



SALEM TOWNSHIP BOARD OF TRUSTEES
Minutes of the Regular Board Meeting
October 13, 2015
Approved

1. Pledge of Allegiance/Call To Order

Meeting called to order at 7:05 p.m. by Supervisor Whittaker who led in the Pledge of Allegiance.

2. Roll Call:

Present: Converse, Daniel, DeLuca, McLaughlin, Trent, Wensley & Whittaker

Absent: None

Quorum declared

3. Approval of Agenda

Supervisor Whittaker asked if there were any changes or additions to the agenda. None given. The agenda was approved unanimously.

- 4. Presentation:** Mr. Jon Lamb, CPA & Michele Gaynor of Schoolcraft College discussed the upcoming Special Election on November 3, 2015 in which residents who live in Precinct 3 in the Schoolcraft College District will be voting on an additional 0.6 Operating Millage increase. They showed a video that discussed the benefits to their programs, students and the surrounding community that the new millage increase would bring.

Mrs. Linda Hamilton, community leader of Salem Community Events (SCE) and former Township Treasurer highlighted the SCE purchase of a new picnic table that is located near the Fire Department's door and also the upcoming 2016 Salem community events.

- 5. Public Comment – Two (2) citizens provided comments**

6. Consent Agenda

Motion by Mr. Wensley and seconded by Mr. Daniel to approve the following consent agenda items:

- A. Minutes of September 8, 2015 Regular Meeting of the Board of Trustees
- B. Disbursements for September 2015
 - 1. General Fund – September check roster \$151,018.98 (checks 25601-25648)
 - 2. Escrow Fund - \$3,880.00 (checks 1612-1614)
 - 3. Payroll - \$61,158.85
 - 4. Electronic Fund Transfers - \$186.21 (Paycor)
 - 5. Sewer Fund - \$9,172.71 (checks 1957-1959)
- C. Invoices for October 2015
 - 1. General Fund - \$78,393.11
 - 2. Sewer Fund - \$5,830.30
 - 3. Escrow - \$6,135.00

Motion was approved unanimously.

7. **Supervisor’s Comments** – The Supervisor mentioned with great admiration that Salem Elementary School was selected as an exemplary high performing school and named a National 2015 Blue Ribbon School. Congratulations to the Principal, teachers, parents and students for this award. He reminded everyone that just 3 – 4 years ago that it was almost slated to be closed but the entire community with overwhelmingly support, stopped that action and now the school is recognized as a 2015 Blue Ribbon School.

8. **Business Items**

A. Fire Department

1. Collective Bargaining Agreement Discussion

Trustee Trent began the discussion with a summary of the past 5 months of negotiations between all the parties involved: Union Representation, Fire Department’s key personnel, Fire Chief, and the members of the Salem Trustees Collective Bargaining Committee. Each member was given time to present their remarks. In summary, consensus was difficult over the past months, with over a dozen meetings; however all the parties are now satisfied with the results and all have come tonight to attest to that and would like the Board of Trustees to come to a decision.

Motion by Mr. Trent and seconded by Treasurer Converse to ratify the Salem Township Fire Department Collective Bargaining Agreement that is between the MI Association of Fire Fighters (MAFF) and Salem Township dated April 1, 2015 through March 31, 2019.

Roll call vote was taken: Ayes 7 (Converse, Daniel, DeLuca, McLaughlin, Trent, Wensley, Whittaker) Nays – 0 Absent – 0 Motion was approved.

B. Administrative

1. Appraisal Services for Brae Burn Golf Course

Motion by Mr. Whittaker and seconded by Mr. Trent to approve Frischman Appraisal & Consulting, LLC for the specific Appraisal and Consulting services that is required to be utilized for the Township Assessor’s office and the State of Michigan’s Tax Tribunal Court in the amount of \$3,900. Preparations for trial, testimony or any other oral presentation are not included in this fee. Fees for testimony and preparation are \$150.00 per hour. Legal Counsel, Mr. Ed Plato discussed that there is a specific need and purpose of hiring a professional appraisal for the MI Tax Tribunal.

Motion was approved unanimously.

2. Mueller House Remodeling Bids

Motion by Mr. Daniel was withdrawn and will be brought back at a later time. Supervisor Whittaker agreed that further discussion is needed.

3. Lease Agreement – Salem Farm Preserve

Motion by Mr. Whittaker and seconded by Mr. Wensley to approve the extension of a 1 year farming lease between Dennis Vettese and George Milan Jr (the Lessees), and Salem Township (Lessor) for the 147 acres of tillable land on the property known as Salem Farm Preserve.

Motion was approved unanimously.

4. Signs – Salem Farm Preserve

Motion by Mr. Whittaker and seconded by Mrs. McLaughlin to approve the winning bid for the sign project for Salem Farm Preserve from the Donnor Sign Company in the amount of \$5,768.52. One (1) sign shall be 60"x44" double sided and the second sign be 60"x44" single sided with design specifications as described on quote.

Motion was approved unanimously.

5. Snow Removal Services

Motion by Mr. Trent and seconded by Mr. Wensley to approve extending the contract of Ultra Unlimited Services in the amount of \$7,995.00 covering three payments as follows:

- \$5000
- \$1497.50
- \$1497.50

for snow removal per the bid specifications for the 2015/16 winter season and waive section 8a. of the Salem Township Purchasing and Bid Policy that requires three (3) bids be obtained.

Motion was approved unanimously.

6. Advanced Disposal

Motion by Mr. Trent and seconded by Mr. Whittaker to approve Advanced Disposal to install several wells on the 80 acre parcel (North of Six Mile), known as Parcel #A-01-12-300-001, as identified in the Host Community Agreement (HCA) between Arbor Hills Landfill and Salem Township in order to complete their hydrogeological investigation.

Supervisor Whittaker answered questions from the residents, as well as Trustee Trent discussed some history of the designated parcels. The wells and the coordinating

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research findings will be analyzed by both county and state regulators before expansion can take place.
 Motion was approved unanimously.

C. Financial

1. Motion by Mr. Wensley and seconded by Mr. Trent to approve the following cost center budget amendments for fiscal year 2015-16:

Dept. Budget		Budget	Revised
Community Development			
101.372.706.000	Building Inspector Pay	\$ 40,000.00	\$ 70,000.00
101.372.706.002	Heat & Plumbing Ins. Pay	\$ 17,000.00	\$ 22,000.00

Offsets will be charged against Revenues, respectively:
 101-003.000-476.479 for Building Permits
 101-003.000-476.481 for Heating Permits

101.372.817.003	Drains – Washtenaw	\$15,000.00	\$ 25,000.00
101.404.801.009	IT Consultants	\$10,000.00	\$ 15,000.00

Offsets will be charged against Contingencies 101.956.821.000
 Board discussion regarding the increased Building Inspector’s pay was a concern but was due to the substantial increase in Building Permits/Fees.

Motion was approved unanimously.

D. Planning & Zoning

1. New Zoning District (PSP – Public/Semi-Public Services District)

Motion by Mr. Wensley and seconded by Mr. DeLuca to approve the adoption of the attached Rezoning Application 14-006 to zoning ordinance – 2015-10-13-01 as recommended by the Planning Commission; detailed in the Approved Minutes of the Planning Commission dated 02/23/2015; 03/16/2015; and 8/17/2015 including copies of the letters of opposition, the Township Planners Report and the copy of the Public Hearing Ad including the list of properties proposed for rezoning.

Motion was approved unanimously.

2. Text Amendment for the PSP District

A second Motion was made by Mr. Wensley and seconded by Mr. McLaughlin to approve the text amendment which adds “Recreational Facilities – private membership or restricted access” as a Conditional Land Use in the PSP District.

