



Leroy Township

BOARD OF TRUSTEE MEETING April 15, 2021

Called to order at 9:34 a.m.

Present: Supervisor Laveta Hardish, Treasurer Mark Christoff, Clerk Nicole Hardish, Trustee Jon Bolton, and Trustee Michael VanHouten.

Absent: None

A motion to approve meeting agenda made by Trustee Bolton and supported by Trustee VanHouten. Motion carried.

Guests: None

Citizens: None

Consent Agenda:

A motion to approve as written, including the approval of the March 16, 2021 Regular Board Meeting Minutes, March 2021 financial reports, post approve March 2021 bills in the amount of \$44,530.04, and place all departmental reports on file made by Trustee VanHouten and supported by Trustee Bolton. Motion carried.

Open Business:

Discussion was held regarding the Community Hall rentals. Afterwards, it was decided that there was no logical way for Township Officials to police the number of people in a rental group, keep them from having multiple households present and then keeping up with the sanitation regulations from the MI Health Department. The Board has decided to continue to suspend renting out the Hall for the time being.

New Business:

A motion to post approve invoice for 2nd quarter service calls in the amount of \$4,656.15 from Calhoun County Consolidated Dispatch, made by Treasurer Christoff and supported by Trustee VanHouten. Motion carried.

A motion to approve Sanitary Sewer Rates Resolution: 2021-04-01, made by Trustee Bolton and supported by Treasurer Christoff. The Township had signed a 15-year agreement in 2017 with the City of Battle Creek to review and renew the rates for those outside the City's limits every 5 years. The City plans to raise their rates 4.5% each year over the next 5 years. Glenmoor Village is the only

area within the Township that has City sewer hook-ups so the Township adds a 5% surcharge to Glenmoor Village sewer bills to help build up our funds and cover our costs for the sewer treatment plan which includes line maintenance & replacement, cleaning, lift stations, odor control, etc. These rates will take effect June 2021. Motion carried.

A motion to approve Water Rates Resolution: 2021-04-02, made by Treasurer Christoff and supported by Trustee VanHouten. The Township entered into this agreement back in the 1990's and these rates need to be reviewed and renewed by the Board every 5 years. The Township again is considered an outlander district with only Glenmoor Village residents being the ones who benefit so they are charged a 5% surcharge that comes back to help the Township build up and cover any costs associated with the water services provided from the City of Battle Creek and the infrastructure located from the City limits to Glenmoor Village. Motion carried.

A motion to approve a contractor for the Graham Lake boat ramp parking lot project made by Trustee VanHouten and supported by Trustee Bolton. This project will be funded by the Calhoun County Park millage that passed in 2020. Leroy Township's 2021 County park millage allocation is \$9,223.33, which is approximately 10.6% less than the original estimate because not all late taxes have been collected. The amount the Township collects will roll into next year's total. The Township will pay for the project when it is done and reimburse itself from these funds each year. The Supervisor never received a third bid and would like permission to take Lakeland Asphalt's bid, moving forward and getting the project scheduled. While the project is active the Park will be closed to the public for their safety. Motion carried.

A motion to approve the site plan review for Quail Run Condominiums, Phase 2 development plan, as recommended by the Planning Commission under Article XVII, Sec. 38-528 of the Township's Zoning Ordinance and dependent on a signed Road Completion Agreement, made by Treasurer Christoff and supported by Trustee VanHouten. Present at yesterday's Planning Commission meeting was the builder David Allabaugh, his attorney, and Randy Ramsey (engineer of the complex) to share all the hoops and precautions their team has made to put together this Phase. A roadway is coming out on 3 ½ Mile Road which was strongly opposed by two residents who live near the complex. CEI President Ramsey spoke up and shared that a second drive/exit is required, and the drive is located where the County Road Department required it to be located. Mr. Allabaugh needs to complete a Road Completion Agreement in the form of a bond to assure the Township Board that the new roadways will be completed when the development is completed – this must be done before he can start pulling building permits for the phase's new dwellings. Motion carried.

Discussion was held regarding Leroy Township's local roads and the upcoming Public Safety – Public Works millage proposal. There is currently \$748,114.57 in savings with 4 out of 6 CD investments set aside for the Fire Department's needs. The Board does not necessarily need to accept the entire 5-year plan proposed by the County Road Department (item 9F) but we can start somewhere, at least, if the millage passes this May. Supervisor Hardish recommends starting a road project this coming summer using monies that we have in savings (up to \$200,000 +/-) that has been set aside for the Fire Department and would then be freed up.

Reminder that the Spring Dumpster Day will be held on Saturday, May 1, 2021 from 9 AM – Noon.

Next Board meeting is set for May 13th at 9:30 a.m. Adjourned at 10:44 a.m.

Respectfully, Clerk Nicole Hardish