

Holly Township
Board of Trustees – Regular Virtual Meeting
Minutes of December 16, 2020

Call to Order: Supervisor Kullis called the regular meeting of the Holly Township Board of Trustees to order at 6:30 p.m. Held on Zoom Webinar.

Roll Call:

Members Present:

George Kullis, Supervisor
Mark Freeman, Treasurer
Karin Winchester, Clerk
Steve Ruth, Trustee
Derek Burton, Trustee

CONSENT AGENDA:

1. Approval of Meeting Minutes – October 21, 2020.
2. Approval of Special Meeting Minutes – November 10, 2020.
3. Approval of Financial Statement – October/November 2020.
4. Approval of Bills for Payment – November/December 2020.
5. Receipt of Routine Reports:
 - A. N.O.C.F.A. Minutes – October 2020.
 - B. Planning Commission Minutes – October/November, 2020.
 - C. Building Permits – October/November 2020.
 - D. Treasurer’s Annual and Quarterly Report – Not Applicable this Month.
6. Communications: None.

Agenda Approval:

- **Clerk Winchester made a motion to approve the Consent Agenda as submitted. Trustee Ruth supported the motion. A roll call vote was taken; all those present voted yes; motion carried 5/0.**

Public Hearings: none.

Presentation: none.

Reports:

Supervisor Kullis reported that the road construction has been completed. There are some sandbags at the intersection of Grange Hall Rd but RCOC will pick those up. A meeting with OCWRC and Rowe Engineering for the Dixie Hwy sewer project; the report will be presented at a meeting within the next few weeks for the property owners. Eventually the report will be presented to the Townships for approval.

Public Comment on Agenda Items Only:

1. Mary Blanchard, 3444 Old Creek Dr-addressed the Board regarding New Business number 9. Funding Request to the Village of Holly for Testing.

Stacy Taylor, 15566 Falk Rd-addressed the Board addressed the Board regarding New Business number 9. Funding Request to the Village of Holly for Testing.

Sherlynn Everly, 314 Hadley St- addressed the Board addressed the Board regarding New Business number 9. Funding Request to the Village of Holly for Testing.

John Lauve, 200 N. Saginaw St.- addressed the Board addressed the Board regarding New Business number 9. Funding Request to the Village of Holly for Testing.

Old Business: none.

New Business:

1. Appointments: Two Planning Commission – Terms Ending 12-31-23.

Supervisor Kullis informed the Board that current Planning Commission members Mike McCanney and Ray Kerton came in to complete a partial term. They are both willing to begin a full term in their current seat. Supervisor Kullis asked for two separate motions to appoint Commissioner McCanney and Commissioner Kerton for a full term ending 12-31-23.

- **Trustee Ruth moved to approve the appointment of Ray Kerton to a term ending in 12-31-23. Trustee Burton supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Clerk Winchester moved to approved the appointment of Mike McCanney to the Planning Commission for a term ending 12-31-23. Trustee Burton supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

2. Appointment: Board of Trustees Liaison Member on Planning Commission Term Ending 11-20-24.

Supervisor Kullis stated that the nomination was for Derek Burton.

- **Clerk Winchester made a motion to approve the appointment of Derek Burton to the Planning Commission Term Ending 11-20-24. Trustee Ruth supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

3. Appointments: Two Zoning Board of Appeals – Terms Ending 12-31-23 (one must be a member of the planning commission).

Supervisor Kullis stated that his nomination is for Pam Mazich. All of the nominations brought forth tonight have agreed.

- **Supervisor Kullis made a motion to approve the appointment of Pam Mazich to the Zoning Board of Appeals. Clerk Winchester supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

Supervisor Kullis stated that his next nomination is for Josh Murphy.

- **Clerk Winchester made a motion to approve the appointment of Josh Murphy to the Zoning Board of Appeals with term ending 12-31-23. Trustee Burton**

supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.

4. Appointments: Three Board of Review Members and Two Alternate Members - Terms Ending 12-31-22.

Supervisor Kullis stated his nominations to the Board; Chuck Stoner, Jim Clark and Pam Krantz. Cindy Kreiner has submitted her resignation; Pam Krantz will be filling her seat. The alternate for that committee will be Nancy Rebar. Supervisor Kullis will bring another name for the second alternate at a later date.

- **Clerk Winchester made a motion to approve the appointment of Chuck Stoner to the Board of Review with term ending 12-31-22. Trustee Ruth supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Clerk Winchester made a motion to approve the appointment of Jim Clark to the Board of Review with term ending 12-31-22. Treasurer Freeman supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Clerk Winchester made a motion to approve the appointment of Pam Krantz to the Board of Review with term ending 12-31-22. Treasurer Freeman supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Clerk Winchester made a motion to approve the appointment of Nancy Rebar as the alternate to the Board of Review with term ending 12-31-22. Treasurer Freeman supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

5. Appointments: Five Construction Board of Appeals – Terms Ending 12-31-22.

Supervisor Kullis stated that he has three nominations with two seats unconfirmed for this five-member board; Doug Henderson, Zach Morris and Brad Stillwell.

- **Trustee Ruth made a motion to approve the appointment of Doug Henderson to the Construction Board of Appeals with term ending 12-31-22. Clerk Winchester supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Clerk Winchester made a motion to approve the appointment of Brad Stillwell to the Construction Board of Appeals with term ending 12-31-22. Trustee Burton supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Trustee Ruth made a motion to approve the appointment of Zach Morris to the Construction Board of Appeals with term ending 12-31-22. Trustee Burton supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

6. Appointments: Two NOCFA Board Members - Terms Ending 11-20-24.

- **Trustee Ruth made a motion to approve the appointment Karin Winchester to the NOCFA Board with term ending 11-20-24. Trustee Burton supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Trustee Burton made a motion to approve the appointment of George Kullis to the NOCFA Board with term ending 11-20-24. Treasurer Freeman supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

7. Appointments: Two Members Shared Driveway Committee – One Land Division Committee Member – Term Ending 11-20-24 and One Planning Commissioner – Term Ending on Appointed Planning Commissioner Term Ending Date.

Supervisor Kullis stated that Commissioner McCanney had agreed to serve on the Shared Driveway Committee; the Supervisor also agreed to serve.

- **Clerk Winchester made a motion to approve the appointment of Mike McCanney to the Shared Driveway Committee with term ending 11-20-24. Trustee Burton supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**
- **Trustee Ruth made a motion to approve the appointment of George Kullis to the Shared Driveway Committee with term ending 11-20-24. Clerk Winchester supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

8. Appointments: One Holly Area Youth Assistance Member – Term Ending 11-20-24.

- **Clerk Winchester made a motion to approve the appointment of Steve Ruth to the Holly Area Youth Assistance Board with term ending 11-20-24. Trustee Burton supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

9. Funding Request to the Village of Holly for Testing.

Supervisor Kullis shared with the Board his meeting with Kim Ethridge from EGLE. The previous week EGLE had met on site with the Village of Holly (Jerry Walker and Debbie Bigger) and located 15 of the 25 wells; upon return with excavation equipment, they have found 8 more. One well does reside on private property. That property owner will be notified. Supervisor Kullis read a letter provided to him by Kim Ethridge (EGLE) stating that EGLE and Oakland County Health Division would be using State funds to sample the newly discovered monitoring wells on the former landfill and southern property once they obtain consent. Then they will then inform the public how they may obtain residential well samples off site. This must include the MPart process which includes open public meetings; this will include many homes and wells surrounding the site. This service will be free of charge to the Township through the use of State funding. Supervisor Kullis expressed his desire to address the funding for this project as proposed in public comment. This project does go back approximately 20 years and there is no knowledge as to why it has not been addressed in recent years.

Trustee Burton inquired that if the testing is expedited that the State of Michigan would expedite their part of the process; a response plan is being formulated by EGLE for this testing result.

Trustee Ruth asked if anyone had reached out to Holly Hills to let them know what is going on and if they would like to halt excavation. Holly Hills does have proper permitting through Oakland County.

Chuck Barbieri, Attorney with Foster, Collins and Swift addressed the Board; Mr. Barbieri had been approached by Clerk Winchester and Supervisor Kullis in 2019 to review issues arising due to the Holly Hills MHC and adjacent former landfill site owned by the Village of Holly and surrounding landowners. Mr. Barbieri had penned a letter several months ago to the Village of Holly informing them of the Township's concerns about the landfill property and possible issues that may arise from the MHC expansion. Mr. Barbieri informed the Board that he has reviewed various materials as they have become available to him including the Village of Holly's report (through their consultant) that does confirm that their site and its monitoring wells still has some contamination of metals including Manganese and Iron, not to be considered abnormal; lead is also present in some locations. Mr. Barbieri and EGLE share the view that the report is not complete and EGLE will be working with the Village Consultant to build upon that report to include new sampling at the landfill property and the newly discovered wells, early next year. If it is found that the wells have possibly impacted surrounding private residential wells, arrangements will be made for testing. Mr. Barbieri believes that the Township of Holly should continue to support EGLE and their efforts to monitor the situation. The Board and Mr. Barbieri continued discussion about testing location, water divide, PFOS levels and drinking water safety. Mr. Barbieri stated it was his opinion that EGLE would consider the increased pumping of ground water by Holly Hills MHC and its effects.

Supervisor Kullis informed the Board that the water suppression for the Holly Hills MHC is under review by the North Oakland County Fire Authority (NOCFA) and welcomed NOCFA Deputy Fire Chief Doug Smith to address the Board. Deputy Chief Smith stated that Holly Hills MHC had applied for permits to expand the MHC, those permits were reviewed by NOCFA; NOCFA does have concern that the expansion to provide water for 100+ additional sites will increase the draw down to a point that fire suppression needs would be insufficient. After numerous meetings, Holly Hills MHC agreed to install a 60,000+ above ground water tank so that the existing wells can pump water in non-peak times to have a stationary supply of fully treated water available if there were a fire. This eliminated the need for an additional 1,000 gallon per minute well.

Trustee Ruth stated that he had felt previously that the MHC had been the issue, but it is now seeming that the focus is now on local entities. Trustee Ruth also addressed Deputy Chief Smith regarding the wells and fire suppression; Smith reiterated that the above ground tank is legitimate solution to the fire suppression concerns and requirements from NOCFA. Supervisor Kullis stated that Holly Township will not be issuing permits for new homes in the MHC until the construction of the above ground tank.

The Board took no action.

10. Local State of Emergency Declaration – Proposed Resolution 2020-22.

Clerk Winchester explained that this resolution is to extend the State of Emergency for Holly Township that will allow the Board to continue meeting virtually.

- **Clerk Winchester made a motion to approve the Local State of Emergency Declaration-Proposed Resolution 2020-22. Treasurer Freeman supported the motion. A**

roll vote was taken; Burton: yes; Freeman: yes; Ruth: no; Winchester: yes; Kullis: yes; motion carried 4/1.

Trustee Burton inquired as to the end date for this resolution. Clerk Winchester answered that it follows the CDC and Health Department timelines unless otherwise decided by the Board of Trustees. Currently, the meeting room within the HAS administrative building is not available to Holly Township.

11. Rules of Procedure for Electronic Meetings – Proposed Resolution 2020-23.

- **Clerk Winchester made a motion to approve the Rules of Procedure for Electronic Meetings – Proposed Resolution 2020-23. Treasurer Freeman supported the motion. A roll call vote was taken; Winchester: yes; Freeman: yes; Ruth: yes; Burton: yes; Kullis: yes; motion carried 5/0.**

12. Designated Assessor Interlocal Agreement with Oakland County.

- **Clerk Winchester made a motion to approve the Designated Assessor Interlocal Agreement with Oakland County. Trustee Burton supported the motion. A roll call vote was taken; Burton: yes; Freeman: yes; Ruth: yes; Winchester: yes; Kullis: yes; motion carried 5/0.**

Clerk Winchester explained this is the compliance from Oakland County with the new State Property Tax Act amendments; this is one of the processes the County must go through. Treasurer Freeman stated that the Township has had a contract with Oakland County since 2006.

Public Comment:

Denise Cantu, Falk Rd-addressed the Board.

Stacy Taylor, 15566 Falk Rd- addressed the Board.

Mark Taylor, 15566 Falk Rd- addressed the Board.

Mary Blanchard, 3444 Old Creek Dr-addressed the Board.

Pat Feeney, 210 Franklin St- addressed the Board.

Mark Cornwell, 14215 North Holly Rd- addressed the Board.

Adjournment

Supervisor Kullis, hearing no other business, adjourned the meeting at 8:32 p.m.

Amy N. Hillman
Recording Secretary

Karin S. Winchester, Clerk