Wales Township Board Business Meeting

January 04, 2022

Opening

Call to Order. Meeting was Called to Order at 7:00p.m.

Invocation and Pledge of Allegiance.

Roll Call. Members present: Masters; Bobcean; Messina; Kimmen; Downey. All present.

Consent Agenda.

A. Approval of Agenda.

B. Approval of Minutes of the Regular Meeting 12-7-21.

C. Financial Report 11-30-21 (Treasurer) (included).

D. Approval of Additional Post Audit Paid Bills and Check Register (Clerk).

checks 1901-1945. $54,337.97.

Additional checks issued on 12-28-21 for $11 000.00, and $75.00 for pest control.

Comments from the Public on Agenda items. Mr. & Mrs. Tomerello stated their presence. Clerk Bobcean said they are listed on the Clerk’s Agenda, and will be heard then.

Guest presentations. None.

Correspondence & Announcements.

A. SCCRC Roads and DPW Minutes.

B. DTE grid maintenance for Wales Township.

C. Comcast Franchise agreement or contract. P. A. 480 requires a formal Agreement with the Township.

There is none at this time. They are subject to a franchise fee. If the Township collects a fee, the

customers are billed accordingly. Frontier may be subject to P. A. 484. Supervisor has literature.

D. EMS Report.

Reports

A. Supervisor, Liz Masters. Memphis Fire Chief Diaz retired. Doug Pratt has replaced him as Chief.

B. Clerk Report, Cindy Bobcean. 1) Bond –Gibbard/Tomolillo. The required inspection on their property

was done satisfactorily. **Motion** by Masters, second by Kimmen, to extend the existing

bond. Roll call vote taken: all ayes; motion carried.

2) Building inspector payroll sheet. Included.

3) No fire runs came in December.

4) Greenmower Lawn Care new contract proposal. Greenmower requested an increase in their

contract from$650.00 to $800.00. Bobcean has been paying the whole bill from the cemetery account,

when the work also covers the Hall and Park grounds. She would like to get a breakdown from the

Auditors. There has never been a written contract. Masters said just make the Motion “from Jan. 1st

to Dec. 31st. **Motion** by Masters, second by Messina, to approve the increase from $650.00 to $800.00

a year for Greenmower’s maintenance from January 1, 2022, to December 31, 2022. Roll call vote

taken: all ayes; motion carried.

C. Treasurer, Elisha Messina. Messina has had to open new accounts for COVID money, and move money

from some banks. She has transferred $450,000 from Huntington Bank to Genesis Credit Union. She

has informed the Clerk that new accounts may have to be created, with new numbers. Bobcean said

the new account numbers will be ready by budget time. COVID funds will have to be accounted for

separately in a checking account in a different bank. They cannot go into a savings account.

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D. Trustee, Jason Downey. He has one bid on the existing decking, for $13,900. He cannot obtain other

bids on porch repairs until he knows exactly what we want.

E. Trustee, Planning, Twp. Assessor, Carly Kimmen

Kimmen submitted written report of Assessor, Board, and Planning Commission activities. Her books

are ready for the AMAR review on February 1; Dec. Board of Review went well; She is finishing her sales

studies; sent out all Personal Property Statements; and needs to send Assessment Change notices

by the middle of February. She is asking for approval to use the same mailing service she used last year

to send out the notices, at a cost of $1,254. **Motion** by Messina, second by Masters to approve Ready,

Set, Mail, LLC, for mailings of Assessment Changes, at a cost of $1,254. Roll call vote taken: all ayes,

motion carried. Kimmen wants to be responsible for her own programs, also the feelings of the

Treasurer. There was discussion on how to make that happen. **Motion** by Bobcean, second by Kimmen,

to have BS&A create a Wales Township Administrator dummy enterprise administrator account.

Voice vote taken; all ayes, motion carried.

F. Building Official, Jim Waddy. Written report; requesting a consultation with Wales Attorney.

G. Committees

1. Park – Messina- Ernie from Pro-Tech to call back. Messina would like to have the cameras upgraded.

The park camera doesn’t show much. Also, Bobcean said the Ballot Lock Box must be overseen twenty-

four hours a day during election times. Maybe there is a grant out there somewhere.

Old Business

A. County COVID Funding-Township Hall and Porches consideration. Masters introduced a proposal for

upgrading the Township Hall with the COVID money available, which must be dedicated. There is

already a need for new porch, handicap ramp, and steps to be rebuilt; new roofing, and exterior

painting. She has a rough estimate for the major rehabilitation of $125,000 to $200,000. Masters said

there are several places to look at for grants on this project. The State has already sent the COVID

money to the Township, and it must be accounted for within a short period of time. Masters passed

out drawings of the proposed project for the Board members. The plan must be in writing by April. The

money must be spent within two years.

Bobcean said that we have a fire millage term coming to an end soon, so we must have that put on a

ballot soon. Also, the appointment of a new Trustee must be put on a ballot. We must decide on a

date. There was discussion on where else the COVID money could be put to use. Most discussed was

roads and Internet service. **Motion** by Masters, second by Messina, to pursue Hall renovations. Roll

call vote taken; all ayes; motion carried.

Next month Masters will bring a list of road projects, and asked other members to bring their thoughts.

B. Township Park pathway and anchor bases for benches. Messina reported on the actions taken at the

Last Parks Committee meeting. They have been taking bids on having the concrete poured for the

cornhole pads and the sidewalks. They have two bidders. **Motion** by Bobcean, second by Messina, to

accept Caleb Contractors as the project company. Roll call vote taken: all ayes, motion carried. We

already know that the bids taken previously are going to increase because of changes we made.

Masters asked what the Parks schedule is. Messina said they have a schedule, with several projects

planned, but doesn’t know if there are going to be enough people to carry them out. She will call a

meeting to work out the details. They are hoping to have things in place by April or May. She would

also like to have a motion approve to pursue bids for fencing, and try to lock both projects together.

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**Motion** by Messina, second by Kimmen, to persue estimates for Park fencing. Voice vote: all ayes,

motion carried. Messina is hoping for a Community Foundation grant to help with this. A memorial for

Dave Shannon was discussed; possibly naming the pavilion for him. Bring this item back for the next

meeting.

C. 2022 Poverty Exemption Policy & Guidelines. **Motion** by Kimmen, second by Bobcean, to adopt Policy

#22;01, Policy Exemptions and Policy Guidelines. Roll call vote taken: all ayes: motion carried.

Adopt Policy #22:02, Guidelines for Applicants for exemption for Poverty; removing from Policy income

for scholarships from colleges, universities, etc. **Motion** by Kimmen, second by Bobcean, to adopt Policy

#22:02,as amended. Roll call vote taken. All ayes; motion carried. **Motion** by Kimmen, second by

Bobcean, to adopt Policy #22:03; Asset Guidelines for 2022. Roll call vote taken: all ayes, motion carried.

D. Legal. Masters asked if there were any objections to moving this item to after New Business and

Audience Participation, since it is pertaining to legal action, and some of the audience may want to hear

New Business, or have comments during Public Participation. Hearing none, moved until after New

Business and Public Participation.

New Business

A. Policy #7. Messina would like to have this policy reconsidered. A bill came in unexpectedly for $11,000,

and was paid without prior Board approval. She would like for there to be a ceiling put on amounts

paid before Board approval. Suggestions were made for ceilings, with $1,500 sounding acceptable. It

was decided to postpone discussion on Policies #2 and #7 until the February meeting. There was also

discussion on signing and dating Policies. **Motion** by Masters, second by Messina, to have Policies

signed and dated. Roll call vote taken: all ayes. Motion carried.

Public Comments: Mr. Messina questioned Comcast having township charges .He was assured that the

whole franchise fee, if imposed, would not be put on the few customers they now have. He also

recommended Anderson Windows ,if any are considered for replacement, because of their lifetime

guarantee. He said that he had estimates for work on his house almost as high as for this Hall.

Mr. Roy, who lives on O’Niel Road, said they are having excessive amounts of flooding, often bad

enough that they have to use the railroad tracks to get in and out. They are just asking for some help.

Masters said she will talk with EGLE and the Road Commission.

Since it is already so late, Bobcean suggested we meet twice a month, rather than have the meetings so long. Downey and Kimmen both said they cannot do that. Then it was suggested we start earlier. Downey said he comes straight here from work to make it at 7p.m.Messina suggested we each have our individual agenda ready ahead of time. Masters suggested sending memos to each other on the topics to be discussed.

D. Legal (moved from earlier on Agenda) Special Meeting (legal) to be held in Closed Session, to be

postponed because of the late hour. **Motion** by Kimmen, second by Downey, to postpone until

February meeting. All ayes; motion carried.

Adjournment. **Motion** by Kimmen, second by Downey, to adjourn. All ayes; meeting adjourned at 9:48.

Next Meeting February 1, 2022

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Respectfully submitted,

Cynthia Bobcean, Clerk