

OVID TOWNSHIP BOARD
December 11, 2017
Ovid Township Regular Board Meeting
Ovid Township Hall – Mobile Office

Greg Gemmill called the special meeting to order, and led the board members and attendees in the pledge of allegiance at 7:00 PM.

L. Omo made a motion to approve the agenda for the special meeting. Sampsel supported the motion. MOTION CARRIED.

NEW BUSINESS

1. 2nd public hearing to approve rezoning of property at US 27 (Angola Rd.) and Warren Rd. owned by Glen Padmos from village center to commercial.
 - a. Extensive discussion between board members and Padmos regarding the description of the property.
 - b. The owner of the Sportsman would like to rezone in the same manner. Board members stated that she would need to do a separate request as the process for the Padmos process has already been set into motion.
 - c. L. Omo made a motion to approve the rezoning from village center to commercial **pending a proper description including survey and exact measurement of the property provided by the property owner**. Sampsel supported the motion. MOTION CARRIED.

PUBLIC COMMENT: none

ADJOURNMENT

Gremmill made a motion to adjourn the special meeting. Sampsel supported the motion. MOTION CARRIED. Special meeting adjourned at 7:22.

Regular Board Meeting

The regular board meeting was called to order by Greg Gemmill directly following the adjournment of the public hearing.

Members present: Greg Gemmill, Supervisor, Robbi Omo, Clerk, Shelly AcMoody, Treasurer, Ron Sampsel, Trustee, Larry Omo, Trustee

Members Absent: none

Others Present: 7 guests

AGENDA APPROVAL

Sampsel made a motion to approve the agenda as submitted with the addition to new business item H. Foreclosed property unit #78 – blackberry development that needs a decision from the township. L. Omo supported the motion. MOTION CARRIED.

APPROVAL OF MINUTES FROM BOARD MEETING HELD ON November 13th, 2017

Sampsel made a motion to accept the November 13th board meeting minutes as submitted. L. Omo supports. MOTION CARRIED.

TREASURER'S REPORT

R. Omo finished and submitted reimbursement for election, which amounted to \$4,291.33.

L. Omo made a motion to approve treasurer's report. AcMoody supports. MOTION CARRIED.

PUBLIC COMMENT:

OLD BUSINESS

A. Junk violation – 306 S. Fillmore Rd. – Mark Paradine (Derek Paradine)

Greg Gemmill stated that three letters have been sent. He received a phone call from Mary Paradine who used to live at the property and has mail forwarded to current address; no longer owns property. Greg Gemmill was able to determine that the property is owned by Derek Paradine. Per Greg, the last letter that was sent was address to Mark or Derek. Derek Paradine contacted Greg and indicated that he was unaware of the issue. Greg provided him with documentation of the process up to this point, and copy of junk ordinance. Greg recommended that the Township give him 30 days to comply and will reissue a letter explaining what he needs to do with the vehicles to be in compliance.

L. Omo made a motion to issue letter and provide property owner with directives for making property compliant. AcMoody supported. MOTION CARRIED.

B. Junk violation – 328 E. Central Rd. – Leland/Benjamin

Greg Gemmill stated that everything was cleaned up a week ago. Larry Omo stated that he received a phone call from a resident prior to meeting regarding the pallets being stacked around a vehicle like a makeshift vehicle shed.

L. Omo made a motion to collect evidence of resident report regarding pallets and deliver issue to the court house if the property is not compliant. AcMoody supported. MOTION CARRIED.

C. Junk violation -386 E. Pearl Rd. – Erickson

Greg Gemmill stated that the RV on the property is not being lived in; property owner is using as an office. Otherwise the property is compliant with the junk ordinance.

Gemmill made a motion to close the junk violation, supported by L. Omo. MOTION CARRIED.

Sampsel asked if the issue of using the property as a business without a special use permit would be pursued. L. Omo and Sampsel discussed the special use permit further, Gemmill made a

motion to turn over to the zoning administrator to issue a citation. L. Omo supported. MOTION CARRIED.

D. Rhonda Pebernat/Chuck Lillis zoning issue

Greg Gemmill stated the representative for Rhonda Pebernat, Chuck Lillis, stated in a letter presented at the November township board meeting, that the acquaintances of Rhonda Pebernat who were using her gym facility would be willing to sign an affidavit stating they were not paying customers. The township agreed to those terms and the request was communicated to Ms. Pebernat. The township received a letter from Ms. Pebernat stating that she would sign an affidavit, but those using the facility would not. Since the signed affidavit was a suggestion from Ms. Pebernat's attorney, the board discussed the on-going issue with two businesses operating in violation of the zoning ordinance. Gemmill made a motion that since the two businesses are in violation they need to be forced to close down immediately. L. Omo supported. MOTION CARRIED.

NEW BUSINESS

A. Bids for new township hall

Robbi Omo read an email from Denny Bell, Bell Engineering regarding the bids for the new township hall. Denny Bell recommended Elzinga & Volkers.

Board members discussed the bids which were as follows:

Elizinga & Vokers - \$330,240.00, start 3/12/18, finish 7/6/18

Musson Builders - \$359,000.00, start 3/1/18, finish 7/8/18

Brand Construction - \$366,864.00, start 1/02/18, finish 6/30/18

CopperRock - \$434,000.00, start 4/02/18, finish 7/27/18

After discussion regarding the bids and the subcontractors, the board felt that it would be best to go with the recommendation of the engineering firm. Gemmill made a motion accept the bid from Elzinga & Volkers, L. Omo supported. MOTION CARRIED. R. Omo will be contacting Bell Engineering.

B. Items related to fire

Robbi Omo discussed some additional expenses due to the heating needs of the mobile office and the increased electric bill, additional payments received from the insurance company, and stated that the engineering bill was still being reviewed by the insurance company, and that the adjuster was working directly with the attorney and Denny Bell to come to an agreement.

C. Planning Commission Replacement progress

Greg Gemmill state that the township received three resumes for the soon-to-be-open position on the planning commission. Gemmill suggested meeting with the candidates an hour or so before January meeting to conduct interviews. He will follow up with the applicants and advise board members on an actual time.

D. Cemetery Sexton Replacement progress

Gemmill stated that he has received four letters of interest in the position of cemetery sexton. One applicant is interested in doing the ground maintenance and burials, a couple are interested

in grounds maintenance, but not burials, and one is interested in burials, but not grounds maintenance. Board discussed that position could be split into two separate jobs, but would prefer to keep it as one. Greg will work to arrange interviews and keep board members advised.

E. Budget Amendments

R. Omo stated that last month's budget amendments were pending road oiling accounting issue she, Shelly and Greg all confirmed that the account was correct and the amendments we submitted and accepted as presented.

Budget amendments for the December meeting were presented to board members:

INCREASE BUDGET

- Account #101-704 – Trustee Special Mtgs/Per Diem - Increase of \$975.00 - to cover increased expenses due to fire and workshop. Budgeted \$1,170.00 increase to \$2145.00.
- Account #101-970 – Capital Outlay - Increase of \$4,320.00 to cover mobile office from December 2017 – March 2018. Budgeted \$12,750.00 increase to \$17,070.00.
- Account #410-705 – Zoning Board of Appeals - Increase of \$2,270.00 - to ZBA salaries for increased ZBAs. Budgeted \$1,500.00 increase to \$3,770.00.
- Account #410-726 – Zoning Supplies - Increase of \$675.00 - to cover increased supply expenses. Budgeted \$825.00 increase to \$1,500.00.

DECREASE BUDGET

- \$8,240.00 will be used from the general fund to balance the current year fiscal budget.

Sampsel asked if the salaries and other expenses for the ZBA were being covered by the funds received. R. Omo stated that she will provide a report during the upcoming budget workshop since she doesn't have the numbers readily available during the current meeting.

Gemmill made a motion to accept budget amendments. Sampsel supported. MOTION CARRIED.

F. Michigan gas resolution amendment

R. Omo stated that the Michigan Gas resolution passed at the November meeting, ordinance #26 will supersede ordinance #12 – this was for record-keeping and clarification purposes only.

G. Zoning Administration hours & salary

Gemmill tabled since Jennings was not present. R. Omo requested discussing it at budget workshop since it will directly affect budget.

H. Foreclose blackberry development property

Gemmill read a letter regarding property title transfer – Parcel 110 B40 -000-078-00 unit 78 of blackberry development. If not sold object title will be transferred and recorded as township property. Gemmill made a motion to object the property transfer. L. Omo supported. MOTION CARRIED. R. Omo will submit a letter of rejection.

IIIX. PUBLIC COMMENT

L. Omo stated that the newsletter zoning administrator hours were incorrect. Robbi Omo will post correct hours on the website newsletter and the hours will be discussed further during the budget workshop, with a determination being made at the January meeting.

Gemmill suggested a magnetic hours “sign” for mobile office door to inform residents of the current hours, which are 8-noon on Tuesday and Thursday, until further notice.

REPORTS

- A. ZONING – NONE**
- B. ASSESSING – MELISSA LANE** delivered the assessors report.
- C. DPW – NONE**
- D. COUNTY COMMISSIONER – DON VRABLIC** delivered commissioner report
- E. CEMETERY SEXTON – George Baker** delivered the cemetery report

CORRESPONDANCE

R. Omo delivered correspondence
Christmas card from MI gas
DEQs (2)
Region 3 rural task force meeting
Notice of clerks – rule revised on construction code
Gemmill delivered correspondence on Consumers pipeline safety

ADJOURNMENT

L. Omo made a motion to adjourn the meeting at 8:36 PM. Sampsel supported the motion.
MOTION CARRIED. Meeting adjourned.

Respectfully submitted by Robbi Omo, Ovid Township Clerk

Recorded by Deputy (Recording) Clerk, Samantha Pickering