

WALES TOWNSHIP BOARD of TRUSTEES  
BUSINESS MEETING  
FEBRUARY 09, 2021  
ZOOM MEETING

Opening:

- A. Meeting called to Order at 7:02 p.m.
- B. Invocation and Pledge of Allegiance.
- C. Roll Call. Masters, present; Thomson, present; Bobcean, present; Messina, present; Kimmen, present. All members present. Also present: Recording Secretary and at least ten members of the audience.

Consent Agenda

- A. Approval of agenda
- B. Approval of Minutes-Regular Board Meeting 1/05/21, *Special Meeting Minutes 1/21/21*.
- C. Financial Report 12/31/20 (Treasurer) (included)
- D. Approval of additional bills and Check Register (Clerk)  
Check Register numbers 1460 through 1501. Amount \$22,728.75.  
Bobcean requested changing "Special Hearing" in correspondence and New Business to "Special Board of Trustees meeting" per request of Mark Zawadski. Also change mandatory virtual meeting by state to March 29<sup>th</sup>, 2021 instead of February 21, 2021. **Motion** to approve consent Agenda with above changes by Thomson, second by Kimmen. Roll call vote taken: Thomson, aye; Kimmen, aye, Messina, aye; Bobcean, aye; Masters, aye. All ayes; motion carried.

Comments from the public on agenda items. Mr. Larry Morton when will the Board hold a meeting on the rezoning request. Masters said it may be decided tonight.

Guest Presentations. None.

Correspondence and Announcements.

- A. Richmond-Lenox EMS monthly report.
- B. Remote Board Meetings REQUIRED BY STATE through March 29, 2021.
- C. SCCRC Minutes. The annual Road Commission/Townships meeting will be held virtually on February 24, 2021.
- D. Draft Planning Commission Minutes 1/19/21.
- E. John Minor, PC member, letters to Board of Trustees, 1/26/21 and 1/27/21; regarding Rezoning Hearing.
- F. Draft Minutes Planning Commission Hearing 1/25/21.
- G. Email 2/1/21 Rezoning meeting request from Mr. Mark Zawadski.
- H. Memphis Fire Department Annual Report.

Reports

- A. Township Supervisor Liz Masters
  - 1. Permission to use Township Planner for Board Rezoning determination. **Motion** by Bobcean, second by Kimmen, to consult Planner. Thomson would like to see the Attorney included in the motion. Messina seconded. Bobcean and Kimmen agreed to include the Attorney in their Motion. Roll call vote taken: Bobcean, aye; Kimmen, aye; Thomson, aye; Messina, aye; Masters, aye. All ayes; motion carried
  - 2. Email response regarding hearing participation by Zoning Administrator.

3. Permission to purchase a vacuum cleaner for Hall use. **Motion** by Bobcean, second by Thomson, to purchase a vacuum cleaner for Hall use. Roll call vote taken: Bobcean, aye; Thomson, aye; Kimmen, aye; Messina, aye; Masters, aye. All ayes, motion carried.
  4. Committees. Masters would like to re-create a committee for Fire Department meetings. Thomson felt it isn't needed. Kimmen volunteered to attend meetings with Masters. Messina also said she would attend.
- B. Township Clerk Cindy Bobcean.
1. Table designated pay for unelected employees until later in year.
  2. Resolution 2021-01 Board of Review Poverty Exemption Policy and Guidelines. **Motion** by Kimmen, second by Thomson, to adopt Resolution 2021-01. Roll call vote taken: Kimmen, aye; Thomson, aye; Messina, aye; Bobcean, aye; Masters, aye. All ayes; motion carried.
  3. Resolution 2021-02 Federal Guidelines for Poverty Exemptions. **Motion** by Kimmen, second by Thomson, to adopt Resolution 2021-02. Roll call vote taken: Kimmen, aye; Thomson, aye; Messina, aye; Bobcean, aye; Masters, aye. All ayes, motion carried.
  4. Resolution 2021-03 Asset Guidelines for Poverty Exemptions. **Motion** by Masters, second by Thomson, to adopt Resolution 2021-03. Roll call taken: Masters, aye; Thomson, aye; Messina, aye; Bobcean, aye; Kimmen, aye. All ayes; motion carried.
  5. Fire and medical run reports for January 2021. One report received from Memphis Fire Department-13 medical runs, 2 fire runs, 1 run cancelled in route, 1 other. No reports received from Emmett Fire Department.
  6. Disputed first response billing disputed by Mr. Nicholas Engels. Bobcean said that Engels said that he feels he shouldn't have to pay the bill after not knowing about it until seven months after the accident, and having the insurance company already having closed the incident report. The accident happened in 2018. He said he only got one billing. The Clerk said several were mailed to him before saying it was going to Collections. Messina asked if we even have the discretion to forgive it after it has already gone to Collections. No reply. Thomson said that he would be upset if he got a billing seven months after the fact. Master asked how much money the Township would be refunded by the Collection Agency if the collected from him? \$80.00. **Motion** by Masters to settle with Mr. Engels for \$80.00. Motion failed for lack of a second. **Motion** by Thomson, second by Bobcean, to forgive the total bill. Thomson suggested that in the future we send the last billing to someone before sending the account to Collections, by Certified Mail. Roll call vote was taken; Thomson, aye; Bobcean, aye; Messina, aye; Kimmen, aye; Masters, aye. All ayes; motion carried. Mr. Engels thanked the Board. Bobcean said she will contact the Credit Bureau regarding this run. **Motion** by Masters, second by Messina, to send the last billing to a customer before it goes to Collections, by Certified Mail, signature required and to time stamp each incident report when received from the Fire department. Roll call vote taken: Masters, aye; Messina, aye; Kimmen, aye; Bobcean, aye; Thomson, aye. All ayes; motion carried.
- C. Township Treasurer – Parks Committee Chair Elisha Messina
- The Winter property taxes are due on the 16<sup>th</sup> of March instead of the 15<sup>th</sup>, because the 15<sup>th</sup> is a Federal Holiday. There are good projections on funds from the State to the local districts, possibility of a 4.9% increase.
- D. Township Trustee, Planning Commission Board Representative Larry Thomson
- The Planning Commission re-elected its former Board at its Organizational meeting. The Clerk requested a copy of the Planning Commission by-laws. It will be supplied.
- E. Township Trustee \_ Assessor Carly Kimmen
- All Board of Review members were certified as trained today for two year terms. Everything is ready for the March Board of Review hearing.

- F. Building Official, Zoning Administrator Jim Waddy.  
Not requested to be in attendance.
- G. Committees. No reports.

Old Business – None.

New Business

- A. Set Special Board of Trustees meeting date for Rezoning Application determination.

Recording Secretary said that Metropolitan Planning said they will respond within thirty days after they formally receive the Application at a meeting. Correspondence from the planner and attorney should both be available soon. Bobcean suggested Tuesday, March 23, 2021. **Motion** by Kimmen, second by Bobcean, to call a Special Meeting of the Board of Trustees on Tuesday, March 23, 2021, at 7:00p.m., by ZOOM, to review an action of the decision of the Planning Commission on a rezoning request for a final determination. Roll call vote taken: Kimmen, aye; Bobcean, aye; Messina, aye; Thomson, aye; Masters, aye. All ayes; motion carried.

Public Comments (there may be a three-minute time limit).

Kim Balterria said she visited the website and it is not up to date. Masters said she is trying to keep it up-to-date. Bobcean said there is only one person controlling the website. Masters said Minutes of the meetings are there. She disagreed. Kimmen said she will e-mail them to Balterria RIGHT NOW.


Kay Olsen said that sociologically we are a bedroom community, so she is against the rezoning issue. John Minor, Planning Commission senior member and Zoning Board of Appeals Chair, is also a Certified Citizen Planner. He stated that the Planning Commission denied a plan without any reason given. If we continue with this, it will put us into legal risk. He submitted guidelines for review. Mark Clark, attorney for Zawadski, thinks Minor is spot-on. He would be happy to speak with the Board, Planner, Attorney, or others. He would like to speak at the March 23<sup>rd</sup> meeting.

Kimmen asked if the Board can override the Planning Commission. Yes. Planning Commission actions always come to the Board when it deals with rezoning Masters responded.

Thomson said that once we have talked with our Planner and our Attorney, we will have much more Information to go on, as with the comments from the people here today.

Adjournment. **Motion** by Thomson, second by Kimmen, to adjourn. Roll call vote taken: Thomson, aye; Kimmen, aye; Masters, aye; Messina, aye; Bobcean, aye. All ayes; meeting adjourned at 8:17 p.m.  
Next Meeting March 16, 2021, Budget Hearing.

Respectfully submitted,

  
Cynthia Bobcean, Clerk