

**VERGENNES TOWNSHIP**  
Regular Meeting Minutes  
April 18, 2005

The regular meeting of the Vergennes Township Board was called to order by Tim Wittenbach at 7:00 p.m. in the Vergennes Township Hall.

Members Present:	Tim Wittenbach	-	Supervisor
	Mari Stone	-	Clerk
	Jean Hoffman	-	Treasurer
	Al Baird	-	Trustee
	Vern Nauta	-	Trustee

Minutes of the March 21, 2005 Regular Board Meeting stand approved as presented. Motion by Hoffman, second by Baird, to approve bills as read. **Motion approved.** The agenda was amended to include the Comcast Franchise Agreement and Wildview Private Road update with a motion by Stone seconded by Nauta. **Motion carried.**

**Unfinished Business:**

1. Cemetery Lawn Care Contract – An error has been discovered since the contract was awarded in March, and discussion was held regarding how to resolve the conflict. Luscious Landscapes received a two year contract in 2004, and as a result did not submit a bid this year. Clean Cut had already begun spring cleanup, but a contract was not signed before the error was discovered. It was noted that the township has no record of liability insurance from Luscious, and that this is a stated requirement in the bid specifications. Motion by Nauta, seconded by Hoffman, to honor the 04-05 contract with Luscious, sending a registered letter requiring them to submit proof of liability insurance within 10 days. If this is not received, the contract will be considered terminated. **Motion approved.**

Zack Beachum, the owner of Clean Cut, was present and asked that the board honor the 16 hours of service he has performed at his rate of \$45 an hour. The board had no problem with this. Beachum asked if the lawn care would be bid next year, and was told that it would.

**New Business:**

1. Elite Auto Body – At the recommendation of the Planning Commission, a motion was made by Baird, seconded by Nauta, to approve the addition to the facility. It was noted that there would be no change in use, and that they own the property to the north adjacent to the addition. **Motion approved.**
2. Depository Institutions – Motion by Baird, seconded by Nauta, to approve Huntington, Ionia County Bank, and Kent County Money Max as depository institutions for fiscal year 05-06. **Motion approved.**

3. Designation of Township Attorney, Auditor, Engineer and Planner – Nauta motioned to retain the current professionals, Jim Doezema, Phil Saurman, Dave Austin and Jay Kilpatrick for another year. Baird seconded, and the **Motion was approved.**
4. Comcast Franchise Agreement. Motion by Stone, seconded by Nauta, to approve Township Attorney amendments to the agreement, and to have Wittenbach sign the amended agreement. **Motion carried.**
5. Wildview Private Road – The house being built by Jim Fizer is near completion, and is for sale. Dave Austin needs to perform soil borings to determine the road is up to specifications before a certificate of occupancy will be issued, per the agreement Fizer signed with the Township in 2004. Fizer also needs to have the road maintenance agreement amended to include his current home as well as the new home. Motion by Stone, seconded by Nauta, to instruct building inspector Jerry Roark to not give the home at 550 Wildview an occupancy permit until the maintenance agreement and private road issues are resolved. **Motion approved.**
6. Land for Future Hall – Discussion was held regarding inquiries made in the past year to landowners of property the township may be interested in purchasing for a new hall site. The English property to the north of the present hall would be desirable for its proximity and ability to utilize the current parking lot and cemetery; efforts to contact them have not been successful. L. Vredenburg property on Lincoln Lake Ave. is a good possibility as the owner has indicated a willingness to discuss. J. Richmond property further north on Lincoln Lake is another good site. It was decided that we would pursue the Vredenburg property first, and Baird will be the contact again.

7. Update on 425 Agreement Negotiations – The city had sent a response to a letter from Vergennes in March to indicate their willingness to enter into an agreement under certain conditions. The board discussed the conditions and came to several conclusions. After learning more about the agreements between the city and Lowell Township, Vergennes considers the lack of a role for Lowell Township to be a problem. It was decided that we will suggest a meeting of the two townships to discuss this further.

Also, the city's suggested agreement outlined using a three unit per acre formula, but this would be under the city zoning, and would allow the formula to use certain areas that under the Vergennes ordinance would be considered unbuildable, and not allowed. Rough estimates result in approximately 530 units on a little over 100 acres. This is not agreeable to Vergennes. It was noted that 3 units per BUILDABLE acre (no including wetlands in the formula) would be agreeable.

Finally, discussion should continue on the issue of who gets the land at the end of the term. It was felt that if Vergennes is going to agree to less than 50 years, it should revert to the township or at least leave the agreement open to a decision at the end. The recent Ionia Township / Ionia City 425 agreement is interesting, and the board would like more information on it, especially the equal sharing of State funding based on the added population of the area. Perhaps the less-than-one mil the City of Lowell is offering is not enough to give up the property.

It was noted by Hoffman that the DeWitt Private Road escrow account is in arrears, and that the Planning Commission should not address their issue until this has been resolved.

**Citizens Comments:** none

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

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Mari Stone, Clerk