

YANKEE SPRINGS TOWNSHIP  
BOARD OF TRUSTEES Regular Meeting

Thursday, August 8, 2024  
6:00 pm  
Yankee Springs Township Hall  
284 N. Briggs Rd., Middleville, MI 49333  
DRAFT MINUTES

DRAFT MINUTES

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YS Board of Trustees –  
Regular Meeting  
August 8, 2024

Routing<sup>8/12/24</sup>  
Beukema  
Email  
Web  
Binder

Meeting called to order at 6:00 PM by Supervisor Rob Heethuis

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**Roll Call:** Dave VanHouten, Deb Mousseau, Rob Heethuis, Mike Cunningham, Larry Knowles (All Present).

**Staff Present:** Rich Beukema, Dennis Buist, Brad Williams

**Visitors:** 13

**ADDITIONS/CHANGES TO AGENDA:**

**Motion by Heethuis with support from Mousseau to add or delete all items in red text to the agenda, particularly consideration of a Board public hearing on the water rate study and the proposed rate increase.** **Roll Call Vote:** Cunningham: yes; Knowles: yes; Mousseau: yes Heethuis: yes; VanHouten: yes.

Yes: 5, No: 0. **MOTION CARRIED**

**Motion by Heethuis with support from Cunningham to approve the agenda as amended.** **Roll Call Vote:** Knowles: yes; VanHouten: yes; Heethuis: yes; Mousseau: yes; Cunningham: yes.

Yes: 5, No: 0. **MOTION CARRIED**

- Board minutes 07/10/2024 Special BOT meeting, 07/11/2024 Regular BOT meeting, and 07/30/2024 Special BOT Meeting.
- July 2024 Accounts Payable: Checks # 918059 through Check # 918115 Total Amount \$540,267.42.
- July 31, 2024, Payroll Checks #7922 through Check #7946 = \$20,040.34. July 2024 Fed. P/R withholding \$5,540.03.

**Motion by Heethuis with support from Cunningham to approve the consent agenda.** **Roll Call Vote:** Mousseau: yes; Heethuis: yes; Knowles: yes; Cunningham: yes; VanHouten: yes.

Yes: 5, No: 0. **MOTION CARRIED**

**ACKNOWLEDGEMENT OF VISITORS:**

**INVOCATION**

**ROLL CALL**

**MOTION TO AMEND AGENDA**

**MOTION TO ACCEPT AGENDA**

**MOTION TO APPROVE CONSENT AGENDA**

**ACKNOWLEDGEMENT OF VISITORS**

Mr. Heethuis welcomed and applauded members of the Fire Department in attendance tonight.

Greg Chandler (View Newspaper Group)

Marsha Bassett (County Commissioner candidate)

**PUBLIC COMMENT:** (Limit 3 minutes)

**Deputy Fire Chief Dan Miller:** Expressed his appreciation to the Board for approving the dress uniforms that the fire fighters have received and are wearing tonight.

**Barlow Lake Weed Control SAD 2nd Public Hearing**

- Mr. Cunningham explained how the current assessment has been calculated.
- It is less per parcel than it has been in the past because there was a balance remaining from the previous assessments.
- The cost will be \$54 per year for a front lot and \$27 for a back lot.
- Public Hearing Notice was published in the Sun & News 07/27/2024 and 08/03/2024.
- The notice was mailed to all parcel owners with deeded lake access who are included in the proposed SAD updated tax roll with 243 parcels.
- Anyone who wishes to protest this would need to submit written notice today to preserve their complaint with the Michigan Tax Tribunal.
- The actual weed control program is similar to what has been done in the past.

**Motion by Heethuis with support from Mousseau to open the public hearing. Roll Call Vote:**

*Mousseau: yes; Heethuis: yes; Knowles: yes; VanHouten: yes; Cunningham: yes.*

Yes: 5, No: 0. **MOTION CARRIED**

- No public comment

**Motion by Cunningham with support from Knowles to close the public hearing. Roll Call Vote:**

*Mousseau: yes; Heethuis: yes; Knowles: yes; Cunningham: yes; VanHouten: yes.*

Yes: 5, No: 0. **MOTION CARRIED**

**Motion by Cunningham with support from Knowles to adopt Resolution 08-08-2024 approving the Barlow Lake Aquatic Weed Control Special Assessment District No. 31-24 Tax Roll. Roll Call**

**Vote:** *VanHouten: yes; Mousseau: yes; Knowles: yes; Heethuis: yes; Cunningham: yes.*

Yes: 5, No: 0. **MOTION CARRIED**

**TREASURER'S REPORT:** By Deb Mousseau, Treasurer

- July 2024 Financial Statement and Investment reports were reviewed.
  - Casino revenue in the amount of \$18,434.00 was received in July.
  - The transfer was made from the General Fund to the Fire Equipment Purchase Fund for \$396,679.00 for the final payment on the new fire truck.
  - The ARPA funds have been fully expended with the payment for the fire truck.

**Motion by Cunningham with support from Knowles to approve the Treasurer's Report as presented. Roll Call Vote:** *Cunningham: yes; Mousseau: yes; Heethuis: yes; Knowles: yes;*

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**PUBLIC COMMENT**

**BARLOW LAKE WEED  
CONTROL SAD 2nd  
PUBLIC HEARING**

**MOTION TO ADOPT  
RESOLUTION  
08-08-2024**

**TREASURER'S REPORT**

**MOTION TO APPROVE  
TREASURER'S REPORT**

VanHouten: yes.

Yes: 5, No: 0. **MOTION CARRIED**

**CLERK'S REPORT:** By Mike Cunningham, Clerk

- August 2024 Current Invoice Journal as of 08/08/2024 totaling \$34,668.01.

**Motion by Cunningham with support from Knowles to approve the August 2024 Current Invoice Journal as of 08/08/2024 totaling \$34,668.01. Roll Call Vote: VanHouten: yes; Mousseau: yes; Heethuis: yes; Cunningham: yes; Knowles: yes.**

Yes: 5, No: 0. **MOTION CARRIED**

**Election Update:**

- YST turnout was 1,505 which is 32.8% of 4,586 registered voters.
  - 656 or 43.6% voted on election day.
  - 127 or 8.4% did early voting and 722 or 48% used absent ballot voting.
- Early voting was 2.8% of registered voters. State was 0.90%.
- Early voting experienced one power outage and two small system outages.
- Election Day Precinct 1 experienced one power outage.
- YST August early voting (8.4%) was about the same as February (8.1%).
- REMINDER – The permanent AV list used to send out AV ballot applications will end in 2024. In the future, voters will need to send in applications on their own or request to be put on the permanent ballot list.

**COMMITTEE REPORTS:**

**Recycling Committee:**

- Meeting 07/16/2024.
- 07/23/2024 Recycling area brush clearing.
- Next meeting 09/10/2024.
- Mel Bowman has resigned due to other commitments.

**Park Committee:**

- Activity update: None at this time.
- Will be meeting again next week.

**Zoning Board of Appeals:**

- 07/09/2024 meeting: An appeal for denial of a STR permit was tabled to allow for input from the township attorney.
- Next meeting 08/13/2024.

**Planning Commission:**

- PCI July 2024 report in board member packet.
- July 2024 Complaint log in board member packet.
- 07/18/2024 regular meeting:
  - Approved an SEU for an outbuilding on a vacant lot on England Point.
  - Approved three SEUs for STRs at Whispering Pines because it is zoned Recreation. The SEU is good until January 1<sup>st</sup>.
  - Continued work on the master plan and discussion regarding storage containers.
- Next regular meeting 08/15/2024.

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**CLERK'S REPORT**

**MOTION TO APPROVE  
INVOICE JOURNAL**

**ELECTION UPDATE**

**RECYCLING COMMITTEE  
REPORT**

**PARK COMMITTEE  
REPORT**

**ZBA REPORT**

**PC REPORT**

FIRE/EMS REPORT

**Fire/EMS Report:**

- July 2024 Fire/Emergency Medical responses:
- 07/19/2024 meeting.
- Next meeting 08/21/2024.
- New Fire Truck is here!
  - The Board had approved up to \$40,000 for any change orders and expenses associated with the radio and other small items which will be coming.
- No EMS meeting this month.

**Water Advisory Committee:**

- Meeting held 08/06/2024 and there is a request regarding a public hearing for the Water Rate Study coming up in action items tonight.
- GLASWA August 2024 minutes in board member packet.
- GLASWA Rate Study Public Hearing will be 08/29/2024 at 6:00 PM at the Township Hall.

WATER ADVISORY  
COMMITTEE

**Veterans Memorial Committee:**

- No activity. Next month they will begin meeting again.

VETERANS MEMORIAL  
COMMITTEE

**Board Action Items:**

- Land Division Request Parcel ID 16-008-020-00, 200 Old Mill Road

LAND DIVISION  
MOTION PARCEL ID 16-  
008-020-00 200 OLD  
MILL RD

***Motion by Cunningham with support from Knowles to approve Land Division Request PSD 24-07-03 for Parcel ID 16-008-020-00, 200 Old Mill Road, Middleville, MI. Roll Call Vote: Knowles: yes; Mousseau: yes; Cunningham: yes; VanHouten: yes; Heethuis: yes.***

Yes: 5, No: 0. **MOTION CARRIED**

- Replacement of four steel entry doors at the Fire Station. The current doors are residential doors and are in need of replacement.
  - Two bids were received.
    - West Michigan Door \$7,711.36.
    - Koval Construction \$2,420.00.
  - Discussion took place as to whether Koval's quote included replacing the frames and Chief Miller said it was included.

MOTION TO REPLACE 4  
STEEL ENTRY DOORS AT  
FIRE STATION

***Motion by Cunningham with support from Knowles to approve the replacement of four steel entry doors at the Fire Station by Koval Construction for a total cost of \$2,420. Roll Call Vote: Cunningham: yes; Mousseau: yes; VanHouten: yes; Heethuis: yes; Knowles: yes.***

Yes: 5, No: 0. **MOTION CARRIED**

- Kitchen Renovation Project Quote:

MOTION TO APPROVE  
KITCHEN RENOVATION  
PROJECT

***Motion by Heethuis with support from Van Houten to approve renovating the hall kitchen for a total cost of \$30,860 by Koval Construction. Discussion: the Board did not approve this quote at the May meeting. Koval is holding the same price as quoted in May. Roll Call Vote: Knowles: no; VanHouten: yes; Mousseau: yes; Heethuis: yes; Cunningham: yes.***

Yes: 4, No: 1. **MOTION CARRIED**

- The Water Advisory Board is asking the Board to approve a public hearing on the water rate study and the proposed rate increase.
- Current rates (quarterly) –  
Base:  
  - ¾" meter: \$86.00
  - 1" meter: \$101.36
  - 1 ½" meter: \$141.29
  - 2" meter: \$184.29
 Cost for water: \$2.25 per 1,000 gallons

- New Proposed rates (quarterly) –  
Base:  
  - ¾" meter: \$91.55
  - 1" meter: \$107.90
  - 1 ½" meter: \$150.41
  - 2" meter: \$196.19
 Cost for water: \$2.30 per 1,000 gallons

**Motion by Heethuis with support from Knowles to approve holding a public hearing special meeting to present the water rate study and the need for higher water rates, and to authorize the Water Advisory Board and Trustee Knowles to coordinate with Rural Water and the Township to set the public hearing date. Roll Call Vote: Knowles: yes; Cunningham: yes; Heethuis: yes; VanHouten: yes; Mousseau: yes.**

**MOTION TO APPROVE HOLDING A PUBLIC HEARING TO PRESENT WATER RATE STUDY**

Yes: 5, No: 0. **MOTION CARRIED**

- Zoning Issues Update:
  - Very busy with STR matters. It has been mentioned by a local realtor that several people are selling homes that can no longer be used as short-term rentals.
  - There is an issue with a public road at Bassett Lake and something will be coming to the Board from the Zoning Department at the next meeting.
  - It is expected that there will be a review and possibly some changes to the ordinance at the end of this year. Mr. Cunningham suggested there should be some consideration of allowing an SEU for a STR if the owner lives within a certain distance as that is somewhat like a Bed and Breakfast situation.
- The next Blood Drive will be held Wednesday, September 11, at the Fire Station.

**ZONING ISSUES UPDATE**

**BLOOD DRIVE**

**PUBLIC COMMENT:**

**Susan Siragusa** (831 Bruce Dr): They own a home on Bassett Lake, and she came tonight to thank Brad Williams who has listened to her problems and tears. She is glad the Board is going to be hearing about the situation at the next meeting. This is very emotional to her as her family has been coming here for 35 years. They originally had a modular home but in 2020 they built a permanent home, and they hope to live here full time in the future. Thanked the Board for their consideration.

**PUBLIC COMMENT**

**Deputy Fire Chief Dan Miller:** The new fire truck came in. Lieutenant Katsma was the head of the committee and put in a lot of hours and thanked him for all his work. It took almost two years. Thanked the Board for their support.

**BOARD COMMENT:**

**BOARD COMMENT**

**Mousseau:** Thanked everyone who worked on the election. Mike and Marge did a great job with their coworkers. Thanks for all the work on the fire truck with the research and follow up and all. Happy Birthday to Mike tomorrow.

**VanHouten:** Thanked the residents of Yankee Springs for showing us the support they did in the primary. Also, these Board members are great to work with, very professional, and the Township is lucky to have them on the Board.

**Cunningham:** Thanked all of the voters for a good election and all the election inspectors. We've hired a lot more inspectors and they did a really good job. Hoping that November is as calm and smooth as it was in August. It takes everybody to cooperate and make it work good.

**Knowles:** There's a lot been added to the work on the elections, and it always comes off smoothly so thanks for that. Also appreciates the Zoning Department and dealing with the short-term rentals. Thanks to the Fire Department for showing up tonight and looking very nice.

**Heethuis:** Thanked Mike for all his work on the elections. He has so much confidence that everything is being handled and done correctly. Thanks to the people who showed their faith in us to advance us to the November election. There is nothing more important that a person does than vote so continue to vote in November. Also really looking forward to seeing the new fire truck and getting a few pictures.

**ADJOURNMENT:**

***Motion by Cunningham to adjourn the meeting at 6:53 PM. Approved by all. Motion Carried.***

**ADJOURNMENT**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Michael S. Cunningham, Township Clerk

Respectfully submitted by:

Betsy Frigmanski, Recording Secretary

August 9, 2024

