

PARK TOWNSHIP
REGULAR BOARD MEETING
May 13, 2010

ART 1. CALL TO ORDER
Supervisor Amanda Price called to order the regular meeting of the Park Township Board held on May 13, 2010 at 6:30 p.m. at the Park Township Office.

Present were Supervisor Amanda Price, Clerk Skip Keeter, Treasurer Jan Steggerda, Trustees Doug Dreyer, Bob Ellis, Jerry Hunsburger and Mike Toscano, Attorney Dan Martin, and Manager Jerry Felix.

ART 2. INVOCATION – Mike Toscano

ART 3. PLEDGE OF ALLEGIANCE

ART 4. APPROVAL OF AGENDA (Additions to or Deletions from Agenda)

ART 5. APPROVAL OF CONSENT AGENDA

- a) Approve minutes of April 15, 2010 Board Meeting
- b) Treasurer's Report
- c) Zoning Administrator's Report
- d) Payment of Bills
- e) Fireworks permit: July 3, 2010

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Keeter to approve the consent agenda. (7-0)

ART 6. PUBLIC SAFETY REPORT

- a) Fire Department Report-chief Gamby gave an update on the status of the Fire Department.
- b) Sheriff's Quarterly Report Summary-Sgt. Ed deVries gave an overview of the Quarterly Report and annual report for Park Township.

ART 7. PUBLIC COMMENT PERIOD (2 MINUTES PER PERSON)

Price opened the public comment period.

2 people spoke at the public comment period.

Price closed the public comment period.

ART 8. PUBLIC PRESENTATION:

- a) Tom Genson-Director of the Herrick Public Library gave an overview of the Library, its relationship with Park Township and the cuts made due to diminishing state funding. He also answered questions from the board.

ART 9. Appointments to Boards and Commissions:

Price recommended reappointing Nicki Arendshorst and John Foster to the Zoning Board of Appeals and Bill Cole, Steve Schaftnaar and Joe Lampen to the Planning Commission.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by Ellis to reappoint to the Zoning Board of Appeals, Nicki Arendshorst to a one-year term expiring in 2011 and John Foster to a three-year term expiring in 2013. (7-0)

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by Hunsburger to reappoint to the Planning Commission, Joe Lampen to a two-year term expiring in 2012 and Bill Cole and Steve Schaftnaar each to a three-year term to expire in 2013. (7-0)

ART 10. CONTRACTS, PURCHASES; BID AWARDS

- a) Award bid for Bike Path Crosswalk Painting

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Toscano and supported by Hunsburger to award the 2010 Bike Path Crosswalk painting program to Michigan Marking in the amount of \$8,500.

ART 11. STAFF REPORTS

- a) Consider Amending the Employee Handbook
- i. For Retiree Insurance-Felix explained the changes proposed. The board discussed this item in detail. The board agreed to conduct an informal study on retirement benefits for other municipalities and private sector businesses. They also agreed to wait for the return of the actuarial study prior to making decisions. A breakdown on Township procedures prior to 2008 was also requested.

MOTION MADE; MOTION SUPPORTED; MOTION TABLED: A motion was made by Hunsburger and supported by Keeter to table the item. (7-0)

- ii. For Vacation Benefits-Felix explained the changes in benefits.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Keeter to approve the manager's recommendation to change vacation benefits as proposed. (7-0)

ART 12. PUBLIC COMMENT (4 MINUTES PER PERSON PLEASE)

Price opened the public comment period

4 people spoke at the public comment period.

Price closed the public comment period.

ART 13. CLOSED SESSION FOR CONSIDERATION OF PURCHASE OF REAL ESTATE

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by Hunsburger to move to closed session to consider the purchase of real estate (7-0). (see attached)

Roll Call vote: 7-0-unanimously approved

The board returned from closed session.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Toscano and supported by Hunsburger to approve the resolution for the purpose of purchasing real estate. (7-0)

ART 14. MANAGER'S REPORT

The Manager updated the board on the status of the Township Office.

ART 15. BOARD COMMENTS

The board commented on their meetings and interactions during the month.

ART 16. ADJOURN

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Toscano and supported by Keeter to adjourn at 8:47pm (7-0).

Daniele Dykens, Recording Secretary
May 13, 2010

EXCERPTS OF MINUTES

At a regular meeting of the Township Board of Park Township, Ottawa County, Michigan, held at the Township offices at 52 - 152nd Avenue, Holland, Michigan, on the 13th day of May, 2010, at 6:30 p.m., local time;

Present: Amanda Price, E.O. Keeter, Jan Steggerda, Doug Dreyer, Bob Ellis, Jerry Hunsburger and Mike Toscano;

Absent: none.

After certain other matters of business were completed, the Supervisor stated that the next order of business was the consideration of adoption of the following described Resolution authorizing the purchase of approximately 8 acres of real property comprised of four existing parcels, located in Park Township, adjacent to the existing fairgrounds.

After discussion, and upon motion of Township Board member Mike Toscano and support by Township Board member Jerry Hunsburger, the following Resolution was introduced:

“RESOLUTION

Pertaining to the acquisition of four parcels of land adjacent to the existing fairgrounds, described more specifically as follows:

PART OF LOT 7, HENEVELD'S SUPERVISOR'S PLAT NO. 19 AS RECORDED IN LIBER 9 OF PLATS ON PAGE 10, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SECTION 26 DISTANT SOUTH 00 DEGREES 57 MINUTES 28 SECONDS EAST 1353.11 FEET ALONG THE EAST LINE OF HENEVELD'S SUPERVISOR'S PLAT NO. 19 AND SOUTH 01 DEGREES 03 MINUTES 50 SECONDS EAST 33.00 FEET ALONG THE EAST LINE OF HENEVELD'S SUPERVISOR'S PLAT NO. 19 FROM THE NORTH 1/4 CORNER OF SECTION 26, SAID POINT BEING THE NORTHEAST CORNER OF LOT 7 AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 03 MINUTES 29 SECONDS EAST 215 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES 57 SECONDS WEST 85 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 29 SECONDS WEST 215 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 57 SECONDS EAST 85 FEET ALONG THE NORTH LINE OF LOT 7 TO BEGINNING.

TAX NUMBER: 70-15-26-176-030

(the “Morrison Half Acre”)

Part of Lot 7, Heneveld's Supervisor's Plat No. 19, in the Northwest 1/4 of Section 26, Town 5 North, Range 16 West, Park Township, Ottawa County, Michigan, being described as: Commencing at the North 1/4 corner of said Section, thence South 00 degrees 57 minutes 28 seconds East 1353.11 feet along the East line of Heneveld's Supervisor's Plat No. 19; thence South 01 degree 03 minutes 29 seconds East 248.00 feet along the North and South 1/4 line of said Section and the East line of Heneveld's Supervisor's Plat No. 19 to the Point of Beginning of the parcel of land herein described; thence continuing South 01 degree 03 minutes 29 seconds East 185.00 feet; thence South 87 degrees 33 minutes 57 seconds West 196.20 feet; thence North 01 degree 03 minutes 29 seconds West 400.00 feet; thence North 87 degrees 33 minutes 57 seconds East 111.20 feet along the North line of said Lot 7; thence South 01 degree 03 minutes 29 seconds East 215.00 feet; thence North 87 degrees 33 minutes 57 seconds East 85.00 feet to the point of beginning.

Tax Number 70-15-26-176-029

(the "Wiersma Property")

PART OF LOT 7, HENEVELD'S SUPERVISOR'S PLAT NO. 19 AS RECORDED IN LIBER 9 OF PLATS ON PAGE 10, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SECTION 26 DISTANT SOUTH 00 DEGREES 57 MINUTES 28 SECONDS EAST 1353.11 FEET ALONG THE EAST LINE OF HENEVELD'S SUPERVISOR'S PLAT NO. 19 AND SOUTH 01 DEGREES 03 MINUTES 50 SECONDS EAST 33.00 FEET ALONG THE EAST LINE OF HENEVELD'S SUPERVISOR'S PLAT NO. 19 FROM THE NORTH 1/4 CORNER OF SECTION 26, SAID POINT BEING THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 87 DEGREES 33 MINUTES 57 SECONDS WEST 196.2 FEET ALONG THE NORTH LINE OF OF SAID LOT 7 TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 03 MINUTES 29 SECONDS EAST 400 FEET, THENCE SOUTH 87 DEGREES 33 MINUTES 57 SECONDS WEST 100 FEET, THENCE NORTH 01 DEGREE 03 MINUTES 29 SECONDS WEST 400 FEET, THENCE NORTH 87 DEGREES 33 MINUTES 57 SECONDS EAST 100 FEET TO BEGINNING.

TAX NUMBER: 70-15-26-176-028

(the "Morrison Acre")

PART OF LOTS 6 AND 7 HENEVELD'S SUPERVISOR'S PLAT NO. 19, AS RECORDED IN LIBER 9 OF PLATS ON PAGE 10, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 87 DEGREES 34 MINUTES 55 SECONDS EAST 2046.86 FEET ALONG THE EAST AND WEST 1/4 LINE OF SECTION 26 AND NORTH 01 DEGREE 00 MINUTES 34 SECONDS WEST 358.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 26 AND PROCEEDING THENCE NORTH 01 DEGREE 00 MINUTES 34 SECONDS WEST 386.79 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 57 SECONDS EAST 180.00 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 34 SECONDS WEST 317.00 FEET ALONG THE EAST LINE OF LOT 6; THENCE NORTH 87 DEGREES 33 MINUTES 57 SECONDS EAST 75.00 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 34 SECONDS WEST 200.00 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 57 SECONDS EAST 74.77 FEET ALONG THE NORTH LINE OF LOT 7; THENCE SOUTH 01 DEGREE 03 MINUTES 50 SECONDS EAST 400.00 FEET PARALLEL WITH AND 296.20 FEET WEST OF THE EAST LINE OF LOT 7; THENCE NORTH 87 DEGREES 33 MINUTES 57 SECONDS EAST 96.20 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES 50 SECONDS EAST 503.89 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 55 SECONDS WEST 426.83 FEET TO THE POINT OF BEGINNING.

Tax Number 70-15-26-176-018

(the "Bear Paw Property")

Hereinafter these four parcels shall be referred to collectively as, the "**Property**."

WHEREAS, Park Township, a Michigan general law township, of Ottawa County, Michigan, (the "**Township**") proposes to acquire the Property, which will then be available to the

Township for Parks and Recreation and/or other public purposes; and

WHEREAS, the Township desires to enter into agreements with the record owners of the Property to purchase the Property (the “**Agreements**”) and complete its due diligence, and then close on the purchase of the Property pursuant to the Agreements, with purchase prices to be set as follows:

Morrison Acre	\$ <u>50,000.00</u>
Wiersma Property	\$ <u>150,000.00</u>
Morrison Half Acre	\$ <u>25,000.00</u>
Bear Paw Property	\$ <u>212,500.00</u>

to be paid to the sellers, together with reasonable closing costs payable to the subject title company, with closings to occur by July 31, 2010; and

WHEREAS, the Wiersma Property is occupied by a residential tenant and will be purchased subject to an existing residential lease (the “**Lease**”);

WHEREAS, the Township desires that the Lease will be managed post-closing by Safeguard Properties LLC, of 76 Crosswind, Holland, MI 49424 (“**Safeguard**”), pursuant to a management agreement between the Township and Safeguard whereby Safeguard will be compensated by a sum equal to 10% of the rents collected by Safeguard, among other conditions (the “**Management Agreement**”).

WHEREAS, the Township Manager, or in his absence both the Township Supervisor and Clerk, is authorized to sign and execute the Agreements and all documentation necessary to complete the purchase of the Property, on behalf of the Township in accordance with this Resolution and the Agreement;

WHEREAS, the Township Manager, or in his absence both the Township Supervisor and Clerk, is authorized to sign and execute the Management Agreement and all documentation necessary, on behalf of the Township in accordance with this Resolution; and

WHEREAS, the Township also desires that the Township Manager, or in his absence both the Township Supervisor and Clerk, is authorized to deliver all funds and documentation necessary to complete the purchase of the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees for the Township as follows:

1. That all documentation necessary to complete the purchase of the Property or individual parcels from its record owners may be signed and executed by the Township Manager,

or in his absence both the Township Supervisor and Clerk, on behalf of the Township.

2. That all documentation necessary to confer management of the Lease by Safeguard, including the Management Agreement, may be signed and executed by the Township Manager, or in his absence both the Township Supervisor and Clerk, on behalf of the Township.

3. That closings may be scheduled and completed by July 31, 2010, or as soon as the sellers are able to convey marketable title free of liens and encumbrances pursuant to the terms of the Agreements.

4. That funds of the Township be disbursed to complete such purchases according to the terms of the Agreements.

Yes: Price, Keeter, Steggerda, Dreyer, Ellis, Hunsburger and Toscano

No: none_____.

RESOLUTION DECLARED APPROVED X ; DISAPPROVED _____.

Dated this 13th day of May, 2010.

E.O. Keeter
Township Clerk

CERTIFICATE

I, E.O Keeter, Township Clerk of Park Township, a Michigan governmental township, of Ottawa County, Michigan, hereby certify that the foregoing Resolution as duly adopted by the Township Board at a regular meeting thereof held on the 13h day of May, 2010, and said Resolution was published as a part of the Township proceedings on said date.

E.O. Keeter
Park Township Clerk

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