



**ACME TOWNSHIP REGULAR BOARD MEETING**  
**ACME TOWNSHIP HALL**  
**6042 Acme Road, Williamsburg MI 49690**  
**Tuesday, October 5, 2010 7:00 P.M.**

**MEETING CALLED TO ORDER AT 7:00 P.M.**

**Members present:** D. Dunville, R. Hardin, W. Kladder, P. Scott, E. Takayama, L. Wickle, F. Zarafonitis  
**Members excused:** None  
**Staff present:** S. Vreeland, Township Manager and Recording Secretary  
T. Henkel, Buildings & Grounds Manager  
J. Jocks, Legal Counsel

**A. STUDY SESSION:** None

**B. LIMITED PUBLIC COMMENT:**

Sally Frye, 2884 Wild Juniper Trail is studying towards a Masters degree in historic preservation and has been solicited to assist with potential preservation of the house at the former Knollwood Motel. She stated having heard Kladder say that the township shoreline should contribute to the township sense of community, and she believes that preservation of the home at its current location will assist with this. Ms. Frye cited statistics indicating that many individuals are interested in history-related tourism and said that there are over 50 museums in this region. She said that most small villages have historic preservation societies. Ms. Frye asked that the township consider keeping the home originally constructed by Leonard Hoxsie, who platted the Village of Acme. She stated that technical assistance and funding for historic preservation of the structure are available from a variety of sources. She believes that many people in the community are interested in the preservation effort and suggested a public/non-profit partnership. [Read the full original copy of the comments Ms. Frye prepared.](#)

Virginia Tegel, 4810 Bartlett Road thanked the township for its shoreline preservation efforts. She feels that the expanded Bayside Park will be a keystone park for the township, and has been concerned about the fact that currently the park opens in mid-May and closes at the end of September each year. She believes it should be open for extended periods, possibly from March through December annually, similarly to park areas along the shoreline in Traverse City to capitalize on the goodwill generated by the shoreline preservation program.

**C. APPROVAL OF AGENDA:** Wickle asked that item K4, consideration of purchase of upgraded BS&A assessing and tax software, be removed from the agenda.

**Motion by Hardin, support by Zarafonitis to approve the agenda as amended. Motion carried unanimously.**

**D. INQUIRY AS TO CONFLICTS OF INTEREST:** None noted.

**E. CONSENT CALENDAR:** Motion by Scott, support by Takayama to approve the Consent Calendar as presented, including:

**RECEIVE AND FILE:**

1. [Treasurer's Report](#) as of 08-31-10
2. [Clerk's Report](#) as of 09-27-10
3. Draft Unapproved Meeting Minutes:
  - a. [09-27-10](#) Planning Commission
  - b. [09-15-10](#) Shoreline Advisory Notes
  - c. [09-20-10](#) YCNA

4. [Parks and Maintenance](#) – Tom Henkel:
5. [Metro Emergency Services Newsletter](#)
6. [Status Update – VGT-Phase I SUP Application #2009-01P](#)
7. [Planning, Zoning & Administrative Update](#) – S. Vreeland

**ACTION – Consider approval:**

8. Township Board meeting minutes of [09-07-10](#)
9. [Accounts Payable](#) of \$92,117.74 through 09-27-10 (recommend approval: Dunville)

**Motion carried by unanimous roll call vote.**

**F. SPECIAL PRESENTATIONS/DISCUSSIONS:**

1. **Acme Business Association Fall Festival – Brenda Majestic:** Ms. Majestic is the Acme Branch Manager for Northwestern Bank and a member of the Acme Business Association (ABA). Their first annual fall festival was held the weekend of September 25 and despite the weather they experienced an excellent turnout. Friday started with a golf tournament at the Resort. In the evening Joan Stanley and the Blue Shadow Band entertained 130 guests at the Williamsburg Dinner Theater, presenting a Patsy Cline tribute show. Due to the weather not too many classic cars were displayed at the Saturday car show, but the craft show was well attended. Attendees were given stickers, and the ABA was able to count the number of stickers handed out to determine there was attendance of about 250 people. The Music House showed a silent movie, TraVino hosted 30 people for a wine tasting, and several people went on a self-guided farm tour. The Masonic Lodge hosted a pancake breakfast. Funds raised will be donated to the Acme Christian Thrift Store, and the ABA is already planning for next year. Jim Goss, 4105 Bay Valley Drive, noted that thanks to Dunville a bake sale at the Farmers Market on Saturday morning produced about \$500.
2. **Proposed [Solid Waste Intergovernmental Agreement](#) – Bob Oosterhout:** The Resource Recovery Council and DPW have approved a budget of about \$359,000 for the 2011 fiscal year. This budget is significantly lower than prior recent years due to a determination to remove the recycling drop-off sites scattered throughout the county and reduce an associated tipping surcharge. In lieu of the drop-off sites, all residential sites from 1-4 units will have unlimited weekly curbside recycling and access to a new American Waste centralized recycling drop-off site being constructed on Hughes Drive in Garfield Township (near intersection of Hammond and Garfield Roads). This drop-off site will be open free of charge to all county residents 24 hours a day. Curbside recycling prices will be determined by waste haulers. Recycling will not include Styrofoam at the curb at this time because it is both light and bulky and difficult to recycle curbside. The new recycling center being constructed should accept all forms of plastics and Styrofoam, and plans to sell 80% of recycled materials into the open markets.

Kladder noted that Acme and Peninsula Townships are working with the City of Traverse City to solicit bids for a preferred or single-hauler solid waste system. We had thought that we would already be farther along in the bidding process, however the bid solicitation is only being released this week. Bids are due back by Thanksgiving. Kladder has expressed concerns to Oosterhout about the timing of discontinuing the recycling bids. He would have preferred the County to maintain the recycling drop-off sites through a longer transition period to the more curbside-reliant system. Oosterhout said that curbside recycling will not be impacted if and as municipalities move to a preferred or single-hauler system.

Most of Acme Township was outside of the official curbside recycling district; however, the recent County action will place the entire township within the area in which haulers must offer curbside recycling. Many homes outside of the existing mandatory district boundaries were already receiving curbside recycling services from their haulers.

Scott suggested that placards be placed at each of the expiring recycling sites informing the public of the new recycling drop-off location and providing directions to get there.

Kladder believes it could take up to a year for most people to make an effective transition to the new system, and asked if there is an expectation that the amount of waste going to the landfill will increase. Oosterhout does expect a temporary dip in the recycling stream, but also expects that in the long run recycling rates will increase due to the benefits of the new recycling facility.

Kladder asked if the change was proposed to cut costs or because it is the best way to promote recycling. Oosterhout believes the reason is a little bit of both. Most of the revenues from tipping surcharges have gone to pay for recycling services, and Resource Recovery operations have been subsidized by a dwindling fund balance.

Kladder asked if there will be different types of recycling bins available. Some people have long driveways. Oosterhout reported that 18 gallon bins that have to be picked up and carried are available, although individuals can also purchase a rolling garbage can for recycling. Kladder suggested that the County ask haulers if there is a preferred type of container people could purchase to facilitate their recycling.

Oosterhout stated that at the end of 2010 the intergovernmental resource recovery agreement will automatically renew for 5 years unless member governments opt out. Some time ago an amendment to the agreement was proposed that would permit townships to individually contract for solid waste services without having to opt out of the agreement entirely. The amendment would have to be ratified by all 16 local units of government to take effect. Whitewater Township has already indicated intent to opt out and is planning to maintain and pay for continued centralized drop-off service rather than going to mandatory curbside recycling, so the unanimous ratification is not possible. The City and Green Lake Township are expected to opt out as well. This effectively terminates the intergovernmental agreement.

Scott recalled that when the township last discussed potential changes to the mandatory curbside recycling district, even though we didn't choose to expand the district individual haulers tripled the monthly cost to subscribers. The township needs to consider the potential for increased hauling rates due to these changes.

Absent an intergovernmental agreement, Resource Recovery will allow local units of government to bid out their trash hauling services while they continue to oversee enforcement and provide other specialized recycling services.

Takayama believes that the current solid waste system is "archaic" and that going to a single hauler system will reduce the number of garbage trucks placing wear and tear on the roads and polluting the air. Studies have shown that the system can result in costs that are well-managed and a potential expansion of services. He believes in pursuing this option. Scott expressed concern about potentially committing the township to a 5-10 year single hauler contract if there is uncertainty about future rates.

The current dropoff sites are due to close on January 1. The County is preparing a public education program to help people make a smooth and effective transition as soon as possible, and seeks to work closely with waste haulers as well.

Blair Township solicited bids for single hauler service and received offers of about \$10.50/month for garbage, \$1-2/month for recycling, \$1.50/bag for budget bags and pickup of one curbside bulky item per month. There was a ballot question supporting this system that was defeated. Oosterhout believes that the cost savings that could have been achieved were overwhelmed by the fact that many property owners may not currently be using waste

hauling services at all or just didn't like the idea of a township levy to support the service.

3. [Report on the Knollwood House](#) – **Shoreline Preservation Advisory:** Shoreline Advisory Co-Chair Paul Brink introduced the topic and apologized that the presentation is coming a month later than anticipated. Committee members Charlene Abernethy and Sally Frye gave a PowerPoint presentation which included historic photos of the property.

The committee noted that some people feel the house should be preserved on-site, and others feel it should be removed. The committee consulted with two historic preservation specialists, Jim Ristine and Dr. Ted Ligibel, who felt the house is in good condition and has historic significance as outlined in the presentation. The home was built by Leonard Hoxsie, who platted the Village of Acme.

Henkel and Mr. Ristine evaluated the condition of the home and generally agreed in their assessments. The exterior will need repainting and the electrical wiring is a mixture of old and new that will eventually need to be replaced. In the long run the existing furnace will also need replacement.

The committee identified three key options: deconstruct the building, move it, or maintain it in place. Deconstruction cost bids ranged from \$6,500 to \$73,000 and was the easiest option to research.

Preservation in place was more challenging option to evaluate. The first consideration is what new uses the Michigan Natural Resources Trust Fund (MNRTF), which provided 75% of the acquisition funding, would permit. Potential uses could include a park visitor center, bathrooms, park education center, and snack and recreational equipment concession sales. If the building were temporarily "mothballed" pending repurposing there would be some costs. Even if the pipes are drained the building would have to be maintained at a temperature of at least 40 degrees to protect the structure. The preservation experts report that otherwise the paint on the plaster walls could crack. There are some fairly minimal maintenance items that should be addressed as well.

A third option would be to sell and/or relocate the structure. It would be difficult to move due to existing trees and power lines. At least two parties have expressed interest in potentially acquiring the structure, but the committee believes that there would be little profit to be had – at best the community could hope to be relieved of deconstruction costs or the costs of repurposing and maintaining the building.

Pros and cons for each option were given along with some ideas for what to do next. One idea is to "mothball" the home through the coming winter while the township and various individuals conduct additional discussions and research about repurposing the building and how to pay for it. Sally Frye has volunteered to perform some of the initial historic preservation documentation at no cost to the township as a project towards her studies, and believes that her instructor and some of his classes could perform others of the standards studies at substantially reduced costs. The committee is also suggesting public meetings, including building tours, to provide for broader public input into the ultimate decision.

Scott asked members of the Shoreline Preservation Advisory, whose initial goals were to open up the land to public views and use, what their opinions are given their research. Brink stated that his personal feelings are not as polarized as those of other individuals, but he is concerned that the issue not cause such division in the community that it could jeopardize community support for the whole project and fundraising for current and upcoming project phases. He recognizes that feelings are running very high, even amongst committee members, but this is one part of a larger and more important whole. Caution is advised to maintain balance, and promoting public involvement in a careful decision-making process is prudent.

If people on both sides of the issue have confidence in the process, they are more likely to be able to accept the outcome whether or not it matches their own desires.

Shoreline Advisory Co-Chair Pat Salathiel stated that her first thoughts were that her first job as a teen was in housekeeping at the motel. She now sees both advantages and disadvantages to keeping the house, and believes that postponing a decision to allow for an open house to let people see the building is part of an important process. It could become a very divisive issue and people need to know that an open and fair process was used to reach a decision.

Abernethy started the process not caring one way or the other about the outcome. She grew up across the street from the Knollwood. As their studies wore on she became more attuned to the historical significance of the site while remaining cognizant that the costs could be significant. She agrees that obtaining more public input is critical an appropriate outcome. The building can always be removed later, but it can't be reconstructed once it's gone.

Rachelle Babcock, Bartlett Road, stated that as a student she worked with a historical artifact. She has experienced first-hand the benefit to a community and a student that can come from student involvement in a project. She has been neither for or against preserving the building but also agrees that a public exploration process could be very beneficial to the community.

Paul Fair, Scenic Hills, asked if the costs for "mothballing" the building for one year were estimated. A precise estimate has not been developed, but Brink believes it could be in the neighborhood of \$500.

Zarafonitis stated that the township has received estimates for immediate deconstruction of the building, and asked Kladder if he had a feel for how much it might cost to have someone come back and deconstruct just this building if it is later decided that it should not be retained. Kladder stated that the bids received were good for only 30 days, and the segregated bids for just the Knollwood ranged widely. The range of prices is due largely to differing proposed methods of deconstruction. It could be pulverized and recycled as materials, or it could be taken apart by hand by means that would permit it to be reconstructed elsewhere or the components to be used in new ways in their current form.

Rick Saylor, Saylor Road asked about the timeline for the bulk of the shoreline deconstruction. The bids to be considered later this evening call for deconstruction within 90 days of receiving all necessary permits. The bidder being recommended has indicated that the work could occur in as little as 60 days or by no later than April 1.

Kladder stated that the electricity has been turned off to the Knollwood but the lines are still in place. The gas lines are still in place but the meter has been removed. The sewer lines have yet to be capped and cut.

Lee Bussa stated that the study results did not mention the impact the building could have on the layout of the rest of the park.

Takayama stated that at first he favored removing the building to create open space, and at this point he is open to the idea of taking more time to study. He is also mindful of the need to create a sense of place, and wonders how replacing the existing structure with a plain one would help in this regard. Once all the other structures are removed the land will seem like a very big, open expanse.

Scott agreed with Takayama, adding that having Ms. Frye offer to continue the research as part of her graduate degree work has the potential to be a huge benefit to the community. Waiting and providing that opportunity could help the township decide on a true best course of action.

Dunville believes retaining the house on site would be a significant asset to the park and would attract the public to the site. She believes it would help buffer the rest of the site from road noise and save a Champion willow tree.

Zarafonitis has no strong feelings one way or the other. The township is likely to need expanded bathroom facilities and parking for the park, and this site could help provide that. He is concerned about potential costs to make the structure usable.

Hardin noted that if the house is gone there is open space where it was. If it remains it will not significantly impact the availability of outdoor space to the public. He feels the house should stay because people using the park will use it whether the house is there or not, while those who value the house can't get it back once it is gone.

Kladder asked about the potential option of relocating the house to a new site for public preservation rather than to a private owner/user. Brink stated that the idea was addressed but the committee feels that the costs for a location to place the building are prohibitive. Also, the building would not then qualify for historical preservation grants.

Wikle stated that if the building is to be kept, money to support it must be found. If the committee can cover the cost to mothball the site pending further discussion then this seems like a possible course of action. There should be a deadline by which a decision one way or the other is made. Scott feels any such deadline should be based on the time Ms. Frye would require to perform her study. Ms. Frye stated that her professor would be unable to perform an extended historical study until next fall, but they could perform a basic study beginning this winter. The students in this program have been working with the Village of Elk Rapids, and evaluated the entire village in one academic year. Their work will support a decision about whether or not the village will seek an historic area designation. The extended historical study could probably be performed in a semester.

Kladder asked if historical museums tend to be government-operated or if they tend to be handled by a separate 501(c)3. Ms. Frye stated that often there is a government/non-profit partnership whereby the government owns the property and sets the rules and the non-profit stewards the property and applies for grant funding.

Wikle talks to many landowners when they are paying their taxes. Most of them ask when the building will be coming down, and most express a vision of being able to drive by and see the water. When the township presented the shoreline preservation vision, it was presented with the buildings all being gone. This needs to be considered. Dunville countered that during initial public visioning about the shoreline park most or all of the participants stated a desire to see the Knollwood house remain in some fashion.

Kladder believes that a historical buildings study would be valuable if it helps the township make a reasonable decision. It may be that additional study about other options such as relocating the building needs to be done.

Jay Zollinger stated that a historical buildings study is more geared towards learning about a particular structure or place where and as it is. The basic question at this time is whether the township desires to maintain the house for one year while it studies further. He is the Planning Commission chairperson and he is uncertain that body could provide any more information than has already been developed.

Brink stated that the Shoreline Advisory would be glad to continue to work on this issue. Kladder suggested formation of a new Board committee that draws broadly from throughout the community. Takayama noted that it is October 5 now and winter is fast approaching. The

key decision tonight is whether to add the building to the deconstruction plan or mothball it for a year. He also asked if the only way to enjoy the bay anymore is by driving past the view at 45 mph? Is it urgent to remove the building? Once everything else is removed the site will look vastly different than it does today, and people who are concerned about retaining the building now might feel differently about it. He favors temporary mothballing.

Zarafonitis stated that tonight the board is going to decide on a deconstruction bid and asked how mothballing the building might be affected. The bids were received with costs for the Knollwood deconstruction separate from the rest of the project.

**Motion by Takayama, support by Scott to “mothball” the Knollwood house to allow for further public study and input.**

A potential procedure for further public study and input, including a timeline and deadline, could be established at the next meeting.

**Motion carried by a vote of 5 in favor (Dunville, Hardin, Kladder, Scott, Takayama, Wikle) and 1 opposed (Zarafonitis).**

4. [Award](#) from Michigan Department of Agriculture on August 27, 2010: displayed and read aloud by Kladder.

**G. REPORTS:**

1. **Sheriff’s Deputy – Mike Matteucci:** received and filed.
2. **County Commissioner’s Report: – Larry Inman:** The County has prepared a basic framework for its 2011 fiscal year budget, which includes dipping into the fund balance to the extent of a total of about 18 – 20%. Over the next two fiscal years approximately \$600,000/year will be used to stabilize the budget, and approximately 15 personnel positions are likely to be unfunded. All but one sheriff’s deputy position is currently slated to be retained. A decision has yet to be made regarding fire education funding and several other community initiatives. This will be discussed at an October 20 Ways and Means Committee meeting. The budget has to be passed at the October County Board meeting. Several counties around the state have had to drastically reduce staffing, particularly in public safety positions. Taxable property values have been dropping and many commercial operations are challenging their valuations at the state Tax Tribunal, which are key factors in the needed budget reductions. Beginning with the 2012 budget a new method will be in place: “budgeting for outcomes.” This involves a number of public engagement meetings to determine what the public feels are the most important services. In the final budget more money is allocated to these areas than to others. There will be service performance measurements in place to judge the return on investment. County Administrator Aloia is visiting a town in Colorado that moved to this budget model this year while he is on vacation in that area. There will be a semi-annual joint township/county meeting from 9-noon on November 4; the agenda is being prepared and will include recycling and other issues. The Board of Public Works is drafting a business plan for the septage treatment plant designed to get the plant through to the 2013 when the current bonds are callable and can be refinanced to improve plant cash flow. There are ongoing settlement discussions with Gourdie Fraser, Christman and Michael Houlihan. Settlement proceeds might be able to cover the bond payments until 2013, but if not there is discussion about the guaranteeing townships loaning 50% of losses with the County providing the other 50% and all parties being paid back when the bonds are refinanced in 2013.

Scott reiterated his concerns with a potential intergovernmental solid waste plan that would run for 5-10 years. He supports county-wide solid waste planning, but under agreements that are open for reconsideration at shorter intervals.



**H. CORRESPONDENCE:**

1. [09/10/10 David M. Kipley Letter](#) thanking Board for assistance with trespassing from TART: received and filed
2. [E-mail](#) from Amy Kerr Hardin - Knollwood and the Media: received and filed.
3. [Knollwood Policy Analysis/Position Statement](#) – Amy Kerr Hardin: received and filed.
4. [Invitation to “Bonds 101”](#) – GT County Treasurers: received and filed.

**I. PUBLIC HEARINGS:**

1. **Potential amendment of [Resolution](#) adopting 2010 Emergency Services Special Assessment levy rate (combined for Police and Fire protection and other emergency services):** The Board adopted a special assessment levy of 2.55 mills for emergency services at the September meeting, 2.3 mills of which would be dedicated to fire protection. East Bay and Garfield Townships adopted their levies after Acme, and both decided to adopt fire protection rates of 2.1 mills. The township could remain at 2.3 mills or reconsider and reduce the fire protection portion of the overall levy to 2.1 mills. Any amount collected over and above what is needed for current year contributions to Metro Emergency Services Authority would be saved in the townships Fire Fund for future fire protection purchases or to help moderate the need for future levy increases.

**Public Hearing opened and closed at 9:15 p.m., there being no public comment.**

Wikle noted that the balance in the Fire Fund is low enough that there is sometimes a cash flow problem in the fall and early winter when it is time to make quarterly payments to MESA. People are also having more trouble paying their taxes on time. She would prefer to see the township increase the Fire Fund balance modestly to help with the cash flow and perhaps moderate future levy increases. Zarafonitis concurred, noting that fire service operational costs will increase as the new station under construction comes on line.

The original resolution adopted in September was upheld, leaving the special assessment levy at 2.55 mills.

**J. NEW BUSINESS:**

1. [Merit Network Inc. Application](#) for Access to and Ongoing use of Public Ways by Telecommunications Providers: Vreeland and Jocks summarized the staff memo. Merit Network has applied for a permit to use rights-of-way in the township to run new fiber optic cable for telecommunications. The state METRO Act 48 of 2002 governs requests for such applications, and there is a state-prescribed format for the permit document. The township must take action on the application within 45 days of receipt or the permit is deemed automatically approved. If approved, each year Merit Network will pay a fee to the state based on the number of linear feet of cable installed. A portion of this fee will come back to the township each year and the use of this money is statutorily restricted to right-of-way improvements. The township did investigate the idea of requiring that any new cable installed be underground. Staff is recommending that while this would be aesthetically desirable it would be impractical because it would be unfair to require one utility to locate underground unless all are required to do so, and because the township would have to pay the difference in cost between the above and underground installations.

**Motion by Scott, support by Zarafonitis that Acme Township approve the Merit Network, Inc. application for access to and ongoing use of public ways under METRO Act 48 of 2002 as presented. Motion carried unanimously.**



Hardin noted that there are a significant number of large data storage installations in East Bay Township near broadband infrastructure hubs, and that if we have similar infrastructure availability we can attract similar businesses.

2. **County Farmland Board Update:** Larry Inman is the new Chair of the County Farmland Board. This body will be considering opening a new PDR application round soon.

**K. OLD BUSINESS:**

1. **Proposed Acme Township Dangerous Buildings Ordinance 2010-02:** Staff summarized the proposed ordinance, which was presented at the September Board meeting as an introduction and at the September Planning Commission meeting for the Commission's information. The main concern raised by the Planning Commission was that there are some older, historic buildings in the township, most notably the Pulcifer homestead which is now known as The Country Hermitage Bed & Breakfast, which were in very bad repair before they were restored and became an asset to the community.

**Motion by Dunville, support by Wikle to adopt Dangerous Buildings Ordinance 2010-02. Motion carried by unanimous roll call vote.**

2. **Proposed Acme Township Financial Responsibility Ordinance 2010-03:** Staff summarized the proposed ordinance, which was presented at the September Board meeting as an introduction and at the September Planning Commission meeting for the Commission's information. The Commission was also introduced to a companion paragraph proposed to be added to the Zoning Ordinance, and has set a public hearing for this paragraph for their October 25 meeting. The main concern raised by some Planning Commissioners was that the ordinances as proposed would prevent issuance of permits if real or personal property taxes were past due to any degree. Under state law, a landowner is not at risk of losing their property to tax foreclosure until three years after real property taxes become delinquent. There was concern that this would pose an unfair limitation on a landowner's ability to make business decisions about how to allocate available funds. Other Planning Commissioners noted that state law specifically allows townships to adopt regulations that promote public health, safety and welfare, and they believe that having all landowners pay their taxes and other fees in a timely fashion is important to public welfare so that other taxpayers are not subsidizing the late payers while they spend their money elsewhere.

Doug White, Sayler Road, asked about the process that occurs when taxes become delinquent. Wikle responded that once taxes become delinquent for a year on March 1 of the following year, they are turned over to the County and the township is made whole for the past due taxes by the County. Mr. White focused on this, noting that the township is made whole a few months after the tax year, so he wonders why this proposed ordinance is necessary. The Board noted that there are other types of fees that could be past due, such as special use permit application fees, that we need to be able to collect. This is a tool to ensure that no new expenses are incurred by the township to process a request when the entity making the request is already in debt to the township. The township is concerned that some taxpayers not subsidize others who do not make timely payments. Wikle also noted that for the County to make the township whole, they have to carry the debt and could have to borrow money to do so. They do not have to make the townships whole on an annual basis. Mr. White maintains that allowing a landowner to make new improvements to their property even if debts are owed to the township will increase the taxable value of the property and ultimately the revenue to the community.

Kladder wondered if part of the concern Mr. White is raising is that the new ordinance does not propose any sort of appeal process whereby someone indebted to the township could make their case for being granted new permits while still having outstanding debt. Takayama noted that a bank would not loan money to someone if that person is not making payments on

past loans appropriately. Why would the township behave in a substantially similar fashion? Why should the township allow an individual to better their position by using the tax dollars that are owed to the community for services?

**Motion by Takayama, support by Scott to adopt Financial Responsibility Ordinance 2010-03. Motion carried by unanimous roll call vote.**

3. **Select Shoreline Phase I Deconstruction contractor**: A committee including Kladder, Takayama, Vreeland, contractor Max Strickland and contractor Ed Moehle reviewed proposals received and interviewed 4 of the 6 bidders. The committee is recommending that the township contract with Northern A-1 Services to perform the shoreline deconstruction. Attractive factors included the firm's broad experience and ability to handle all facets of the project through one or more of their divisions and strong references. Their bid was the lowest price, but they also received the highest scores from the selection committee. They are prepared to start work as soon as a contract is signed. Others who have worked with them reported that their services have gone above and beyond expectations and that there are almost never change orders required. They will work with the township and the public to allow certain buildings or parts of buildings to be salvaged where there is interest prior to general deconstruction. One reason their bid was the lowest, as expressed during their interview, was that because they support our shoreline preservation project so strongly they were willing to forgo their customary profit margin.

**Motion by Scott, support by Dunville that Acme Township enter into a contract with A-1 Services to do the deconstruction on the Knollwood, Shoreside Inn and Willow Beach properties, and that the Board authorize up to \$75,00 to be borrowed from the 101 account to cover the deconstruction costs. Motion carried by a vote of 6 in favor (Dunville, Hardin, Kladder, Scott, Takayama, Wikle), 0 opposed and 1 abstaining (Zarafonitis, due to a personal relationship with the Ascione family.)**

4. ~~BS&A Assessing & Tax Program Net Versions purchase decision (Takayama & Wikle)~~  
~~a. (only if item K1 results in a purchase decision)~~ Bid from Integrity Software to upgrade network backup software for BS&A Net version implementation

- L. **PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**  
None.

**MEETING ADJOURNED AT 10:00 p.m.**