

**DAVISON TOWNSHIP BOARD  
REGULAR MEETING MINUTES  
February 13, 2017**

**MEMBERS PRESENT:** Supervisor Karen Miller, Clerk Cindy Shields, Treasurer Pat Miller, Trustees Matthew Karr and Tim Elkins

Building/Planning Administrator Randy Stewart

Building/Assessing Manager Jeremy Smith

Chief of Police Rick Freeman

DTP Director Casey Reed

**OTHERS PRESENT:** John Krueger, Nic Rainwater, Ted Schramm, William Polk, Kert Jones, Larry Bloomfield, Jim Morey, Christine Tijenna, Rick Dolloff, Matthew Smith, Travis Howell

**CALL TO ORDER**

The regular meeting of the Davison Township Board of Trustees was called to order at 7:00 p.m. at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423. The pledge of allegiance was recited.

**PREVIOUS MINUTES**

**MOTION BY KARR, SUPPORT BY ELKINS** to approve the January 9, 2017 regular meeting minutes as presented. Motion carried unanimously.

**MOTION BY ELKINS, SUPPORT BY SHIELDS** to approve the February 1, 2017 special meeting minutes as presented. Motion carried unanimously.

**TREASURER'S REPORT**

Mr. Miller read the Treasurer's Report for January, 2017 as follows:

General Fund	\$ 762,835.28
Construction Fund	672,501.08
Tax Fund	<u>4,593,148.68</u>
Total	\$6,028,485.04

**MOTION BY KARR, SUPPORT BY SHIELDS** to accept the Treasurer's Report as presented. Motion carried unanimously.

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**APPROVAL OF BILLS**

Ms. Miller read the board bills for January, 2017 as follows:

General Fund	\$1,025,068.89
Construction Fund	923,194.11
Tax Fund	<u>7,207,374.36</u>
Total	\$9,155,637.36

**MOTION BY KARR, SUPPORT BY ELKINS** to approve payment of the board bills as presented. Roll call- Yes – P. Miller, Shields, K. Miller, Karr, Elkins. Motion carried.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**Public Needs & Cost Hearing for Crystalwood Drive Road Special Assessment**

Karen opened the Needs Hearing at 7:05 p.m. She stated that the reason for this hearing is to establish if Crystalwood Drive is in need of repairs. The Genesee County Road Commission suggested that this road have a mill and fill done because crack sealing was not going to fix the damage that water seeping under the asphalt would cause. This Board felt it was necessary to hold a Public Hearing for Crystalwood Association to discuss the issue, if the Association does not feel there is a need for the repairs then there will be no further discussion about the issue. We as a Board want to hear your input. If the Association agrees with the need for repairs then a Cost Hearing will be held to discuss how the funds will be allocated amongst the 25 property owners, the payment installments, and the interest rate. The Township via Randy Stewart has obtained three bids for the repair of Crystalwood Drive. The quotes range from \$45,500 to \$60,310. Randy will explain what the resurfacing will include and what process will be used.

Randy stated that the process is called a Mill & Fill. There will be edge milling along the gutter pan of 2' or 6' depending upon the conditions. Milling will be 2" below the gutter pan then a 2" overlay will be placed over the road. The horizontal cracks will have a wedging done for a better job on holding up. The road has to have a 2" crown so water will run off and right now Crystalwood Drive's crown has inverted over time. At the time of inspection the catch basins were in good shape, but we will look them over again when the project begins, so that if touch-ups are needed we can do that before laying the asphalt. There may be a day or two of inconvenience but everyone will be notified about parking when the time comes that the road cannot be used.

Karen explained that there are 25 parcels on Crystalwood Drive, the \$45,500 divided out between these parcels comes to \$1,820. We are suggesting that the repayment be over a 5 year span with a 5% interest rate per year. The total amount can be paid in full before November 1, 2017, or can be spread on your winter tax bill each year. The contractor may find issues after the project begins and a contingency of 15% will be added to the total, however if there are no issues

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then only what the project cost will be the total paid by the parcel owners. Inspection will be done by the Genesee County Road Commission and Randy Stewart.

Randy stated that the bids are for the cost without issues and if there are none then the bid is the total cost to the parcel owners. If the cost is more than 10% of the allowance then it must be brought back to the parcel owners for approval that is why we want to add the 15% before the project begins. This will cover any issues without having to stop the project in the middle to have the residents vote to continue.

Karen stated that we received an email from Nic Rainwater, Ted Schramm and Lawrence Crowder stating they object to the Crystalwood Drive Special Assessment District. She asked that if anyone had an objection now is the time to state their name and address for the record and give their opinions.

Larry Bloomfield – 1070 Crystalwood Dr. – stated that he has lived there for 23 years and no repairs have been done to the road since he has lived there. His only concern was the cement curbing that was cracking and would this be fixed along with the road repair.

Karen stated that fixing the curbing was not included in the price of the project so most likely not. Drainage issues do need to be addressed so if someone knows about that kind of problem please let the board know.

Ted Schramm – 1120 Crystalwood Dr. – stated that he did send an email stating he did not want the road repairs, however if the majority of the residents want it then he would agree to it. He also said that standing water in the curb between him and his neighbor has been an issue and wanted to know if that could be looked at before the repairs begin.

William Polk – 1056 Crystalwood Dr. – stated he was opposed to the project at this time and wondered if micro surfacing was an option or if there were any other short term options that would buy some more time?

Randy said that micro surfacing will not hold up to the conditions that are on Crystalwood Dr. and is more expensive. If something is not done now then deterioration will become a big factor within the next year causing a complete repaving job that will cost a lot more. There was discussion about why this came about, the parking, construction signs and use of the road during the project.

Nic Rainwater – 1125 Crystalwood Dr. – asked who is responsible for maintaining the roads and what will keep this from happening again?

Karen said that the Genesee Country Road Commission is responsible for maintenance, however this type of work will not be done due to financing. They will do patching but that will not last forever. Davison Township has taken the stance that if subdivision repairs need to be done then the residents will have to deal with the financing otherwise it will not be done. There

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was further discussion about if the residents here tonight really want this project, the cost and if the project has issues, and how long the repairs will last.

Rick Dolloff -1026 Crystalwood Dr. –asked if it had to be paid off when the property is sold?

Karen said yes it does.

Kert Jones – 1110 Crystalwood Dr. – said he was for the project.

Mr. Lattie explained that this project is the first of its kind in getting an agreement with the Genesee County Road Commission to do the repairs in-house. The cost and the timeline are big factors and should be considered before the board goes to the next hearing. He gave a rundown of the majority vote and then he suggested going forward to the next step which is the cost hearing. There was more discussion about getting more information from the property owners.

The Needs Hearing was closed at 7:51 p.m.

**MOTION BY K. MILLER, SUPPORT BY P. MILLER** to approve the Resolution to Create a Road Special Assessment District for Crystalwood Condominiums as presented. Roll call: Yes – K. Miller, Elkins, P. Miller. No – Shields, Karr. Motion carried.

The Cost Hearing was opened at 8:00 p.m.

Karen gave the estimate of \$52,325 which includes a 15% contingency unless not needed and suggested a 5 year payoff with 5% interest annually.

There were no comments or objections and the Cost Hearing was closed at 8:04 p.m.

**MOTION BY K. MILLER, SUPPORT BY P. MILLER** to approve the Resolution to Adopt the Proposed Special Assessment Roll for the Crystalwood Condominiums with an addition line to include payoff before November 1<sup>st</sup> will eliminate tax installments. Roll call: Yes – K. Miller, Elkins, P. Miller. No – Shields, Karr. Motion carried.

Randy asked the board to approve the Genesee County Road Commission Road Agreement and the bid from Eastern Asphalt Company that he received for the Crystalwood Drive project.

**MOTION BY ELKINS, SUPPORT BY K. MILLER** to approve the Genesee County Road Commission Road Agreement and the Eastern Asphalt bid as presented. Roll call: Yes – Elkins, P. Miller, K. Miller. No – Karr, Shields.

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**DDA Boundary Amendments**

Karen stated that parcels 05-04-726-019, 05-08-651-002, 05-15-710-032, 05-16-726-038, 05-16-726-039, 05-18-726-012, 05-18-727-012 were not included in the boundaries of the DDA District. These parcels are within the boundaries, and the property owners and taxing authorities have been notified that they need to be included in the district. She opened the DDA Boundary Hearing at 8:11 p.m. There was no discussion or objections and was closed at 8:11 p.m.

**MOTION BY SHIELDS, SUPPORT BY ELKINS** to approve the Resolution to Amend the Downtown Development Authority Property District as presented. Roll call: Yes – Elkins, P. Miller, Shields, K. Miller, Karr. Motion carried.

**2015-2016 Audit Approval**

Karen said that the 2015-2016 Audit had no issues and we need to accept it.

**MOTION BY ELKINS, SUPPORT BY SHIELDS** to approve the 2015-2016 Audit as presented. Motion carried unanimously.

**Actuarial Discussion**

Karen said that the auditors have asked to have Actuarials for OPEB and Pension Plans because of negotiations that will begin in June, 2017. At this time she has received a \$4,200 bid and another is still discussing issues but this is a time crunch situation so she suggested that the board approve a \$4,200 budget amendment to continue with bidding research and we will go with the lowest bidder.

**MOTION BY ELKINS, SUPPORT BY SHIELDS** to approve a \$4,200 budget amendment for OPEB Actuarials. Motion carried unanimously.

**PUBLIC COMMENT**

The public comment period was opened at 8:15 p.m.

John Krueger -7278 Davison Road – asked about the Crystalwood Drive paving project, if Stillwater Drive was private, and discussed the Board of Review starting times.

The public comment period was closed at 8:17 p.m.

**INFORMATIONAL ITEMS**

FANG updates  
GCMA updates  
GAIN updates  
Gale and Lapeer Road traffic signal update  
Other Board meeting minutes  
Election Coordination Agreement update

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Construction Fund update – high yield interest rate account

**EXECUTIVE SESSION**

**MOTION BY P. MILLER, SUPPORT BY SHIELDS** to adjourn to executive session at 8:27 p.m. to discuss the sale of township property. Roll call: P. Miller, Shields, K. Miller, Karr, Elkins. Motion carried.

**MOTION BY KARR, SUPPORT BY ELKINS** to reconvene to regular session at 8:38 p.m. Roll call: Yes – Shields, K. Miller, Karr, Elkins, P. Miller. Motion carried.

**MOTION BY KARR, SUPPORT BY ELKINS** to approve the contract with Cooper Commercial Group, Ltd. as presented. Roll call: Yes – P. Miller, Shields, K. Miller, Karr, Elkins. Motion carried.

**ADJOURNMENT**

The meeting was adjourned at 8:45 p.m.

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Cindy K. Shields, Clerk