

**DAVISON TOWNSHIP
BOARD MEETING
DECEMBER 13, 2021**

MEMBERS PRESENT: Supervisor Jim Slezak, Treasurer Tim Green, Clerk Patrick Miller, Trustee Lori Tallman, Trustee Matt Karr

Chief of Police Jay Rendon

Building Official Matt Place

Parks & Rec. Director Casey Reed

Attorney David Lattie

Deputy Chief of Police Jerry Harris

Recording Secretary Jami Vert

MEMBERS ABSENT: None

OTHERS PRESENT: Mark Corkins, Lindsey Spiewak, Bobbie Walton, Ed Benning, Mike Benjamin, Ann Gale, John Novak, Eric Huffman, Kelly Starr, Barry Jones, Julie Princinsky, Kevin Waite, Rodney Cumpata, Nathan Whitting, Mike Tebo, Dan Clugston, Travis Howell, Lisa Stogner,

CALL TO ORDER

The Davison Township Board was called to order at 6:04 pm at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423. The Pledge of Allegiance was recited.

ADOPT THE AGENDA

MOTION BY MILLER, SECOND BY SLEZAK to adopt the December 13, 2021, agenda as presented. Motion carried unanimously.

PREVIOUS BOARD MINUTES

MOTION BY KARR, SECOND BY TALLMAN to approve the November 8, 2021, regular board meeting minutes as presented. Motion carried unanimously.

PREVIOUS SPECIAL BOARD MINUTES

MOTION BY KARR, SECOND BY GREEN to approve the December 10, 2021, special board meeting minutes as presented. Motion carried unanimously.

TREASURER'S REPORT

Mr. Green presented the treasurer's report as followed: total income for general is \$125,112.73; water and sewer is \$722,023.57; tax is \$12,340.39; with total receipts of \$859,476.69; budgeted for fiscal year 2021/2022 for general is \$8,511,533.00 – expended

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year-to-date is \$2,853,735.08; water and sewer is \$7,114,991.00 – expended year-to-date is \$2,530,192.17.

MOTION BY KARR, SECOND BY TALLMAN to approve Treasurer’s Report as presented. Motion carried unanimously.

APPROVE BOARD EXPENDITURES

Mr. Slezak gave the Board Expenditures Report for November 4, 2021 through December 8, 2021 with the total expenses of \$1,780,105.58.

Karr – question on page 1, what is or did we take money out of a CD and it said something about opening a construction savings account.

Slezak – on the Dort Financial; Tim do you have something?

Green – we did put that in there; don’t know why it is slotted to that.

Karr – is it a CD or did you get rid of the CD and open a savings account?

Green – it would have been one that expired and then put that in it.

Karr – into a savings account?

Green – I see what you are asking; the reason why we put it into a savings account we can get 1% on our own money and pull it out when we want; if it goes into a CD, we only get .6 tenths of a percent and have to put it in for a year; so we get a better return; monitor the CD’s rate and when that is return it to the CD.

Karr – so it has nothing to do with a construction savings account?

Green – no, I don’t know why it was labeled that but I can check into that.

Karr – okay, thanks.

Tallman – so you are saying interest is higher on a savings than a CD?

Green – yes, we went to Dort to do one for Fire Authority and she told me that we would get more in savings than CD and watch for CD rates to go back up, then put back into a CD.

Tallman – question on page 3; three items are blank for the amount; not sure why the amounts are blank.

Slezak – I don’t know if those checks were not written at the time.

Tallman – I wondered that too; the report says through 12/8/2021 and those say 12/9/2021, just wasn’t sure; makes me nervous with them blank.

Miller – I think they are pending coming in; probably should have not been on here; on next month they should be on here; I’m guessing on that one.

Tallman – can we remove those?

Lattie – is there an option to pull those out and do it next month?

Slezak – on next month, yes.

Lattie – if you can remove them that would be best; I know your sequence would be out of order though.

MOTION BY SLEZAK, SECOND BY KARR to approve board expenditures minus the 3 items with zero dollars: HSA contributions, Def. Comp, HCSP page 3, ¾ way down. Roll call –

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Green – yes, Miller – yes, Slezak – yes, Karr – yes, Tallman – yes. Motion carried unanimously.

UNFINISHED BUSINESS

None

DEPARTMENT REPORTS & INFORMATIONAL ITEMS

Supervisor's Update - Happy Holiday, Merry Christmas and Happy New Year to everybody.

Clerk's Update – jumped in with both feet; a lot to learn; have done two payrolls so far; get more education when it is closer to home; glad to be back sometimes.

Police Chief's Update – Officers are doing a good job keeping everyone safe; couple things we did in November with the help of high schoolers was we did a food can drive and filled up a patrol car with 781 LBs of food donated; \$100 in gift cards were donated by Meijer; \$319.02 in cash donations which came out to 2,628 meals; no-shave November to have Officers put in \$50 bucks and with Meijer on double match day we were able to donate \$1,420 to Outreach East.

Parks Director's Update – busy getting ready for Trail of Lights; field trips; newest employee is doing great; she has made connections so we can host the February intersession for Davison Community Schools out a William's property; two more horse drawn wagon rides; sold out again; walking nights on December 18, 20-23 pay at gate from 5:30 pm to 8:30 pm.

Building Official Update – Month of November we issued a total of 15 building permits; with a total construction value of \$1,388,777.00; total revenue of \$14,286.00.

PUBLIC COMMENT

The public comment period opened at 6:15 P.M.

Mark Corkins – 8489 Mapleview Dr. – group home being set up at 9035 Woodridge Dr.; this information was given to the subdivision by a township employee; renting out basement; it is a single family dwelling use; no businesses; group home violates the deed restrictions; should be closed immediately; it is Flat Rocks Manor Mental Housing; township has known about this for some time and has not tried to close it down; residents are talking about selling; asking township to seek and desist order against the group home.

Lindsey Spiewak – 2218 Lily Ct – coming to board to ask for help; January 11 house was bought by Nikolas Burnet; turned it over to an LLC; construction started and lasted a while; Nick owns 53 homes (adult foster care); a gentleman lives in the apartment in the basement; lots of cars parked in driveway (8); 3 ambulance visit since the beginning of December; they are a loud to take in criminally mentally impaired; don't know what type of patients are going to be living in this home; owner of the adult foster care must be living in the home as a licensee; Nick should live there; Nick has not even been there a worker stated; it is a shame that you will allow this to happen.

Bobbie Walton – 8412 Mapleview Dr. – affordable housing; take everything in

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consideration; Davison School Board has a criminal on the board and needs to be censored; meeting is tomorrow.

Ed Benning – 2212 Lily Ct – I know the law; served on boards in the past; know about master plans; AFC is a business; real flaws; your missing things.

Mike Benjamin – 2224 Lily Ct – past experience living next to one for many years; it brings down the value of other houses around it; I lost money on my house when trying to sell; they just throw garbage out in the yard; you cannot get a hold of the owner; don't blame the people in the home, blame the state and the owner.

Ann Gale – 2095 Oakbluff Ct – I have a Master in Psychology; worked with mentally disable patients; if any of those adult fosters get out what happens to our kids around the neighborhood; need to ask the questions about our kids' safety; we don't know if this will happen, but we need to keep our kids safe.

John Novak – 8492 Mapleview Dr – basically giving them authorization for this type of service; numerous calls being called into the police department; zero violations need to happened before they allow this facility in the township.

Eric Huffman – 8977 Championship – we all have young kids; fully support to stop this; any help you can give us we will appreciate; show support.

Kelly Starr – 8960 Championship – we are one street that separates us from the group home; lived here for 15 years; why is it we had to bring this to you? Makes me mad that Lindsey has to come here and do this; we will not rest until this stop; the township has known that this was going on; if Rivershyre don't know, they will tomorrow.

Barry Jones – 2098 Oaksbluff Ct – Woodbridge is a family community; concerned citizens; a lot vested in our neighborhood; asking for your help.

Julie Princinsky – 2221 Lily Ct – good neighbors are sending out emails; learn more have not heard anything from township; not against mentally challenged; we got letters four our lawn not being put in; why don't we put that much energy into stopping this; if zoning is in violation the township should fix this sooner rather than later.

Kevin Waite – 9024 Woodridge Dr. – we are raising our kids in this community; concerned about my kids; not against special needs; I will be moving if this happens; shame on the township board for not telling residents; I back everything tonight.

Rodney Cumpata – 8508 Woodridge – simple, they are running a business; single family deed restricted subdivision; lot of homes and voters; we need your help.

Nathan Whitting – 9068 Woodridge – multi-unit in basement; major problems here.

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Mike Tebo – 9115 Woodridge – against it.

Dan Clugston – 8966 Championship Dr. – moved in previously; Richfield Township had a similar issue and moved from there; I own a business and was told I was not a loud to run a business out of my home; against what is going on; a lot of people are taking their own time on this because of their kids and future kids.

Travis Howell – 7180 Lebanon Trail – two things I would like to cover; new business item C with new township to include public and item E approval of 4-day work week; mostly share your plans with the township; make township available five days a week.

Mike Benjamin – 2224 Lily Ct – what legally defines a business – when entered into with profit.

Lisa Stogner – 9025 Woodridge Dr – I am a clinical psychologist; not about issues of the individuals; not a resident who owns a business; if I was to attempt to see my patients in my home, I was not a loud; hold them to the same standards.

Slezak – read some letters from residents that it violates the township ordinance; they are all the same; fully expect the township to keep this out of our community.

Lattie – want to get a couple residents that spoke tonight to be able to communicate with; get with planning and zoning; state level or ordinance level; any state activity has to be precise; we have tools for that; certain uses; dedicate time to make sure this is looked into; immediately get after this problem.

Karr – first off this is the first time I'm hearing about this; never heard about this; ordinance violation with him not living there; deed restrictions, how is this even taken place?

Lattie – township ordinance and state statutes vs deed restrictions; state portion is hands off and tells us what we can do; we don't have at the township level to enforce them; have to make sure that they all work together to try and get best results.

Karr – so we do what we can with the ordinance and the association may have to go into court to enforce that?

Lattie – they may have to join us; owner has to be onsite; rather a state law can preempt deed restrictions as far as foster care or adult homes.

Tallman – I did not know about this either; not happy about this as you are not; state can trump zoning ordinance and deed restrictions; it will not be done in a couple days; it will take some time to work this out; not a quick process; we will work with your HOA; deed restrictions have to be enforced by your HOA.

Slezak – we need multiple people to be contacted with information that comes up.

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Tallman – here is my name, email address is on township website; more than happy to talk to anyone.

Slezak – thanks for all the public comment; appreciate it; want a full board room; nice to see that you do care about where you live and the community; we care about Davison Township as well.

Miller – tried to encourage people to come to these meetings; public input is paramount; get involved in our meetings; encourage friends and neighbors to come out; keep us honest.

Green – we will look into this and get back with you; very approachable.

The public comment period was closed at 7:05 P.M.

NEW BUSINESS

RESOLUTION 2021-11 SEWER FEES

Slezak – county is raising our sewer rates; has not been done in 8 years; it will take effect January 1, 2022; township fees are going up \$.15 cents; keep us up to date; lines are over 60 years old; we are at max capacity on Lapeer that will keep us from growing if not fixed; \$8 million to fix Lapeer Rd in that area; 98% of this goes to the county funds.

Miller – Genesee County use to maintain the water lines and we paid them \$9,500 year to maintain; we did a study and found out they didn't maintain; we took it back over; it takes money to do all that and there is a user fee.

Green – how much will it go up to?

Slezak – about \$6.80 per resident; have not done this in 8 years.

MOTION BY KARR, SECOND BY SLEZAK to approve Resolution 2021-11 Sewer Fees. Roll Call; Tallman – yes; Karr – yes; Slezak – yes; Miller – yes; Green - yes. Motion carried unanimously.

RESOLUTION 2021-12 TO REJECT PROPERTY FROM GENESEE COUNTY TREASURER'S OFFICE

Slezak – two parcels that the county wants to give us back; small pieces you can't do anything with; better for owners that have property next to these; we want to reject it so we don't get them back.

MOTION BY MILLER, SECOND BY TALLMAN to approve Resolution 2021-12 to Reject property from Genesee County Treasurer's Office. Roll Call; Karr – yes; Slezak – yes; Miller – yes; Green – yes; Tallman – yes. Motion carried unanimously.

RESOLUTION 2021-13 FOR NEW TOWNSHIP BUILDING

Slezak – look into new building; quite a bit of issues; safety issues are a big concern as well as structural; anyone can walk through any door; maintenance issues in the next few year will be

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\$800,000 just to keep the rodents out; not even including maintenance that will be about \$1 million just to maintain and safety; it would be no more \$6 million for the new state of the art building with all new furniture; we would be able to bond it over 20-30 years; payments will be less; interest we won't know until we move forward; still would like input from the residents; once we get plans we would put this out.

MOTION BY MILLER, SECOND BY TALLMAN to discuss the Resolution 2021-13 for New Township Building. Roll Call; Karr – no; Tallman – no; Slezak – yes; Miller – no; Green – yes. Motion did not carry.

Tallman – why are we putting the cart before the horse? Why are we getting a resolution first?

Slezak – the process is we have to have a resolution to be able to move forward; doesn't mean we have to spend any money.

Lattie – intent to move forward with bond issue; be able to be eligible.

Tallman – want input from residents; what concerns are; we approved a phase for the building; they were going to speak with the board officials; have not seen drawings; confused on why we used them when they are not on retainer.

Slezak – from all the other references I got that got a new building; didn't have to put them on retainer; don't owe them anything; if we want to do a different one, we can; they are the best out there through the State; City of Davison used them and other municipalities used them as well.

Karr – did we pay this firm to draw up these documents?

Slezak – no!

Karr – so we don't owe any money?

Slezak – no, they drew them up for free; if we don't get this Resolution we can't get started.

Tallman – first of all we have two attorneys on the board and another on retainer; if we were looking for a bonding law firm, we would ask one of us on who to use; if they did it for free great; hard to find that these days; if we have the money and if we build; information that there is a building site already picked out; there is a process first.

Slezak – without the Resolution we cannot go forward on anything.

Lattie – financing wise that is true; this begins the process to be able to make yourself eligible for a bond; time line you do want lead time; 90–120-day window for financing; pull the trigger when you are ready; and tonight, is the night you are figuring this out.

Karr – with that being said, I'm not ready to pull the trigger; have not seen any plans; what would the repair costs be rather than building a new building?

Miller – we are in the process; get one drawing and mark that up and repeat; if you want to go on you need to start somewhere; 17 years ago, I wanted to start a new building; this

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building is falling/rusting out; two bathrooms that service the employees and residents; security here is horrible; upgrade security; even with police next door they would come in and do a body count; eventually this building needs to be replaced; a lot of issues; people could come in and look at what we are looking at; prices are shooting up again on lumber; how much do you keep putting into this building; when is enough enough?

APPROVE RECOMMENDATION FOR REZONING – BRICADA; VACANT 5-ACRE PARCEL WITH FRONTAGE ON DAVISON ROAD; PARCEL #25-05-08-200-016; CASE #16-RZ-99

Karr – where is this exactly?

Tallman – indicates single family parcel; owned by consumers.

Place – this parcel, consumers parcel, residential again.

MOTION BY KARR, SECOND BY TALLMAN to approve recommendation for Rezoning – Bricada; vacant 5-acre parcel with Frontage on Davison Road; Parcel #25-05-08-200-016; Case #16-RZ-99. Roll Call – Miller – yes; Slezak – yes; Green – yes; Karr – yes; Tallman - yes. Motion carried unanimously.

APPROVE 4-DAY WORK WEEK STARTING JANUARY 14, 2022

Karr – is this anything that had to go through the union?

Slezak – no, it is in the contract that it can be done.

Tallman – without needing approval?

Slezak – 30-day notice.

Tallman – initiated by them?

Slezak – no, but it will be in the contracts in July.

Tallman – concerns; lot more information needed; is there a savings; employees like a 4-day work week; take a poll of hands

Slezak – we are not doing that.

Lattie – you cannot do that.

Tallman – email me on your thoughts; don't know if that matters to people; different places have different times and it is frustrating to me; not something I can support at this time.

Slezak – before I have been sitting in this chair, it is frustrating that they are not open past 4 when you need things signed; open until 5:30 would benefit the public; I have had many people stop me and ask why we can't be open until 5 or 5:30.

Miller – years ago I instrumented the time change from 9-5 to 8-4; solely for the purpose of the summer months; 9-5 was still hard for residents to get up here; we are not big on giving extra pay; I'm not okay with 8-5:30; ran a poll in the office and it was 7-4:30 that everyone said would work; they would get 36 hours instead of 35 hours; I like the 7-4:30 with half hour lunch; I do have some concerns about Fridays and with permits not being able to get done.

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Slezak – Friday are least busy days.

Green – do you have a list of the other townships that are closed on Fridays?

Slezak – yes, there are many that stay open later when they are closed on Fridays; I get a lot of people that have knocked on my window to pay a bill after 4 o'clock and I have to tell them to come back tomorrow; not really happy if you can't get a document signed after 4.

Miller – deadlines for taxes; drop box out back; implementing a lock box; official stamp is what the residents want; how much will it save on Fridays being closed for lights and heating; it might be a lot with this old building.

Karr – open for election time? Pay over time?

Miller – it would be overtime; won't affect elections; won't affect treasurer's; we are public servants.

Green – we talked about saving the township money; we implemented the new thermostats to save money; want to be open later for the residents; we saved township \$4k since the new thermostats were installed; the residents want these stamps on their form; we are trying to implement emailing of the water bills so that will help; we want to set up autopay so there is no down time; 8-5:30 would be great for residents if we closed on Fridays; Fridays are real slow here; 4-day work week you get better productivity out of your employees.

Tallman – if water and sewer are due on Friday, will they be charged a late fee?

Green – no, we extend it; we help the residents; grace period if it is in the drop box over the weekend.

Miller – I would go up to two days for their taxes; try and work with what you can; you get 10-days when the water bills are sent out from the county.

Green -we don't get that 3% on the charge card; that goes to the company of the machine.

MOTION BY MILLER, SECOND BY GREEN to discuss purpose of 4-day work week starting January 14, 2022. Roll Call: Green – yes; Miller – no; Slezak – yes; Karr – no; Tallman – no. Motion does not pass.

APPROVE NEW PLANNING COMMISSION MEMBER

Miller – did she apply for this? Is she related to anyone on the board? What does she bring?

Slezak – yes, she applied; no, she is not related to anyone on the board; she has her bachelor and master degree; very well qualified.

Tallman – how many applied?

Slezak – two, many applied for multiple spots.

Tallman – I don't feel I have good faith on voting someone just on your recommendations; I want to see the applicant's applications.

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MOTION BY KARR, SECOND BY MILLER to appoint Annetta Wilbon to replace Dave Shields term ending 12/31/2023 for the Planning Commission. Roll Call: Slezak – yes; Karr – yes; Miller – yes; Green – yes; Tallman – yes. Motion carried unanimously.

APPROVE NEW DDA MEMBER

Karr – how many applied for that one?

Slezak – the same; Jim just came in on Friday and wanted to get him added to the agenda.

Tallman – I know these people; just not the first one; I would like to see them before hand from now on.

Miller – he applied for this or after he was asked?

Slezak – he was asked because we didn't have a full board.

Miller – just not putting people on it just to put them on; what other people are out there so we know who we are voting against.

Karr – it is hard to find people to fill these spots.

Slezak – we couldn't have a meeting for over 6 months due to not having enough members.

Miller – what does DDA do?

Slezak – beautification of the township; off ramps and on ramps; appropriate \$3k to shopping with a hero; want kids to have a great Christmas; appropriated funds to Outreach East for Consumers Energy gift cards for hard times; help out community; help struggling businesses.

MOTION BY KARR, SECOND BY TALLMAN to appoint Casey Clark to replace Kosta Popoff term ending 12/31/2023 for DDA. Roll Call: Green – yes; Miller – yes; Slezak – yes; Tallman – yes; Karr – yes. Motion carried unanimously.

MOTION BY KARR, SECOND BY SLEZAK to appoint Jim Joubran to replace Scott Natzke term ending 12/31/2022 for DDA. Roll Call: Green – yes; Slezak – yes; Karr – yes; Tallman – yes; Miller – yes. Motion carried unanimously.

POSSIBLE CLOSED SESSION TO DISCUSS WAGE COMPENSATION FOR EMPLOYEE

MOTION BY TALLMAN, SECOND BY SLEZAK to go into closed session at 8:12 P.M. to discuss wage compensation for employee. Roll Call: Tallman – yes; Karr – yes; Slezak – yes; Miller – yes; Green – yes. Motion carried unanimously.

Closed session opened at 8:12 P.M./ Closed session stopped at 8:55 P.M.

MOTION BY TALLMAN, SECOND BY MILLER to compensate the following employees a one-time payment: Ashley West - \$6,000; Alma Gay - \$4,000; Sheila Zimmer - \$2,500. Roll Call: Miller – yes; Tallman – yes; Green – yes; Karr – no; Slezak – no. Motion carried.

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ADJOURNMENT

MOTION BY TALLMAN, SECOND BY KARR TO ADJOURN AT 8:59 P.M. Motion carried unanimously.

Patrick Miller, Clerk

Jim Slezak, Supervisor