

HOLLAND CHARTER TOWNSHIP BOARD OF TRUSTEES Regular Meeting August 17, 2017

The Supervisor called the meeting to order at 7:00 p.m.

Present:

Supervisor Terry Nienhuis, Clerk Michael Dalman, Treasurer Vince Bush, and Trustees Norm Nykamp, and Russell TeSlaa. Also present was Township Manager Don Komejan.

Absent:

Trustees Doug Becker and Elliott Church

The Pledge of Allegiance was recited and Mr. Nienhuis gave the invocation.

Citizen's Comments: None

The next item on the agenda was a request for an Industrial Facilities Exemption Certificate submitted by L. Perrigo Company.

Mr. Nienhuis opened the public hearing to consider this request.

The request is for real property costs of \$2,385,345.00. The district was established October 1, 1992. The request is for twelve years after completion. Mr. Jason Adams and Mr. Nate Wood were present to provide an update and answer questions regarding the project.

Mr. Nienhuis closed the public hearing.

17-83

A resolution was offered by Mr. TeSlaa and supported by Mr. Nykamp to approve the request for the Industrial Facilities Exemption Certificate from L. Perrigo Company.

All supported the resolution

Resolution declared adopted

The next agenda item was Consideration of a Resolution to approve Flagstick PUD Amendment #3. Mr. Nienhuis opened a public hearing to consider this item. The Planning Commission has recommended the approval. Marianne Hunderman, one of the developers, was present to answer questions. Mr. Nienhuis closed the public hearing.

17-84

A resolution was offered by Mr. Nykamp and supported by Mr. TeSlaa to approve Flagstick PUD Amendment #3.

All supported the motion

Motion declared adopted

Board members reviewed the consent agenda including communications and operational reports. Also reviewed were minutes from the regular meeting held on August 3, 2017.

17-85

A motion was made by Mr. Bush, supported by Mr. TeSlaa, to approve the consent agenda.

All supported the motion

Motion declared adopted

The next agenda item was consideration of approval for the White Oaks Final Preliminary Plat. Kelly Kuiper, representing the developer, was present to answer questions.

17-86

Mr. Bush made a motion, supported by Mr. Nykamp, to approve the White Oaks Final Preliminary Plat.

All supported the motion

Motion declared adopted

The next agenda item was consideration of a resolution to recommend for approval to the Michigan Liquor Control Commission an application from Hopland Brewing, LLC for the following licenses: New micro brewer, wine maker, and small distiller manufacturer licenses.

Applicant Richard Morales was present to answer questions.

17-87

Mr. TeSlaa offered a resolution, supported by Mr. Nykamp, to recommend for approval the application from Hopland Brewing, LLC to the Michigan Liquor Control Commission.

Roll call vote: Yes-5, No-0, Absent-2

Motion declared adopted

The next agenda item was consideration of matters regarding Buy and Sell Agreements. The first was a Resolution to accept a Buy and Sell Agreement for sale of a portion of vacant land parcel 70-16-05-400-054. The 8.28 acre parcel located at 0 Driesenga Drive at the corner of Hallacy Drive (Lot 2). Pebble Shores, LLC has made the offer to purchase the property for the sum of \$372,600.00 with closing by October 15, 2017.

17-88

Mr. Dalman offered a resolution, supported by Mr. Nykamp, to accept a Buy and Sell Agreement for sale of a portion of vacant land parcel 70-16-05-400-054.

Roll call vote: Yes-5, No-0, Absent-2

Resolution declared adopted

The next was a motion to allocate estimated Special Assessment (SA) provided in Buy and Sell Agreement for sale of a portion of vacant land parcel 70-16-05-400-054.

17-89

Mr. Dalman made a motion, supported by Mr. Bush, to allocate estimated SA provided in Buy and Sell Agreement for sale of a portion of vacant land parcel 70-16-05-400-054.

All supported the motion

Motion declared adopted

The next agenda item was consideration of a motion to acknowledge receipt of notice by Buyer of parcel 70-16-05-400-054 to rescind and terminate Buy and Sell Agreement per adverse soil

conditions.

17-90

Mr. TeSlaa made a motion, supported by Mr. Nykamp, to acknowledge receipt of notice by Buyer of parcel 70-16-05-400-054 to rescind and terminate Buy and Sell Agreement per adverse soil conditions.

All supported the motion

Motion declared adopted

The next agenda item was the Consideration of an Agreement with GNS America Co. in regards to the Michigan CDBG Grant Agreement for the Company's expansion project. Mr. Komejan reviewed the Agreement. Mr. Ken Rizzio from Lakeshore Advantage was present to answer questions from the Board.

17-91

A motion was made by Mr. Nykamp and supported by Mr. TeSlaa to approve an Agreement with GNS America Co. in regards to the Michigan CDBG Grant Agreement for the Company's expansion project.

All supported the motion

Motion declared adopted

Two rezoning requests were introduced for a first reading:

1. Mr. Nykamp introduced the east half of parcel (70-16-17-351-006) located at 135 Elberdene – Single-family and Two-family residential (R-2) to Light Industrial (I-1)
2. Mr. Bush introduced parcel (70-16-16-400-088) located at 0-120th Ave. (Vacant Land) - Single-family and Two-family residential (R-2) to General Commercial (C-2)

Kelly Kuiper of Nederveld was present to answer questions. The next agenda item was the Consideration to approve a Michigan Uniform Video Service Local Franchise Agreement with CC Michigan, LLC, d/b/a Charter Communications for a period of ten years. Mr. Komejan reviewed the agreement and noted changes suggested from the Township legal counsel.

17-91

A motion was made by Mr. TeSlaa and supported by Mr. Nykamp to approve a Michigan Uniform Video Service Local Franchise Agreement with CC Michigan, LLC and Authorize the Superintendent (Manager) to execute the Agreement on the Township's behalf.

All supported the motion

Motion declared adopted

Mr. Komejan reviewed two operational and capital improvement expenditures. The first item was several Helder Park site lighting repairs and improvements. The project would cost \$47,979 prior to anticipated one-time rebates of \$3914 for an estimated net project cost of \$44,065 with anticipated after-project energy cost savings of \$4400/year.

17-92

A motion was made by Mr. Nykamp, supported by Mr. Nienhuis, to approve the Helder Park site lighting repairs and improvements.

All supported the motion

Motion declared adopted

The second item was the award of contracted 2017 bike path system extension on 136th Avenue subject to obtaining any remaining necessary easements. The recommendation is to approve the low bid to Al's Excavating in the amount of \$93,940.00 conditionally upon the easement from parcel 70-16-08-300-048.

17-93

A motion was made by Mr. TeSlaa, supported by Mr. Bush, to approve the low bid for bike path system extension on 136th Avenue to Al's Excavating subject to obtaining any remaining easements.

All supported the motion

Motion declared adopted

Mr. Komejan reviewed some informational and project updates. One item Mr. Komejan presented was a proposed letter of support for the Council of the City of Holland to adopt a resolution to authorize and proceed with the necessary action to dissolve the Holland Area

Center Joint Building Authority, of which the Charter Township of Holland is presently a member.

17-94

A motion was made by Mr. Nykamp, supported by Mr. Nienhuis, to approve the letter of support to dissolve the Holland Area Center Joint Building Authority.

All supported the motion

Motion declared adopted

The HCT Board Budget Work Session will be held at 4:40 P.M. before the regular meeting on September 7. Board members gave committee reports.

The meeting adjourned at 8:08 P.M.

Michael Dalman, Clerk

Terry Nienhuis, Supervisor