel trailers on a half acre? Don't know what they are doing for sanitary. (Supervisor Wooten stated that they have to contact the Health Department and start with them. Typically we get the complaint and give it to our zoning administrator and will also pull in the health department to help handle this type of situation.)
- Concern about these types of ordinances for people who live below the poverty line. I know that there are people who cannot afford to have their trash taken care of and how is the township going to address this issue. There are also senior citizens who are no longer capable of taking care of the old travel trailer or items they might have in their yard. Who is going to enforce this ordinance? How are you going to address hoarders? This doesn't seem to fit Homestead Township. There has to be somewhere to live like people want to live.
- Some people may only be able to afford to live in a travel trailer but you don't have to live like a pig and have garbage all over your yard. You don't have to be rich to be neat and take care of your property and have some pride in it.

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- A lot of the problem is the decline of scrap prices. A lot of the low income people save metal to scrap for extra income to pay the bills. They are stockpiling hoping the prices will come back up. I disagree with the 10 day time limit to be an effective ordinance. Right now 25% or more are in violation of the ordinance. Need a phase in of 6 months at least to let people be law abiding. Regarding damaged buildings as in fire, 10 days is impossible to clean up because of insurance, demo permits, hire a demo contractor and other things that need to be considered.
- We have been dealing with junk and blight in the village and it won't be over for years but you need to start. I did research on piles of tires and found out that they are warm environments for insects and

rodents to breed which causes illness. We haven't even begun to talk about the Zika virus which will be a problem. No matter what ones income, we have to be concerned about the health and safety of all people in our area. If people need help getting rid of trash then we need to assist.

- We need to find another avenue to help people not just fine them.
- I walk the trails in the state property and every year find new piles of trash where people who don't have the money to take care of it just dump on state property. Can we go after the state to clean up their property?
- We need better advertisement of the special clean up days such as tires and electronics. (We will put these dates on our board out front and our website.)
- The ordinance addresses autos that sit for 3 months without being plated. I have work trucks that sit for 6 months because of the season. There has to be something that addresses work vehicles also rocks and building materials sitting on my property. This is part of my business. Also, vacant outbuildings must be locked? Does that mean all my buildings must be locked? I know we need to do something, but this is not going to work for me.
- Ordinance also states that vehicle must be operable. Even though is registered and plated but broke down for 60 days there is a violation?
- Need to look at other similar townships as Homestead and closer to our area to see what their junk and blight ordinances are.
- Tom Greer, Atty, stated that the township has had a junk ordinance for 10 years and dealt with junk automobiles, junk and junk yards. The recent revision added a section dealing with blight which is primarily building material. The junk ordinance was from a model that moved around Benzie County. The concerns you're raising right now are part of the ordinance which has been in effect. The blight deals with building materials

left on property, buildings burned out or vacant. There is a more detailed state housing law procedure dealing with a damaged or burned out house or barn which requires public hearings and you go to circuit court to get a judgment for it. The blight section of

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this ordinance deals with a simpler process. These are police power ordinances not zoning ordinances so they don't carry non conforming use rights. These apply to the current situation, whatever it is. The idea is not to fine people but to enforce. Junk ordinances are pretty typical to continue the quality of life in an area.

- How do you get an old building down? Sources of funding or ask for help?
- Can we get this more about health issues not just junk? I don't want environmental contamination either.
- Put the resources for assistance in the ordinance so people know what to do with their junk, etc.
- To date, it has been a citizen complaint that informs the zoning administrator and he looks into the complaint. Discussion on signing the complaint. (Signing the complaint can be changed.)
- Would it help if we had 2 clean up days? (The cost is \$10,000 to \$15,000 a year for one. We have considered every other year. Only 5% take advantage. But everyone needs a way to take care of trash.)
- How about county wide garbage pickup as a tax on your bill? (The board has been talking about this. Possibly pay \$50 to \$70 a year and have weekly pick up. For people paying trash pickup it would be a savings but for people already struggling to pay their taxes it would be a burden.)
- Hoarders are another subject and must be dealt with differently. It's an emotional illness.
- How about a sliding scale for trash pickup? A percentage of taxes instead of a flat fee? Taxable value of home. Use wise it may not be fair to many such as seasonal residents.
- Looking at commercial businesses also in this ordinance.
- Keith Riemersma comments: *People come visit our county for the beauty. The junk and blight detracts from what our visitors come to see. When everything looks great more people will come which will boost the economy. *The 10 day period after the notice is too short, should be 30 days and 30 days to clean up and after 60 days the fines would start. *There is a clause for help information in the ordinance. *Locking buildings pertains to old buildings that kids could get into, not your personal use buildings. *The junk ordinance is not on the township website, so no one knows about it. *Need to make it easier to report, not everyone can find a parcel number. *Fines per day, not a flat rate. \$100 is steep, how about

\$25 a day. Needs to be spelled out. Need to put timeline down.
*Clean up day only good if you're available on the day it happens and have a trailer. You take in 190 cu yards for \$9000 which is \$50 a yard. This is a lot of money. I suggest each resident get 3 coupons and they can haul whenever they need to. *Reporting and needed to sign your name is not a good thing because you can be threatened. Can come back on the township and be liable for disclosure. (Tom Greer agrees and shouldn't have to sign complaint. Retaliation can mean a misdemeanor and

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jail time. Some ordinances include this application.) *Commercial issues: ordinance falls short.

Cost Recovery Ordinance:

For example when our fire department is called out by Consumers Energy to sit on a down power line for 12, 15, 20 hours until they can get to you, the township incurs that cost. Tim Markey stated townships that have cost recovery get prompt service because it costs Consumers dollars per hour while the fire personal sit on the lines. This also includes big trucks that cause an accident and the township incurs the cost of cleanup but with the ordinance we can go back to recover the costs. We don't want the residents to incur more costs. This ordinance would go into effect after 30 days of adoption. The board has been talking about this for a few months.

Rosa made a motion to adopt a resolution for the Cost Recovery Emergency Services Ordinance, supported by Wooden. Roll Call: Moore - Yes, Geetings - Yes, Wooten - Yes, Rosa - Yes, Holbrook - Yes. All Ayes. Motion carried.

Public Review for Ordinances closed at 7:40 p.m.

Recess called.

Reconvene at 7:50 p.m.

CONSENT GROUPING:

Minutes: Tabled until June meeting.

Bill Consent Reports: General Fund, Fire Department, Joint Planning, Park.

Motion by Rosa to pay all bills, support by Wooten. Roll Call: Wooten - Yes, Geetings - Yes, Rosa - Yes, Moore - Yes, Holbrook - Yes. All Ayes. Motion Carried.

ACTION ITEMS

Open Bids for Cemetery Work: Bids to fix water pipes. One bid from Moore Mechanical to replace the water lines; Homestead Cemetery - \$4983, Champion Hill - \$6071 (see bid attached). Motion by Rosa to accept the bid from Moore Mechanical, supported by Wooten. Roll Call: Geetings - Yes, Wooten - Yes, Rosa - Yes, Moore - Abstain, Holbrook - Yes. Four Ayes, one Abstain. Motion carried.

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Foreclosure Properties: Copies reviewed. Nothing of interest to Homestead Township

Wooten made a motion to decline the foreclosed property, supported by Moore. Roll call: Geetings - Yes, Wooten - Yes, Rosa - Yes, Moore - Yes, Holbrook - Yes. All Ayes. Motion carried.

Fire Department Spending limit - repairs. Credit card for online purchases. Table until next month for discussion. Would like more information on how other townships do this.

Wooten amend motion to approve agenda to approve a cleaning bid that went out under action items, second by Moore. All Ayes. Motion carried. Rosa re-amends motion since she originally made the motion with amendments to agenda, supported by Moore.

Two building cleaning bid: Received two cleaning bids. One from Jeanne McPherson for \$75 for one clean per week which includes supplies. The second bid just came in but was not on time. After discussion it was decided bid will not be opened as there was a time line. Motion by Wooten to accept the bid from Jeanne McPherson, supported by Geetings. Roll call: Rosa – Yes, Wooten – Yes, Geetings – Yes, Moore – Yes, Holbrook – Yes. All Ayes. Motion carried.

BCCOA Matter of Balance Class: The BCCOA would like to use the hall for classes starting May 18 through July 6, every Wednesday 1:00 – 3:00. Motion by Wooten to allow BCCOA to have their Matter of Balance class at the township hall, support by Geetings. All Ayes. Motion carried.

Reports – Treasurer, Clerk, Zoning Administrator, Fire Department -

All reports presented as written. Rosa made the motion to accept all the written reports as presented, supported by Geetings. All Ayes. Motion Carried.

JPC – Dan Moore – *Elected new chair which is Cathy Demitroff, Vice Chair is Fred Poyner and Secretary is Doug Durkee. * Inland brought up a discussion on the age of mobile homes but decided to leave everything as is. *Zelda Gray had a site sketch plan to put in a deck and grill area by the river at Northern Auto. The board didn't have a problem so she is working with the zoning administrator with that. *The budget was approved. *We need copies of the new zoning ordinance.

Fire Department – Tim Markey gave a written report (on file). *On May 14 the county is having an active shooter exercise at the Government Center. *April was a normal month.

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Rec. Park – .Frank Walterhouse said all fields are dragged and the bathrooms are getting opened. The insurance adjuster has been here and

there are 3 claims with \$1000 deductible each. So we have to get set amounts for all the damages in order to decide what to pay deductibles for. We have damaged doors and frames on the buildings. What will the insurance cover? Need more information.

CoHo Festival: Nathon Lane talked about camping at the ball fields limited to 20 tent sites and for workers of the festival only. This will be in the pie shaped area beyond the home run fence. We will submit this proposal to the township insurance company.

NEW BUSINESS -

CoHo Fireworks: Discussed if the township is interested in incurring the liability insurance to continue the fireworks because the fireworks provider does not have the adequate insurance. We can discuss after we get the costs. It is a community thing.

OLD BUSINESS -

Township Clean Up Day Scheduled for Saturday, May 21st.
8:00 a.m. to Noon.

State Police Post Honor: They are going to use this office for new graduating police and by fall this post will be manned full time.

Open Forum: None

ADJOURN: Motion by Wooten to Adjourn, supported by Moore.
Adjourned at 8:36 p.m. .
Respectfully submitted:

Beverly J. Holbrook
Recording Secretary

Jessica Wooten
Supervisor

Next monthly meeting June 6, 2016 at 6:00 p.m.