

BEDFORD TOWNSHIP BOARD MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MI 48182
January 21, 2020 - 7:00 p.m.

PRESENT:

Paul Pirrone, Supervisor
Trudy Hershberger, Clerk

Craig Montri, Trustee
Nancy Tienvieri, Trustee

ABSENT:

Paul Francis, Treasurer

TC Clements, Trustee
Rick Steiner, Trustee

The Regular Meeting of the Bedford Township Board was called to order by Pirrone at 7:00 p.m. followed by the Pledge of Allegiance and Prayer led by Bob Tienvieri.

PUBLIC HEARING

RESOLUTION TO ESTABLISH THE STONEGATE SUBDIVISION ROAD SPECIAL ASSESSMENT DISTRICT ROLL - Motion was made by Tienvieri, seconded by Montri to open the public hearing. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Montri, Hershberger & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

No one came forward to speak.

Motion was made by Tienvieri, seconded by Montri to close the public hearing. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Montri, Hershberger & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

Hershberger explained the estimated cost of the total project is \$259,600.00, which will be \$2,200.00 per parcel. Motion was made by Hershberger, seconded by Montri to approve the Resolution to establish the Stonegate Subdivision Road Special Assessment District roll, as presented. Motion carried on a roll call vote as follows: Ayes: Hershberger, Montri, Tienvieri & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

APPROVAL OF AGENDA – Motion was made by Tienvieri, seconded by Montri to approve the agenda as presented. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Montri, Hershberger & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

CONSENT AGENDA

The Consent Agenda contained the following items for approval:

- The January 7, 2020 Township Board Minutes;
- The General, Savings, Pooled Funds and CD reports from the Treasurer;
- The Revenue/Expense report and Balance sheet for the period ending December 31, 2019;
- Appointment of Dennis Jenkins as the Planning Commission representative to the Board of Zoning Appeals;
- Reappointment of Deborah Lucius to the Communication/Media Commission for a 2nd term ending 12/31/2022;
- Reappointment of Lori Welling to the Communication/Media Commission for a 2nd term ending 12/31/2022;
- Reappointment of Dale Barton to the Communication/Media Commission for a 1st term ending 12/31/2022;
- Accept with regret the resignation of Royce Maniko from the Housing Commission, effective immediately;

Motion was made by Tienvieri, seconded by Montri to approve the consent agenda as published. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Montri, Hershberger & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

PUBLIC COMMENT – none.

STAFF REPORTS

ACCEPT AND PLACE ON FILE THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDING 6/30/2019 – DON MCGUIRE, RINGO & ASSOCIATES – McGuire spoke giving the Board an overview of the Township's financial status, stating the Township is in a very good financial condition with a General Fund balance of \$3.1 million as of June 30, 2019 which is 68% of the 2018/2019 fiscal year expenditures. Motion was made by Tienvieri, seconded by Montri to place the annual Financial Report on file. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Montri, Hershberger & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

UNFINISHED BUSINESS

NEW BUSINESS

VOUCHERS FOR PAYMENT - Motion was made by Hershberger, seconded by Tienvieri to approve the following vouchers for payment: General Fund-\$217,096.17, Fire District-\$20,232.21, Police Fund-\$106,672.09, Park Fund-\$57,729.53, Library Operating Fund-\$3,622.56, Water Revenue Fund-\$962.66, Springbrook SAD-\$346.50, Downtown Dev. Authority-\$2,111.94, Sewer Operation & Main. Fund-\$445,001.19, & Trust and Agency Fund-\$1,340.00 for a total of \$855,114.85. Motion carried on a roll call vote as follows: Ayes: Hershberger, Tienvieri, Montri & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

APPOINTMENT OF MICHAEL FISHER TO THE HOUSING COMMISSION FOR A PARTIAL TERM ENDING 12/31/2020 – Motion was made by Pirrone, seconded by Tienvieri to approve Michael Fisher to the Housing Commission for a term ending 12/31/2020. Motion carried on a roll call vote as follows: Ayes: Pirrone, Tienvieri, Montri & Hershberger. Nays: none. Absent: Francis, Clements & Steiner.

APPOINTMENT OF DENNIS HARRIS AND BENJAMIN AMOS AS ALTERNATES TO THE BOARD OF REVIEW FOR 1ST TERMS ENDING 12/31/2021 – Motion was made by Tienvieri, seconded by Hershberger to appoint Dr. Dennis Harris and Benjamin Amos to the Board of Review for a two-year term as alternative members. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Hershberger, Montri, Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

APPROVE THE MONROE COUNTY ROAD COMMISSION CONTRACT FOR STONEGATE SUBDIVISION SPECIAL ASSESSMENT DISTRICT – Hershberger explained the Township's cost is \$251,500.00, the MCRC's portion is \$3,600.00 for a total cost of \$255,100.00. Motion was made by Hershberger, seconded by Tienvieri to approve the MCRC Stonegate Subdivision SAD contract, as presented. Motion carried on a roll call vote as follows: Ayes: Hershberger, Tienvieri, Montri & Pirrone. Nays: none. Absent: Francis, Clements & Steiner.

APPROVE A BID FOR THE HVAC PROJECT AT THE BEDFORD BRANCH LIBRARY – Much discussion occurred regarding the bids and the various systems and whether to include option one, which would provide a panel for lighting controls. Motion was made by Pirrone, seconded by Montri to approve the bid from CSO – Control Systems of Ohio, 4935 Harroun Road, Sylvania, OH for \$44,478.00, minus option one. Motion carried on a roll call vote as follows: Ayes: Pirrone, Montri, Tienvieri & Hershberger. Nays: none. Absent: Francis, Clements & Steiner. Pirrone agreed he would get quotes for option one.

REZONE PARCEL NUMBER 5802-034-020-00 AND A PORTION OF 5802-034-018-00 (TEMPERANCE ANIMAL HOSPITAL) FROM C-1, LOCAL BUSINESS TO C-3, GENERAL BUSINESS – The applicant confirmed she wanted to move forward with her request, despite having only four Board members present. Motion was made by Tienvieri, seconded by Pirrone to approve the request from CLR Holding, LLC to rezone from C-1, Local Business, to C-3, General Commercial, parcel number 5802-034-020-00 (location of Temperance Animal Hospital) and a portion of parcel number 5802-034-018-00, located on the south side of Sterns Road, on the west side of Lewis Avenue, Temperance Michigan with the following conditions: it is consistent with the Township Master plan goals and policies as well as the mixed-use future land use designation; the subject parcels are adjacent to an existing C-3 zoned parcel fronting Sterns Road; should the rezoning be approved, the applicant will be required to combine the C-3 portions and the C-1 portions; it is supported by adequate utility and road infrastructure; the stated use, a reconstructed Veterinary Hospital/Clinic clearly points to a plan for the property as opposed to a desire to increase the property's marketability; and re-development in the C-3 zoning district will need to comply with the site and development standards of the Township's Zoning Ordinance, which include adherence to the site and architecture design manual and protective screening from residential uses. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Pirrone, Montri & Hershberger. Nays: none. Absent: Francis, Clements & Steiner.

COMMENTS FROM THE PUBLIC - none

REPORT FROM TOWNSHIP BOARD MEMBERS

Tienvieri – expressed her concern with the amount of money in the Fund balance and feels there is sufficient funds to put aside money toward the Capital Improvement Plan.

Montri – appreciates the Library Advisory Board and hopes that the motion contrary to their recommendation will not be taken negatively by them.

Hershberger – informed residents that the absentee applications have been mailed out and since this is a closed primary, voters must choose which type of ballot they would like. If any voter would like an application, they should just contact the Clerk's office.

Pirrone – mentioned the Business Summit is being held Friday; there was an emergency road closure at Secor and Sterns and asked residents to be patient due to the construction in this area; expressed his excitement regarding the approval of the Stonegate SAD; and reported the recently snow plowing was a huge success.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Trudy L. Hershberger, CMC, CMMC
Bedford Township Clerk

Nancy Gin
Deputy Clerk/Recording Secretary