

PROPOSED MINUTES
LAKETOWN TOWNSHIP
BOARD OF TRUSTEES
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423
RESCHEDULED REGULAR MEETING
February 8, 2016

ARTICLE I. CALL TO ORDER

Township Supervisor Terry Hofmeyer called the regular monthly Board of Trustees meeting to order at 7:00 P.M.

MEMBERS PRESENT: Terry Hofmeyer, Wendy Van Huis, Linda Howell,
Gary Dewey, Ed Stielstra

MEMBERS ABSENT: None

STAFF PRESENT: Al Meshkin – Township Manager
Diane Ybarra – Recording Secretary

ARTICLE II. INVOCATION AND PLEDGE

Supervisor Terry Hofmeyer opened the meeting with prayer and led the pledge of allegiance.

ARTICLE III. REVIEW AND APPROVAL OF MINUTES

The Board members reviewed the minutes of the January 13, 2016 meeting. **A motion was made by Howell and seconded by Van Huis to approve the minutes as submitted. Supervisor Hofmeyer called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. FINANCIAL REPORT / REVIEW & APPROVE THE BILLS

Supervisor Terry Hofmeyer reviewed the bills for the month of January 2016. Following discussion, **a motion was made by Dewey and seconded by Stielstra to approve and pay the bills as submitted. Supervisor Hofmeyer called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CORRESPONDENCE - None

ARTICLE VI. REPORT OF OFFICERS

- A. STATE REPRESENTATIVE – No report.
- B. COUNTY COMMISSIONER KAPENGA – No report.
- C. PLANNING COMMISSION – LINDA HOWELL

Howell reported that the Planning Commission met on February 3, 2016 and the following items were discussed: approved for recommendation to the Township Board the report and resolution for the Copperleaf Development P.U.D. with 26 units; approved Kortman Special Use Request for an oversized accessory building in the Sandcastle Association.

- D. ZONING BOARD OF APPEALS – ED STIELSTRA

Ed Stielstra reported that the ZBA did not meet in January.

E. PARKS COMMISSION – No report.

F. FIRE CHIEF AND FIRE BOARD – WRITTEN REPORT SUBMITTED

Chief Den Bleyker submitted a written report for the response calls for the month of January which were as follows: 29 calls total, 17 calls from Laketown, consisting of 15 rescue and 2 fire, 6 calls from Fillmore, consisting of 4 rescue calls and 2 fire calls. There were 6 assists to other departments consisting of 1 rescue and 5 fire calls.

ARTICLE VII. CITIZEN’S COMMENTS ON OLD AND NEW BUSINESS - None

ARTICLE VIII. OLD BUSINESS – None

ARTICLE IX. NEW BUSINESS

A. FIBER OPTIC NETWORK BOND PROPOSAL RESOLUTION

Supervisor Hofmeyer reviewed Resolution 2016-06 Fiber Optic Bond Proposal with bond schedules of 15 and 20-year proposals.

Following discussion, **a motion was made by Dewey and seconded by Van Huis to approve the 15-year bond proposal for the Fiber Optic Network Bond Proposal Resolution 2016-06 for the election to be held on May 3, 2106.**

Meshkin stated the 10-year proposal escalated the millage average per year past two mils and the 20-year bond escalated the interest cost by over \$1 million. The 15-year estimated millage would be levied at an average of 1.6572 mills (\$1.6572 per \$1,000 of taxable value) based on an estimated 3% growth in taxable value. From 1997 to 2016, the average annual growth for the township was slightly over 4% in taxable value. The fiber network drops would be available for every household in the township. Van Huis asked if voters approved, what would be the timeframe for accessibility. Meshkin responded upon receipt of voter approval, approximately 3-4 months would be necessary for engineering work and bid process after which the construction would be approximately 4 months contingent on weather conditions. Dewey asked if the law requires bonds to be put out for competitive bid and Meshkin responded no. Hofmeyer said Bendzinski & Co. is used by most municipalities and provides very competitive rates. Howell asked about the cost of issuance on the bonds for the construction. Meshkin said the contractors will provide that information. Stielstra asked about the cost of the ISP (Internet Service Provider) and Meshkin stated that their equipment would be housed in the township office at their expense. The monthly fee to residents would be very competitive with the central office at the township office and standard modem included in the price. The township would build and own the fiber network.

A public comment was made noting that Drenthe had installed a fiber optic Internet system but was unable to maintain technology so ended up selling it. Would that happen in Laketown? Meshkin responded that the township would own the fiber conduit and the ISP would own and be responsible for the electronic equipment. The fiber network would have an estimated 30+ year lifespan. Howell asked if the cost of replacing the township generator is included in the expenditure. Meshkin responded that it is included in the project. Howell asked if the bond would be callable and Meshkin responded yes after 7-8 years. Hofmeyer asked for any additional questions from the board noting that this is a very big step for the township but one that is much needed. Howell asked if this has an effect on our borrowing for future projects. Meshkin said it has no effect and is not limiting in any way. A resident asked if this will be solely for the Internet or will it be for TV, too. Meshkin said the main focus is for the Internet but the ISP will likely provide more services. A resident asked what the monthly fee would be and Meshkin responded the target would be a base service fee of \$50-\$60/month. Howell asked about the existing Charter service on the north end of the township? Meshkin said Charter Communications has a non-exclusive franchise in the township. We will structure our agreements to comply with the METRO Act.

Mark Kortman of Sandcastle said he builds infrastructures and the concept of this project for the township is brilliant; a physical asset the township will own for years. It is very exciting that this is being proposed for resident approval. Kortman asked if there is existing fiber in the township now. Meshkin stated there is a limited amount but for exclusive use by its owners. A resident asked if the fiber will be above ground and Meshkin responded most of it will be below ground with the exception of a few areas. Howell asked how private roads and Mac Hills will be handled. Meshkin responded that the associations would have to provide easement for access, many of which there is already documented easement.

Hofmeyer asked Meshkin to walk through the project schedule. Meshkin said upon approval tonight, Clerk Van Huis would file the ballot proposal with the county to make the May 3 election. If the bond proposal is approved by the voters, engineering work would begin and then 3-4 months of build time depending on the weather. Dewey asked if it would be built from the outside of the township to the center or vice versa. Meshkin responded his intent would be to provide the service first to those without service today. Howell requested micro cells as an option with the ISP to improve cell phone service.

Supervisor Hofmeyer called for a vote on the motion to approve Resolution 2016-06. UNANIMOUS DECISION – MOTION APPROVED

B. LAKETOWN CROSSINGS P.U.D. CONTRACT

Supervisor Hofmeyer reviewed the Laketown Crossings P.U.D. Contract.

Following discussion, **a motion was made by Dewey and seconded by Van Huis to approve the Laketown Crossings P.U.D. Contract.**

Howell gave an overview of the process the Planning Commission worked through since August to bring this P.U.D. request before the Board for approval. Initially, the developer proposed a 31 unit project. After many meetings to review, listen to public comment and work with the developer, the Planning Commission feels this development will meet the needs of the applicant and be a quality addition to the township. All conditions of the P.U.D. are covered in the report and resolution including the project schedule which is 1-year for the infrastructure and a 4-year build out; not equipment or materials will be stored during the off-season for building and all units must be owner occupied. Stielstra asked if the adjacent houses to the west have been purchased. Howell said she has no knowledge of that and based on the drawings it is not as such. Hofmeyer said the P.U.D. is site specific. Dewey said it is in your neighborhood and mine and it appears to be done very well. Howell said the Planning Commission has been talking about the 10 and 20-acre parcels on the north side of the township as these could potentially be the next projects to come before the Commission. It was suggested that an R-1.5 zoning option be considered to address the question of future developments being harmonious with the surrounding neighborhoods. Howell thanked the developer for the hard work put forth on this project. Van Huis recognized the Planning Commission for their work on this project. Hofmeyer asked for any further questions adding it is a top notch plan.

Supervisor Hofmeyer asked for a vote on the motion approving the Laketown Crossings P.U.D. Contract. UNANIMOUS DECISION – MOTION APPROVED.

ARTICLE X. CITIZEN’S COMMENTS

Kelly Cavanaugh thanked the Board for the approval on the Laketown Crossings P.U.D.

Hofmeyer said the federal district judge put a hold on the 60-day no public comment and he is not sure how long it will last or if it will be resolved. He is happy that there is a hold on that so we can have input to our residents as it is important to be able to speak to residents regarding their concerns and questions on topics prior to elections.

ARTICLE XI. ADJOURN

**A motion was made by Van Huis and seconded by Dewey to adjourn the meeting at 7:40 P.M.
UNANIMOUS DECISION – MOTION APPROVED**