

**MINUTES
LAKE CHARTER TOWNSHIP
BOARD MEETING
July 19, 2022
7:00 p.m.**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Supervisor Stan Markavitch, called the meeting to order at 7:00 p.m. The meeting opened with the Pledge of Allegiance.

ROLL CALL

Clerk Payne called the roll. Board members present were Stan Markavitch, Supervisor; Gloria Payne, Clerk; Robert Clark, Treasurer; John Wilk, Trustee; Mike Essig, Trustee; Nancy Mensinger and Zach Carson, Trustee. A quorum of the board was declared to be present. There were ten visitors.

APPROVAL OF AGENDA

Supervisor Markavitch called for additions or deletions to the agenda. It was moved by Clark seconded by Mensinger to approve the addition of four items to the agenda. All ayes, motion carried.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

June 21, 2022 Board Meeting

It was moved by Wilk seconded by Carson to approve the Meeting Minutes of June 21, 2022. All ayes, motion carried.

APPROVAL OF BILLS

After a few explanations, and one correction, it was moved by Essig seconded by Mensinger to approve the June 2022 Lake Charter Township bills in the amount of \$602,696.73. All ayes, motion carried.

COMMUNICATIONS/CORRESPONDENCE PACKET

Lake Charter Township account balances for June 2022.

A letter from Indiana Michigan Power notifying I&M crews on the property

2022 Fireworks Report.

Third Quarter 2022 Revenue and Expenditure Report.

Berrien County Trails Community Workshop flyer.

Supervisor's Report

None.

Clerk's Report

Attached.

Treasurer's Report

Attached.

Planning Commission Report

The Planning Commission is working on the Master Plan update.

Lake Charter Township Planning Commission Meeting minutes are on file in the Township Hall offices.

Water Plant Report

Attached.

Jeff Burkhard reported that they have hired Lawrence Dungca as the new Water Plant Operator to replace Alex Mead, as he transitions into the Water Meter Reading position.

GRSD Sewer Authority Report

John Wilk reported that the GRSD reviewed and evaluated Josh Teeter and granted him a 5% increase. The meeting minutes are attached and the monthly bills.

Medic 1 Report

John Wilk reported that the work place violence has leveled off.

Attached.

Police Department

Treasurer Clark reported the next Baroda-Lake Township Police board meeting is scheduled for July 26, 2022.

Police Department Calls are attached.

Fire Department Report

None.

Park Committee Report

Robert Clark reported work on the concession buildings is complete. Lehman Construction finalized the project in three weeks.

Report attached.

Library Report

John Wilk reported the Library Board is close to making a decision on the replacement candidate for the Library Director.

Movies in Toth Park are a big success this year.

Cemetery Committee Report

Attached.

Building Department Report

Attached.

Lake Township Economic Growth Alliance Report

Attached.

The bean counters are in the process of finalizing the numbers for the Makers Trail event that was held June 11, 2022 at Weko Beach.

A ribbon cutting ceremony was held opening Bigby Coffee on Red Arrow in Bridgman.

Utility Committee Report

Attached.

Capital Improvement Report

No meeting.

Zoning Board of Appeals Report

The Lake Charter Township Zoning Board of Appeals meeting minutes are on file in the Township Hall offices.

AGENDA ITEMS

Second Reading of an Ordinance to Amend the Zoning Map of the Zoning Ordinance

Supervisor Markavitch read the second reading of an Ordinance to Amend the Zoning Map located at 11467 Red Arrow Highway, being permanent parcel number 11-11-0136-0007-04-9 from R-AG Residential AG and C-1 Commercial to R-3Residential Mobile Home Park.

It was moved by Wilk seconded by Carson for adoption of the Ordinance to Amend the Zoning Map located at 11467 Red Arrow Highway, being permanent parcel number 11-11-0136-0007-04-9 from R-AG

Residential AG and C-1 Commercial to R-3 Residential Mobile Home Park. This ordinance shall become effective seven (7) days after its publication in a generally circulated newspaper. All ayes, motion carried.

Berrien County Road Department Agreement

This agenda item was tabled from the June Lake Charter Township Board meeting. Since the Berrien County Road Department has a new Supervisor, and the Lake Charter Township Supervisor will be elected August 2, 2022, it was decided to table this agenda item until the August 16, 2022 board meeting, so the two new Supervisor's could meet and possibly discuss this issue further.

It was moved by Carson seconded by Wilk to table this agenda item to the August 16, 2022 board meeting to have both the Berrien County Road Department's new Supervisor and the Lake Charter Township newly elected Supervisor meet to discuss this issue. All ayes, motion carried.

Battery Backup SCADA

Supervisor Markavitch turned the floor over to Jeff Burkhard who brought board members' attention to the quote of Utilities Instrumentation Service SCADA of Dexter, Michigan. They are installing a Uninterrupted Power Supply (UPS) for the SCADA system at the Lake Charter Township Water Plant in the amount of \$3,645.00. This is a budgeted expense.

It was moved by Clark seconded by Essig to accept the quote of Utilities Instrumentation Service for \$3,645.00 for the UPS for the SCADA system for Lake Charter Township Water Plant. All ayes, motion carried.

Hosting of Firefighter Instructor Class at the Public Safety Building

Supervisor Markavitch turned the floor over to Harold Heyn, Lake Charter Township Fire Chief who requested hosting a Fire Instructor 1 Course at the Public Safety Building. The cost of the course is \$4,400.00. Each attendee would pay \$300.00. Should there be at least 15 attendees, the money would be recouped. Should there be no interest, there would be no investment into the class.

It was moved by Carson seconded by Wilk to host the Firefighter Instructor Class at the Public Safety Building. All ayes, motion carried.

Tax Tribunal Appeal Litigation Cost Sharing Agreement

Supervisor Markavitch turned the floor over to Robert Clark who brought before board members' the Resolution to Approve Tax Tribunal and Appeal Litigation Cost Sharing Agreement.

We noticed that Indiana Michigan Power Company is filing a tax tribunal action to lower the assessment of the Cook Nuclear Power Plant. All the affected entities were asked about sharing in the costs of defending the case. It made more sense then having each entity hire their own attorneys.

Every one of them stated they would share in the cost of the litigation, with the exception of Lake Michigan College whose meeting is sometime in August.

It was moved by Carson seconded by Mensinger to approve the Resolution to Approve Tax Tribunal and Appeal Litigation Cost Sharing Agreement. All ayes, motion carried.

Property Development between Gast and California Road

Supervisor Markavitch turned the floor over the Robert Clark who informed board members that we have been working with Cornerstone Alliance and two property owners of the approximately 58 acres of land located between Gast and California Roads. The proposal by Cornerstone is to help us facilitate the purchase and put in place some tax incentives for a developer to develop the property. The process will allow Lake Township to work closely with the developer's plan for the property which will include affordable housing and multi-family homes which are badly needed in the area. Housing sites completed by Berrien County and the State clearly documents this need. It will also allow time to create an easement for a connecting water main that has been recommended by our engineers for years, and is in our capital improvement plan, to loop the current dead-end water mains. Lastly, this will allow time to plan for trail connectivity with the proposed Gast Road, John Gast Memorial Trail to include access from the Middle School.

The taxable value of sixty to eighty new homes will be significant after completion, and help diversify our taxable value in the Township. It will also provide much needed housing for local workers and allow more people the ability to enjoy our beautiful Township and all it has to offer.

The details of funding, the development itself, and agreements with regards to the transaction are to be determined and will be disclosed in a closed session at a future special meeting. The request today is just to

obtain Board approval to move forward with the process and engage our Attorney to review and develop agreements with Cornerstone.

It was moved by Mensinger seconded by Clark to approve moving forward with Cornerstone Alliance on the property development between Gast and California Roads. All ayes, motion carried.

Water Main Replacement Snow Road and Rambo Road Project No. 21-223

Supervisor Markavitch turned the floor over to Rob Andrew of Merritt Engineering.

Bids were let for the water main replacement on Snow Road and Rambo Road, Project No. 21-223. Kalin Construction \$1,469,118.00; PayJay Construction \$1,351,066.25; Oselka \$1,385,372.50 and B&Z Company \$1,173,072.00.

Merritt Engineering is recommending B&Z for the project. They have done other projects for Lake Charter Township and have done a good job. They are the low bidder. The project will not actually occur until 2023 due to the availability of pipe supply issues.

It was moved by Carson seconded by Payne to accept the bid of B&Z Company for \$1,173,072.00 for the Snow Road and Rambo Road Project No. 21-223. Roll Call Vote: All Yes. Motion carried.

First Reading of an Ordinance to Amend the Zoning Map of the Zoning Ordinance

Supervisor Markavitch read the first reading of an Ordinance to Amend the Zoning Map of a certain 9.03 acre parcel located at Red Arrow Highway being permanent parcel number 11-11-0017-0017-03-3 and depicted on the attached Exhibit A from (I) Industrial District to the C-1 District.

An email in opposition to this zoning change, by Peter and Rebecca Harrison was read into the record.

A second reading will be on August 16, 2022 at the Lake Charter Township Board meeting.

PUBLIC COMMENT

None.

ANNOUNCEMENTS

The next regular meeting is scheduled for August 16, 2022 at 7:00 p.m., Lake Township Hall, Bridgman, Michigan.

Lake Charter Township Planning Commission is scheduled for September 12, 2022 at 7:00 p.m., Lake Charter Township Hall, Bridgman, Michigan.

Lake Charter Township Zoning Board of Appeals is scheduled for August 11, 2022 at 6:30 p.m., Lake Charter Township Hall, Bridgman, Michigan.

Baroda-Lake Township Police Board meeting is scheduled for October 25, 2022 at 5:00 p.m.

ADJOURNMENT

With no further objection and no further business it was moved by Payne seconded by Clark to adjourn the meeting. All ayes, motion carried. Motion carried. Meeting adjourned at 8:10 p.m.

Dated: _____

Gloria A. Payne, Clerk

Dated: _____

Stanley Markavitch, Supervisor