

Approved 2/20/12

Casco Township Board of Trustees

Regular meeting of January 16, 2012, 7:00 p.m.

Supervisor Overhiser called the meeting to order at 7:05 pm and led in the pledge of allegiance. Present: Overhiser, Graff, Winfrey, Ridley, and Cowie, and approximately 8 interested persons.

Public comment: Toni Carroll, of the SW corner of Casco Township, serves on the Allegan County Commission on Aging. She presented a summary handout regarding the ACCOA's plan for spending down their fund balance, which was estimated to be about \$800,000 at the end of 2010. The annual budget (the amount collected) is about \$1 million per year. Discussion ensued about Toni's numbers and the County Finance Director's numbers, and why the spend-down is spread over 3 years. Questions were asked about the amount going to staff and administration for the senior programming. Having a 20% fund balance is the ACCOA's goal. Toni Carroll asked for feedback from those present.

Overhiser reported on a recent meeting attended by Overhiser, Cowie, and Susan Katt regarding the Transportation program. The summary of the meeting is that the ACCOA will honor the second bid regarding the transportation program, and hold interviews with the potential vendors (including Casco Township Senior Care Program). Cowie urged Toni to have the ACCOA hire an outside facilitator to set up a strategic plan (funded out of administrative funds), and to serve both rural and urban seniors in a balanced way. She also requested that the ACCOA map who is served, by address, and make that data available.

Bob Baker expressed frustration over the political appointments and the politics that take away from serving seniors across the whole county. Bob asked if the ACCOA receives federal money; it does not. The Area Agency on Aging secures federal funding.

In sum, feedback for Toni Carroll included the need to analyze service by address of the person served and to engage in better promotion & advertising, oriented to the seniors who need service (radio, not necessarily website). It was acknowledged that if service demand was increased by better promotion, then a millage increase would be justified. There was a desire to have vendors such as ACRDC better promote what they do, especially for Casco residents.

Tom Jessup, County Commissioner, stated that If the ACRDC had done a good job, there would not have been a need for the ACCOA. The ACRDC was founded by the Commissioners some years ago. Its biggest grant is for Head Start from the federal government. It also secures community block grants, and offers weatherization and food pantries.

Toni Carroll reported that the ACCOA is taking a stringent approach toward expenditures, reflected in the most recent transportation grant process.

Parks & Recreation: Bruce Brandon, Chair, presented the new 5 year Parks & Recreation Plan. He said the Committee is made up of passionate people who care about parks, and the plan emerged from spirited discussion. Given the need to have the plan submitted to the State by March 1, a public hearing will be held on February 20, at the next Board meeting, with the Board to take action that night. Public comment will also be received on Saturday, February 11 at the joint meeting. Color copies will be available by Tuesday 1/24, and the new draft plan will be posted on the website also.

Nature Preserve update: A change order is needed because the bike rack was inadvertently left off the bid package (change order #1). Change order #2 is to improve the base to compensate for soil conditions, and add a culvert. To keep the project within budget, funds could potentially be taken from the restroom, with a less attractive model selected. The pathway surface is still an unknown. Cowie moved acceptance of change orders #1 and #2, supported by Graff. Ridley, Graff, Winfrey, Overhiser, and Cowie all voted yes in a roll call vote.

Maple Grove: There has been no news from Deb Apostol. About 10 days ago, the Township received a valuation from the State for Maple Grove, at \$2 million. This is much lower than the appraisals, which were \$3.1 and \$2.9. The DNR's valuation was based on discussion they had with Equalization from Allegan County. Hanenburg bought the parcel in 2003 from a Chicago university, at a bargain price. When Brousseau took over Casco Township's assessing, Doug Brousseau had no explanation as to why this parcel had a SEV of less than \$1 million, so he assumed that a large parcel had a lesser value than other lakefront lots, and assigned a market value of about \$1.5 million. Since then, and given a sales history since 2008, large parcels are worth as much as smaller ones. He expressed this in a letter and it has been forwarded to the State (and Blaine McLeod, County Equalization Director, concurs.) The Township is now waiting to hear the DNR's response to this matter.

Reports:

Tom Jessup, County Commissioner: Regarding the seniors programs, he felt there is a disconnect between the ACCOA and the County administration. He expressed frustration over the meeting held last Friday. Regarding the jail, he voted to build a jail for \$17.7 million (221 beds). Last week the Commissioners voted to increase the jail project by approximately \$600,000 and 38 beds, based on construction costs and interest rates. In response to a question, Jessup stated that the jail is not being built for the purpose of renting beds, but it could be. Construction will probably begin middle of next month. Material numbers were softer, and wages were higher than anticipated.

Casco Senior Care Program: Rachel Brenner distributed a monthly report. Medicare consultant Vikke Andersen is a big help. Jason Pettit, together with others, are working on a local health fair. Rachel Brenner expressed interest in the emergency "buzzer" medical device that is provided by the County to seniors who live alone. She knew of 3 people in Casco Township who receive services from the County program.

Minutes: The December 12, 2011 minutes were presented, with Graff moving approval, supported by Winfrey; MSC.

South Haven Public Schools would again like us to collect school taxes on their behalf. Cowie moved approval of this resolution (made part of these minutes), with Winfrey supporting: Graff, Winfrey, Overhiser, Cowie, and Ridley all voted yes in a roll call vote.

Treasurer's report:

General Fund	\$387,913.40
Parks fund	\$15,173.75
Senior Services	\$15,738.89
Fire Department	\$446,603.93
Road Fund	\$12,264.05
Cemetery Care Fund	\$128,920.54
Collected Tax Account	\$819,554.65

Winfrey moved payment of General fund orders #21230-21272 in the amount of \$25,930.02; Collected Tax orders #2678-2689 in the amount of \$162,868.49; Fire Fund order #3899 in the amount of \$91,615.00; Parks Fund #216-225 for \$9,933.32; Seniors Fund orders #252-265 in the amount of \$5,475.14; and Road Fund order #1072 in the amount of \$113,776.80; supported by Ridley; MSC.

Winfrey is looking at purchasing a laptop to replace her old model. Overhiser moved to spend up to \$1,500 out of capital outlay, supported by Cowie; MSC.

Hospital board: Judy Graff reported that the South Haven Health Systems will again hold free cholesterol screening on February 7-9. On February 7 at 5:30 pm, they will hold a panel modeled after "The Doctors" program, at the Wellness Center. Based on an extensive survey, they received a "Hospital of Choice Award" for 2012.

Planning Commission: Graff reported that updates to the Future Land Use map, based on recent Township Board discussion, were given to Patrick Hudson. There is an upcoming site plan review for a project on 74th, now called Harbor Shores; it is a 14 site condominium development. The annual Township planning meeting will be February 11. Wording is being developed by Alfred Ellingsen to remove the unintended consequence of prohibiting beach stairs (in the Zoning Ordinance). The Commission is also considering changing density in an area of Baseline Road to high density.

Water/Sewer: Overhiser reported that the mandatory hookup letter is about to go out; a total of 150 new customers are expected from this process, with 50 of them being Casco Township residents. The letter is a courtesy; the newspaper notice is what is legally required.

Miami Park Special Assessment District: All of the residents of the district are in favor of this Special Assessment District (SAD). When the SAD money is collected, it will go to the Water/Sewer authority. Estimated costs will be rolled into special assessments. Cowie will handle all noticing. Questions were asked about construction costs and the timing of the SAD (namely, if the money will be collected or if Casco Township will have to take out a loan). If there is an overage collected, the SAD could be re-assessed.

Graff asked if there's a way to reassess if there is a cost overrun (yes; the assessed amount would be added to the next tax bill to make up the difference). She requested that an audit be done of all costs for the 15 year life of loan, plus interest.

Several resolutions and a timeline have been prepared by Township attorney Ron Bultje. Cowie moved approval of Resolution 1 (made part of these minutes), seconded by Winfrey; Overhiser, Cowie, Ridley, Graff, and Winfrey voted yes in a roll call vote.

Cowie moved approval of Resolution #2, with Winfrey seconding; Cowie, Ridley, Graff, Winfrey, and Overhiser voted yes in a roll call vote.

A hearing on this SAD will be scheduled for the regular Township Board meeting on February 20, following the Parks & Recreation hearing slated for 7 pm.

Road Commission will hold its annual meeting on Thursday night. Supervisor Overhiser requested input. There is some discussion at the State level regarding disbanding County Road Commissions. This item will be addressed at the February meeting.

Audit: The audit has been distributed to the Board of Trustees. Graff moved to accept the audit, supported by Cowie. MSC

Future Land Use (FLU) map: following discussion at the Board's recent special meeting, the attorney has suggested the phrase "currently unimproved park" to designate deeded/platted public park areas in the Township.

Appointments: Blanche Wilkinson & Richard Barden have agreed to serve on the Board of Review for one year, through 12/31/2012. Cowie moved approval of Wilkinson and Barden, with Winfrey supporting; MSC. Overhiser expressed thanks to Will Hart for multiple years of service on the Board of Review. He treated everyone with a lot of respect and that was very helpful. He had a good way of defusing emotions.

Public comment: none, despite the opportunity.

Winfrey moved to adjourn at 9:22, supported by Graff; adjourned.

Respectfully submitted,



Julie M. Cowie, Clerk

Attachments:

Resolution to collect taxes on behalf of SHPS;

2 resolutions pertaining to establishing a Special Assessment District on Lakeview in Miami Park