

Webber Township

2286 W. Springtime St.

Baldwin, MI 49304

December 8, 2022

Regular Meeting

(Corrected Minutes)

Call to Order: 6:00 p.m.

Pledge of Allegiance

Attendance Roll Call: Kelly McCune, Dan Cousar, Pat Williams, Kathy Young, Ernie Wogatzke present.

Approval of Agenda: Motion by Kelly McCune, supported by Dan Cousar, to approve the agenda. All in favor, motion carries.

Approval of the Minutes: Motion by Pat Williams, supported by Kathy Young to approve the minutes of Nov. 10, Public Hearing, Nov. 10 Regular Meeting, and Dec. 8, 2022 Finance meeting. Concerns regarding a missing discussion from last months meeting minutes. Clerk said that she would go back and make the correction. Concerns about an amount on the treasurer's report, but not mentioned in the Finance meeting (vault relocation \$500). Motion to amend the minutes, by Dan Cousar, supported by Kelly McCune. All in favor, motion carries. Vote on the original motion by Pat Williams, supported by Kelly McCune, all in favor, motion carries.

Approval of Accounts Payable:

General Fund: Motion by Pat Williams, supported by Kelly McCune to approve the General Fund. Discussion on adding to the finance report, the \$500 to Carr Settlement for relocating a vault. An extra \$294.71 is showing on the bank statement. The treasurer will research and see what deposit was made and or missed. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries

Fire Fund: Motion made by Dan Cousar, supported by Kelly McCune to approve the Fire Fund. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries

Water/Sewer Fund: Motion by Pat Williams, supported by Kelly McCune to approve the Water/Sewer Fund. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries

Refuse Fund: No credit balance for the month. No motion or approval needed.

Treasurer's Report: Given by Pat Williams. The 12-month CD is at the maturity date. Motion by Pat Williams, supported by Kelly McCune to roll it over. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries

Correspondence:

Letter from DNR about our Park projects, everything is in order and ready to move forward.

Public Comments: Comments/Concerns about allowing single wide mobile homes in the township. Marijuana revenue, what is the money being spent on? Comments on the recent Audit. Piedad Medina reads her letter of resignation from the planning commission

Department Reports:

Fire: Assistant Chief Jeremy Anderson, gave a run report.

Water/Sewer: Sam gave report, usage is down with the GEO being closed. He also had an estimate on the ceiling in the clerk's office. \$2800.00, includes 6 lights, wiring and insulation. Motion by Pat Williams, supported by Kelly McCune to approve spending the \$2800.00, for a drop ceiling in the clerk's office. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries

Cemetery: Ernie is waiting to hear from Wetherell on the cost of markers for the cemetery.

Co. Road Comm: N/A

Co. Comm: Bob Sanders reports that the budget looks good. They have a \$50k ORV grant, and they approved the sheriff accreditation grant.

Sheriff: In the last couple months, there has been larceny in Luther, Blight on 68th St. was cleaned up, there was a homicide, with suspect being held on open murder charge, Amvets is taking over the Blessing of the Bikes, A bank robbery in Luther. The accreditation program is no cost to taxpayers, due to \$159,000.00 grant.

Grant Writer: Dan Cousar nothing new on the ARPA, helpline is pretty much online due to staffing shortages. Maybe it's time to get someone to come in and talk to us about housing grants. We need to look at our laws to see if they are acceptable. Next report due in March 2023. Do we want to file the report ourselves or have the auditors to do it again?

Zoning Admin: Chris Jacobs gave report on permits issued, violation letters sent out, and red tags issued. He also announced that he has finished his citizen planner class. He requests approval to take a certificate class. It is a two-day class. The other portion of the class will be online, and is included in the price. Cost is \$550.00 + room fees (approx. \$150). This would be held February 9 & 10 in Mount Pleasant. Estimated total cost of \$780.00. Motion by Pat Williams, supported by Kelly McCune to approve the \$780.00 for the certificate training class. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries

Planning Comm: Dan Cousar reports there is a delay in the live/work unit. Public Hearing not been set yet. Map errors across from the prison & Putnam Lake, calling it a rezoning, because it took so long per Williams & Works. Watercourse Ordinance is complete and sent to the county. If approved at the county level, planning commission should be able to make recommendations to the board at the next meeting. Adult use marijuana retail facility (Higher Ground) was approved. Dan gives the supervisor his letter of resignation as the planning commission liaison. Supervisor Wogatzke asks the other trustee (Kelly McCune) if she would step up and become the liaison for the planning commission. She accepts.

Co. Park/Rec: Ernie reports that the DNR grant is moving forward, papers are all inline. We are ready to go with the bids.

LCEDA: N/A

Ongoing Business

***Add** Recommendation to the planning commission

***Add** attorney's discussion. Dan is not getting the emails from the attorneys. He asks the supervisor to continue to forward the attorney emails to him until we get this straightened out. Supervisor agrees to do this.

Ongoing Business

Answers to last month's questions:

Clerk is working with Workmen's Comp, and Mareo is aware he may have to pay that money back.

A-1 Services: fuel charges, the contract does allow for the fuel charges. He set the rate at a lower rate than previously.

The doors have been oiled.

Appointments for Planning commission, Zoning Board of Appeals, and Board of Review. Two people have exhausted their time on planning, and the Board of Review, all members are up (every odd year). Board of Appeals, there is an opening for an alternate, Ira Coffman is moving up. Supervisor makes recommendations for the Planning Commission, he states that he would like to put Jacqueline Jacobs back on, and Ira Coffman,. Motion by Pat Williams, supported by Kelly McCune to approve those that the supervisor recommends. Trustee Cousar voices his regrets that Piedad Medina steps away from the planning commission. He feels that she & the secretary have improved and healed some differences and both should have remained on the commission. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries.

Supervisor does not appoint or recommend Board of Review or Zoning Board of Appeals, that is up to the entire board. Motion made by Pat Williams, to appoint, Jacqueline Jacobs, Andrew Harter and Dave Freeman to Board of Review with Ira Coffman as the alternate, motion supported by Kathy Young. Trustee Cousar voices concerns about a whole new board, with no experience. Andrew Harter and Jacqueline Jacobs have been on the board. All board members are required to take training. Supervisor Wogatzke and Assessor Barnett are both on that board and have experience. Trustee Cousar questions why a board member is not being kept on the board, because of her experience. Supervisor explains his reasons; alternate not available when needed, secretary did not provide minutes to the appropriate people. Trustee Cousar, questions fairness. Secretary denies any wrong doing. Much discussion ensued. Trustee Cousar asks the current board of Review member if she is interested in continuing with the Board of Review. She states she is not. Roll call vote: Kelly McCune yea, Dan Cousar nay, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea, 4yea, 1 nay motion carries.

Zoning Board of Appeals: We need an alternate. Motion by Pat Williams, to appoint Dave Freeman, Conrad Tompkins and Quantina Forest as alternate, motion is supported by Kathy

Young. Trustee Cousar voices concerns about an appeals board being all new people and what they need to know. He believes in preservation. He explains the steps of the Board of Appeals. A lot of discussion about what the Board of Appeals does, and how they go about it. Trustee McCune questions, before the roll call vote if Ben Hill is resigning. Ben Hill resigns from all committee's he has been a part of. Supervisor Wogatzke states that we need written resignation from all those that resigned. Roll call vote: Kelly McCune yea, Dan Cousar nay, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 4 yea, 1 nay motion carries.

Properties that were for sale: We sold some properties to Andrew Harter and Jamie Davis, but the attorneys haven't done anything with the deed yet, so they would like their money back. Motion by Dan Cousar, supported by Pat Williams to refund their money back. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries.

Purchase offer for 3 lots on Linden St. for \$500.00 Value is \$1000.00 so the SEV would be just what the man offered of \$500.00. It is brought to the board's attention that there was a decision on this at a prior meeting. The roll call vote was 4 yea, 1 absent motion carried.

Project bids:

Supervisor asks if we got any bids on the vaulted toilet, clerk responds "no". He then asks if we got any bids on the electrical for the maintenance building, clerk responds "no". So now we need to solicit to see if we can get an electrician and a price on the vaulted toilet.

Bids for the Clerk, supervisor, and treasurer's office flooring. We need to advertise. Motion to move forward made by Dan Cousar supported by Kelly McCune, (advertisement will be outside the Baldwin area). All in favor, motion carries.

Request money to do the ceiling in the clerk's office (maintenance supervisor can do the work). Pat Williams motions to spend the \$2800.00 to put a drop ceiling in the clerk's office, it is supported by Kelly McCune. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries.

Planning commission vote on the 24 ft, limit and the single wide mobile home, but the recommendation was not given to the board. Trustee Cousar states the recommendation was to not send it back to the board. Discussion on what the planning board voted on and what it pertained to. Planning commission recommended that we not amend any of the points that they voted on. Supervisor Wogatzke states that the Mobile Home Commission Act of 1987 states a local government can not be exclusionary of where a mobile home may be placed. We must provide a place or adopt an agreement with a neighboring township by resolution to allow for single wide mobile homes. The supervisor offers a few suggestions: 1. Should be allowed if the owners currently live in it. 2. Allow a single wide owner to upgrade to a newer model if they live there or have lived there in the last 12 months. 3. Mobile home needs to be homesteaded and placed on an acre or more parcel of property (if this is legal to require), in the recreational district, would be preferred. 4. Should be allowed in AG, Recreational, Manufacturing and Special Use, with 1 or more acres of property (not contiguous parcels). There is property available in R1 & R2 that meet this criteria, that would put them outside the subdivisions. Supervisor recommends that we send this back to the planning commission and let them also work on restrictions. Trustee Cousar suggests that if we send it back to planning commission, that we include instructions with our recommendations. He also states that part of that

ordinance is to listen to the public. Motion, not to accept the planning commissions recommendation and send it back to them to work on, made by Kathy Young, supported by Pat Williams, with a time limit of 6 months. Roll call vote: Kelly McCune yea, Dan Cousar nay, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 4 yea, 1 nay motion carries.

New Business:

Audit 2022 is ready for the public.

Deputy Clerk needs more hours to work on the cemetery. Wetherell will go out and get the lines set up, and get markers so we can place them every 100 ft. identifying the graves and walkways. Our maps do not coordinate with the index cards. We have several missing deeds. We can do the work ourselves and save thousands of dollars. After all the information is gathered and combined, then a lady who specializes in mapping out cemetery's would come to our cemetery and map it out. The Deputy Clerk would work closely with the sexton, to figure out where the graves are. The treasurer suggests adding 30 more hours to the deputy clerk for a total of \$510.00. The treasurer can add \$510.00 to the clerk's office budget, if approved. Motion by Pat Williams to add \$510.00 to the budget, to compensate the Deputy Clerk for time spent working on the cemetery project, supported by Kelly McCune. Roll call vote: Kelly McCune yea, Dan Cousar yea, Pat Williams yea, Kathy Young yea, Ernie Wogatzke yea. 5 yea, 0 nay motion carries.

Performance evaluations: Zoning, both Maintenance people, Chief, Mareo. Motion by Pat Williams, supported by Kelly McCune to set the date of January 18, 2023 @ 4:00 with evaluations being done every 15 minutes. All in favor, motion carries.

James Rd. to 44th St.: there are some people there that would like to see some road improvements. The board was looking at putting millings down for them, they have been waiting awhile. Treasurer Pat Williams asks if we could mention to the Road Commission that the fire trucks are having trouble on 32nd St, if that would help move things up.

Year End report: Working with the County (partnership) to complete the projects at our youth park, Working on the cemetery, to make suitable, accurate & easier to find our loved ones. Road improvements, water system has been brought into compliance.

Merrillville to 40th St. is the next road to be improved on (chip & seal). Completed is Merrillville rd. from US-10 to 44th St. Springtime (using Metro funds) has been complete. Cemetery has been cleaned up, the large brush pile is now ready for a winter burn, security fencing has been placed around the water tower, internet service has been upgraded, sold some properties that are being renovated for affordable housing, scrap tire collection, Township wide large item trash pick-up, and new flooring was installed in the main room of the township hall.

Adjournment: Motion made by Kathy Young, supported by Kelly McCune to adjourn. All in favor, motion carried

Adjourned: 8:53 p.m.

Respectfully submitted,

Kathy Young, clerk

