

Allegan Township Board Meeting

May 2, 2022

7:30 PM

- I. Call to Order
 - A. Pledge and Invocation

- II. Roll Call
 - A. Supervisor Steve Schulz, Trustee Mike Bender, Trustee Jim Connell, Treasurer Jane Waanders, and Clerk Brande Gillies were present.

- III. Approve Minutes of April 4, 2022 Meeting
 - A. Connell/Bender made motion to approve with minutes standing approved as read.

- IV. Reports
 - A. Professional Code Inspections (PCI)- Building Inspectors
 - 1. There were eight permits pulled in March, with one for a new home and two for new duplexes. Fees totaled \$4,479.00.
 - B. Ted Heckman, Planning Commission – Chair
 - 1. Next regular meeting is May 9. The only business is regarding some rezoning that is coming up.
 - C. Ted Heckman, Zoning Board of Appeals
 - 1. There was no new business at the last scheduled meeting. They are going to be reviewing the master plan.
 - D. Max Thiele, County Commissioner
 - 1. He brought annual reports for viewing. There was a water study done of Allegan County. The County Assessor’s report showed the highest increase in taxable value was in Heath, Fillmore, Valley, and Lee townships.
 - 2. On April 28, the County interviewed lobbyists to work on behalf of the county. The cost for this will be approximately \$60,000 per year.

- V. Public Comment
 - A. Scott Beltman introduced himself and shared that he is running for County Commissioner. He was raised on a dairy farm, does farming now, and was involved in passing the ORV ordinance. He wants to help things be done better in the county.

- VI. Old Business
 - A. Miner Lake Sewer Study
 - 1. In 2007, Allegan township hired Fleis & Vandenbrink to do a study on Miner Lake. They did a project plan, but there was no convincing support from property owners. The township asked to revisit this in 2021. The old report, new data and health department

records were reviewed. They confirmed the availability of alternatives, and researched cost estimates (more expensive now than in 2007) and funding options.

2. The Proposed District consists of 248 primary parcels. One-third of the systems there currently are over twenty years old. The NE corner is excluded for now because they have their own system. Mound systems that are currently there are only 50 – 75% of what they should be due to space constraints.
3. Options are for gravity sewer, low pressure system, or community system.
4. Funding options are: through the state with the Clean Water Revolving Fund (30 year loan); USDA Rural Development which has a potential for a grant (40 year loan); creating a Special Assessment District; or Revenue and Contact Bonds. The USDA funding is most cost effective because there is potential for a grant, and the loan is spread out over a longer period of time.
5. Public Comment
 - Tom Slocum – What is the level of support from those who own property on Miner Lake? Sam Martin responded that there is nothing official yet, but that is the next step. In 2007, the votes returned showed 49.8% in favor of the sewer project. In 2021, votes showed around 70% in favor, but this is not an official number.
 - Kevin Letz – If the cost is \$12 million, and the individual loans are \$40,000, how much will it be a year with maintenance included?
 - Jerry Young – What is the maintenance cost versus using the city? The rates from the city will be the same as city residents and there is no annual maintenance fee. The township would have ongoing routine maintenance if not using the city. He also made a note that this project will increase property value.
 - Tim Lubbers – He commented that his property sits lower than most and inquired about the pump part of the project.
 - Tim Coning – How long would this take? This wouldn't start earlier than 2024, and would probably be a full-year project.
 - Tom Slocum – Will there be digging up and excavating? What is the approval rate?
 - Bill Creech – Will the 50 acres on the west end be required to hook up? This property is included in the proposal to preserve the lake. The whole principle is to keep the lake clean. Crystal Cove is excluded because they already have a system.
 - Kim Shelansky – What if grant money doesn't go through? Things can be paused and reevaluated. It would not be too late to back out. Can the township require this to be done if the water gets bad? No, that would be up to the state or health department.
 - Tom Vandenberg – Is there a track record of grant amounts given? It is likely that a 100% loan will be given, but unsure how much the grant will actually be. What about the east side that is swampy land? That is excluded because it is not developable.
 - Justin Goodenough – Is all of Miner Lake in Allegan Township? Yes, it is.

- Ben Williams – He is from the health department. Many of the systems are not meeting the code.
- Mike Stevens – Which pressure sewer was looked at and costed out? The grinder, which is liquids and solids. How many homes are seasonal? About 40%.
- Sam Martin – The next steps for the Lake Association are to meet on May 28, to get exact pricing per parcel, and to gauge the impression of people. The association will be meeting again mid-June and is planning to send out ballots that will be due July 1. The estimate is four to six months to get the grant application out and reviewed. The decision can be made after that information is received. MinerLake.com or MinerLake.org has information.
- Jim Connell – He is excited about the possibility and how it will clean up the lake and improve it. His job as trustee is to watch the township’s money. The money for this project would be borrowed by the township, and will need to be paid back by the residents.
- Sam Martin – How much ARPA funds are being spent on this? The township is potentially putting all of it towards this project, but needs to be mindful of the timeline for spending.
- Mike Bender – He thanked Sam Martin for all the work that he has done for this.

B. School Resource Officer Agreement (DocuSign)

1. Trowbridge, Valley, Cheshire, Allegan township, the City of Allegan, and Allegan Public Schools are all helping with the cost. It is a five-year commitment with two officers sharing the job. It will begin in the fall.
2. Connell/Waanders made motion to approve, which passed following an aye vote.

VII. Pay Bills

A. General Fund

1. \$8,776.6 was presented for payment.
2. Waanders/Bender made motion to approve, which passed unanimously following roll call.

B. Miner Lake Fund

1. \$2,156.10 was presented for payment.
2. Connell/Waanders made motion to approve all bills, which passed unanimously following roll call.

VIII. Correspondence

- A. None.

IX. Adjourn

- A. Waanders/Connell made motion to adjourn which passed following an aye vote. The meeting adjourned at 8:43 PM.