

## **Elk Rapids Township Regular Meeting Minutes, June 9, 2025-Corrected**

The regular meeting of the Elk Rapids Township Board was held at the Elk Rapids Government Center located at 315 Bridge St., Elk Rapids. The meeting was called to order by Supervisor Amos at 9:00 am. The meeting was recorded to provide accuracy.

**Present:** Supervisor Dorance Amos, Clerk Debbie Husband, Treasurer Kelly Jensen, Trustee Richard Hults and Trustee Matt Soper.

**Absent:** None

**Also Present:** Commissioner Hefferan, Chief Williamson, T. Morgan, Brad Muma, and 38 members signed in as audience.

1. **Pledge of Allegiance.**
2. **Public Comments:** Audience members - K. Morris, B. Miller, T. Reisig, N. Angerilli, H. Hewitt, T. Vranich, R. Ford, M. Weitschat, L. McKimmy, D. Koss, J. Grammer, T. Kuffner, A. Schuler, D. Richter, J. Lagowski, R. Thompson, D. Ireland- spoke in support of HERTHA.
3. **Approval of Meeting Agenda: MOTION/S: Hults/Jensen** to approve the agenda as presented. **MOTION APPROVED.**
4. **Consent Agenda:**
  - A. May 12, 2025 Meeting Minutes.
  - B. May 19, 2025 Special Board Meeting Minutes.
  - C. May 19, 2025 Closed Session Meeting Minutes.
  - D. Zoning Report.
  - E. Treasurers Report.
  - F. Paying of the Bills.

**MOTION/S: Hults/Jensen** to approve all the items on the Consent Agenda. Roll Call Vote: Hults, Jensen, Amos, Soper and Husband all voting YES, 0 No. **MOTION APPROVED.**

5. **Sheriff/Commissioner Report:** Commissioner Hefferan provided an update for the sheriff's department mentioning they have 5 new deputies. New body cameras and leasing patrol cars were also reported by the Commissioner. Public Safety Building talks are still on going. A Special Assessment District was mentioned regarding the Dam work that is needed on the chain of lakes.
6. **Ambulance Department:** MMR report was presented.
7. **Fire Department:** Chief Williamson presented his report, update on public service, equipment and vehicle maintenance that was performed. Child safety seat installation training is happening next week for him.
8. **Old Township Hall Update.** Supervisor Amos gave a brief review of the circumstances that the Township is facing with regards to the selling of the Hall. Policies spell out the appropriate means of selling a public property and specific procedures to not be in conflict with preferential treatment must be considered. All inquiries must go through the realtor Dan Stiebel. Discussion among the Board included presenting the appraisal that is a "baseline" of the beginning of the process. Trustee Soper expressed his frustration with comments about "back door" deals.

### **RESOLUTION 2025-12(read as 2025-10) ELK RAPIDS TOWNSHIP RESOLUTION REGARDING SALE OF TOWNSHIP OF ELK RAPIDS HISTORIC TOWNSHIP HALL**

#### **WHEREAS,**

1. The Township owns Parcel No. 05-43-010-029-00 known as the Elk Rapids Historic Township Hall ("Property") located at 401 River Street, Elk Rapids, Michigan.
2. A Lease and Management Agreement ("Agreement") was entered into between the Township and the Historic Elk Rapids Town Hall Association ("Manager") for the Property on or about February 29, 2012.

By its terms, the Agreement expired on the last day of February, 2024. Thereafter, pursuant to the terms of the Agreement (§ 19), the tenancy has continued on a month-to-month basis.

3. The Township Board of Trustees deems that it is in the best interest of the Township to sell the Property because, among other things, it is not used for a governmental public purpose.
4. The Board of Trustees is lawfully empowered by Section 2 of the Township Act, MCL 41.2, to sell and convey Township property that is not needed for public purposes.
5. The Agreement provides that, upon expiration or the termination of the term or any renewal term, Manager shall surrender the Property in good condition. (§ 15)
6. The Township wishes to terminate the Agreement for purposes of selling the Property for fair market value.

**THEREFORE, BE IT RESOLVED:**

1. The Agreement is hereby terminated, and the Manger shall surrender the Property, pursuant to the attached Notice to Quit, to the Township by not later than December 31, 2025.
2. The Property is not needed for any governmental public purpose and shall be sold for fair market value as provided in the resolution.
3. The Township Supervisor is authorized to represent the township at the closing and sign any necessary documents for the sale of the Property.

**MOTION/S: Jensen/Hults Roll Call Vote:** Soper, Jensen, Amos, Husband, and Hults all voting YES, 0 No.  
**MOTION APPROVED.**

The Appraiser G. D Zachritz and Realtor Dan Stiebel have been working on values and will present to the Board. Members of the Board expressed concerns of future quality of care the Township would be able to provide to the hall.

9. **Update on North Bayshore Sewer:** Brad Muma, Performance Engineering updated the Board on the progress of the privately funded sewer. Bids came in lower than expected and work will hopefully begin the week of June 16<sup>th</sup>.

**MOTION/S: Jensen/Soper** to proceed with the project of the North Bayshore Sewer. **Roll Call Vote:** Jensen, Amos, Husband, Hults and Soper, all voting YES, 0 No. **MOTION APPROVED.** Sportsman's Club pump station needs repair of control panel and possible land maintenance and clearing of unwanted foliage. Estimated costs were provided by B. Muma of \$5,000 and \$2,500 respectively.

10. K. Jensen has been working on updating the policy manual from the 2017 version. **Resolution 2025-11 Board and Administrative Policies Manual**

Whereas, the Township of Elk Rapids Board in accordance to provide for the efficient and uniform application of policies and procedures in Elk Rapids Township, where such procedures have not been provided for by law,

**NOW THEREFORE,** be it resolved that the following:

The Elk Rapids Township Board and Administrative Policy Manual revised May 2025 as presented to the Board shall be adopted and effective immediately.

Be it further resolved that any previous policy manual with the provisions of this resolution shall be hereby rescinded: **Motion/S: Husband Hults: Roll Call Vote:** Amos, Husband, Hults, Soper and Jensen, all voting YES, 0 No. **MOTION APPROVED.**

11. **Attorneys Report:** Update on current bill regarding foreclosure surplus funds belonging to homeowner, and new duties of some elected officials.
12. **Township Board Announcements and Correspondence:** Council member Beth Guntzviller shared new items in the Village such as Ames Street benches, trash receptacles, and new trees. Dick Hults informed the Board that the library is giving tours and will be asking for a ~~4~~ 12 year bond millage at the August 5, 2025 election. Also, he has been approached by Lakeshore Rd residents about sewer. Supervisor Amos said the public movement on North Bayshore has proved to be a very cost effective way to extend sewer systems where desired.

**Adjourned: 10:50 am**

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Debbie Husband Elk Rapids Township Clerk, 231-264-9333

Meeting minutes are subject to approval at the next regular Board Meeting