

**SUPERIOR CHARTER TOWNSHIP BOARD
SPECIAL MEETING
DECEMBER 14, 2021
ADOPTED MINUTES
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1. CALL TO ORDER

The special meeting of the Charter Township of Superior Board of Trustees was called to order by the Supervisor Ken Schwartz at 7:00 p.m. on December 14, 2021, at the Superior Township Hall, 3040 North Prospect, Superior Township, Michigan.

2. PLEDGE OF ALLEGIANCE

Supervisor Schwartz led the assembly in the pledge of allegiance to the flag.

3. ROLL CALL

The members present were Supervisor Ken Schwartz, Clerk Lynette Findley, Treasurer Brenda McKinney, Trustee Nancy Caviston, Trustee Lisa Lewis, Trustee Bernice Lindke, and Trustee Rhonda McGill.

Absent: None

4. ADOPTION OF AGENDA

It was moved by Treasurer McKinney supported by Trustee Lewis, to adopt the agenda as presented.

The motion carried by unanimous vote.

Supervisor Schwartz read a memo giving the audience and Board some background regarding the Rock property.

5. PUBLIC COMMENTS (Limited to two minutes per person)

- Greg Vessels, 333 East Clark Road, conveyed his gratitude to the Board of Trustees for standing up to these developers.
- Matthew Schuster, resident on Geddes Road, owns the ~~cultural~~ **adjoining agricultural** land and is a strong advocate for green space. He asked the Board what the plan for the property is and how it fits into the Township's Master Plan.
- Carla Bisaro, resident on Paddock Way, voiced her support for the purchase of the property.
- Louis Ferris, resident on Vorhies Road, stated his support for the purchase of the land based on the need for more open space and less development. He stated the Township purchasing this property will help stop the developments coming in.
- John Miller, resident on Ann Arbor Road, stated once a piece of land is developed it is gone forever and voiced his support for the purchase of this property.

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- Tanya Hilgendorf, CEO of Huron Humane Society, voiced her support for the purchase of the property to continue protecting the wildlife corridors. She expressed the need for more space for wildlife and that the planet is made up of only 4% wildlife.
- William Secrest, resident on Cherry Hill Road, stated this is not a local situation but a global situation. He expressed his support for the Township purchasing the property.
- Michelle McIntyre, resident on Crab Apple Drive, stated her support for the purchase of the land due to the physical and mental health benefits open spaces has provided her family.
- Steven Przybylski, Meadow Lane, speaking on behalf of his wife, Michelle Deatrack, and himself, explained the citizens voted on a millage for funds to use for legal expenses to fight the Rock property from being developed and would like the Township to use those funds, if possible, to purchase the property.
- Michael David Bendor, resident on Stommel Road, explained the importance of protecting this land upon purchase of it.
- Ellen Kurath, resident on Hickman Road, explained her concerns regarding the soils on the Rock property.
- Jack Smiley, resident on Cherry Hill Road, voiced his full support for the purchase of the property. Rock is agreeing to sell the property less than it appraised two years ago and less than what they paid for it eighteen years ago. He believes if the Township does not purchase this property, that it will be developed and will cost the Township a lot more down the road.
- Nahid Yahyai, 3500 Blue Heron Court, voiced her support in purchasing the land and praised the Board for their hard work.

6. COMMUNICATIONS

A. Emails from residents

It was moved by Treasurer McKinney supported by Trustee Lindke, to receive the letters of commendation.

The motion carried by unanimous vote.

7. NEW BUSINESS

Supervisor Schwartz explained he would like there to be a conservation easement on the entire 301 acres for park usage and develop a small summer camp for children. A township cannot go to the bank and get a mortgage. The land can be purchased through a bond funded by a millage or general fund. Supervisor Schwartz has contacted a bond company. Act 99 allows a township to buy land by a land contract. Supervisor Schwartz read a letter from the Township's Controller, Keith Lockie. The general and legal defense funds have adequate funds available for the terms of the purchase of the Rock property. The estimated cost is about \$125,000.00 per year for the payment. The bond council has reviewed the contract. Once the Township has the deed, then they can put the conservation easement on the entire property. The Township has no plan to

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develop this property. Supervisor Schwartz explained the purchase agreement is being approved tonight and the land contract will be taken to the Board later. The terms of the land contract are \$250,000.00 down and has not been determined where this money is going to come from. The funds can be taken from the general fund. The legal defense funds can be used for the development of the property later.

Supervisor Schwartz mentioned some of the forty-two letters of support the Township received regarding the purchase of the Rock property.

United States Representative Debbie Dingell communicated with Treasurer McKinney her support for the purchase of the property.

A. Letter to Supervisor Schwartz regarding Rock Property dated August 17, 2021

Supervisor Schwartz read the letter from Butzel Long Attorneys and Counselors.

It was moved by Clerk Findley supported by Treasurer McKinney, to receive letter of commendation.

The motion carried by unanimous vote.

B. Proposed Sales Agreement and Proposed Land Contract for Rock Property

It was moved by Treasurer McKinney supported by Trustee Lewis, to approve the sales agreement with Rock Superior LLC and authorizes the Township's attorney to take all the necessary steps and subject to administrative changes and adding another WHEREAS clause stating the future usage of the property.

Trustee Lindke stated she supports the purchase, but the resolution needs a lot of work. She reviewed some of the edits she suggests making on the resolution. Trustee Lindke asked if there could be a WHEREAS clause on the resolution stating what the Township plans to do with the property. Supervisor Schwartz stated the resolution can be adopted subject to administrative changes. Trustee McGill asked for clarification on some of the language in the resolution. She also asked for clarification on what funds were being used to purchase the Rock property.

Clerk Findley stated she has always been in support of purchasing the property but is concerned about the transparency and decisions about purchasing this property. She stated there is a population specifically Sycamore Meadows and Danbury Green who come to these meetings and beg the Township for things, and they walk away with nothing. She stated those people are our future, and we must help develop them.

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Roll Call:

Ayes: Supervisor Schwartz, Clerk Findley, Treasurer McKinney, Trustee Lewis, Trustee Caviston, Trustee McGill, and Trustee Lindke

Nays: None

Absent: None

The motion carried by unanimous vote.

8. PUBLIC COMMENTS (Limited to two minutes per person)

- Matthew Schuster, resident on Geddes Road, asked if the Township has had any interest in the other 60-acre parcel that Rock owns on Geddes Road.
- Jack Smiley stated it was encouraging to see the Township Hall full of people supporting something.
- William Secrest thanked Clerk Findley for her comments and is fully behind that.
- Jan Piert also thanked Clerk Findley for her comments and really would like the Board to do something about that. She stated we are one community.

9. ADJOURNMENT

It was moved by Treasurer McKinney supported by Clerk Findley, that the meeting be adjourned. The motion carried and the meeting adjourned at 7:46 p.m.

Respectfully submitted,

Lynette Findley, Clerk

Kenneth Schwartz, Supervisor