

**ONEKAMA DISINCORPORATION COMMISSION MEETING
MONDAY, FEBRUARY 27, 2012, 7 P.M., FARR CENTER**

The meeting was called to order at 7 p.m. by Chairman Suzanne Schwing.

The Pledge of Allegiance was said.

Recording Secretary Mary Lou Millard called the roll: Roger Burger, Mary Reed, Schwing, representing the Village; Dan Behring, Al Taylor and Rosalind Jaffe, representing the Township. Absent: Village Alternate Paula Fortin; Township Alternate Steve Szilvagy. Also present: Village Council President Bob Blackmore and Township Supervisor David Meister.

Attorney Peter Doren was the facilitator for the meeting.

APPROVAL OF AGENDA: Consensus of the commission to approve the agenda as presented.

APPROVAL OF MINUTES: Consensus to approve the minutes of the February 20, 2012 minutes with the following corrections: Page 2, third paragraph, last sentence, insert "village" before the word "population"; Page 3, third paragraph, change "Behring" to "Taylor".

DISCUSSION OF TENTATIVELY APPROVED DRAFTS: Doren said if two commissioners ask to place an item back on the agenda or if there are any corrections they can see him or Eric Luper. After discussion, Doren called for a vote on the issue. Motion by Jaffe, second by Reed to allow further consideration of any approved draft if two commissioners request it or the facilitators are requested to do so. Taylor, Reed, Burger, Behring and Jaffe, yes; Schwing, no. Motion carried.

CONSIDERATION OF COLLATERAL MATTERS:

---**Ordinances:** Doren will review the village ordinances-- some of which date to 1891-- with Blackmore and Village Clerk Ruth Hudson and will discuss them with Township and Road Commission officials to determine how they will be carried over.

---**Effective Date:** If the disincorporation is approved by the voters on August 7, 2012, the effective date would be Oct. 31, 2012 at 11:59 p.m. This would give enough time for the transition and technical refinancing of the sewer treatment plant and system. and still be done before the general election November 6, 2012, at which village officers would otherwise be elected.

Meister asked if the vote is positive and the tax bills go out in the village, are the taxes paid? Doren said after disincorporation and when the state requests signatures, Blackmore and Township Clerk Helen Mathieu will sign the documents.

Taylor asked for a timeline on dates for transition.

Consensus to give tentative approval to the Effective Date.

---Borrowing Costs: With a per capita personal income of about \$29,000 the Village falls into the “poverty” group which currently qualifies for a 2.25 % interest rate. The Township has a per capita personal income of about \$39,000, which is just above the \$36,000 threshold that places the Township into the “intermediate” group .As a result, borrowing for the Township would result in a 3% interest rate.

Consensus to tentatively approve Borrowing Costs with a possible change in the village interest rate after it is examined by the Village president.

---Future of Farr Center and Township Hall: Schwing asked if the offices would be consolidated? She asked to have a list of the needs of the local government, according to state laws.

Meister said a grant request from the township for the township hall would be for an enlarged meeting room, two new offices, additional storage room, encompassing about 1,200 square feet. He said Farr Center could continue as a community center and still have the senior meals, exercise class and whatever other activities are scheduled there.

Doren asked Jaffe and Reed to talk to members of the community about the use of the buildings, talk with Blackmore and Meister, then bring this input to the commission to see if community input or a public meeting is needed.

Taylor said the intent is to consolidate the offices into one.

Blackmore said his idea was to expand the township hall and keep Farr Center for a community center and a museum.

DEBT SERVICE EFFECT ON TOWNSHIP: What is the effect of the Township taking on debt service? Doren said there is no change for the current loan.

COMMISSIONERS' COMMENTS:

Behring: A summary of these drafts would be nice.

Doren said he and Luper will put each of the documents into a report format which will have an introduction, executive summary, inclusion of the drafts, description of the process, summarization of the important parts and a conclusion. The commission will have to approve it. It will be placed on the website.

Regarding the Fund Balance Transfer, Taylor asked for a draw-down schedule. He said a definition is needed for the General Fund, Cemetery Fund, Equipment Fund-- what are they used for? Spell out the definition. He said a consistent way to identify figures is needed..

Behring referred to the Feb. 6, 2012 minutes of the Township Board in which "consensus" items were listed, including use of funds.

Doren will revise the draw down schedule in the Fiscal Impact draft and interpret various funds. He will also correct the year in the first column of figures on page 5 of the Fiscal Impact draft, and will mark the columns as to which is audited data.

Schwing: On Page 4 of the Fiscal Impact draft, project the village and township forward three to five years and see what gets removed.

Jaffe: Some costs won't change that much. I don't see that a five year budget is worth much.

Behring: No one is losing and no one is gaining.

Doren: There is no "property" transfer from X to Y; there is a "trustee" transfer from X-Y. That is what is going to change.

Schwing: I don't see where the sewer bill is being impacted. Who picks up the repair bill?

Doren: Regarding Schwing's request for fair market value. I would ask that she discuss this with Meister.

Taylor: I thought that we were not valuing property unless it was germane. Motion by Taylor, second by Behring that the consensus of the Jan. 30, 2012 commission meeting that park property would have deed restrictions to assure it would remain for public use, and that the value of property is not germane to the decision of this commission. Burger, Reed, Behring, Taylor, Jaffe, yes; Schwing, no. Motion carried.

Jaffe: Regarding borrowing costs, the sewer has its own bond, this shouldn't have any effect on future borrowing. The township doesn't have to make a payment.

Burger: Is any grant money for the operation and maintenance of the village a large amount?

Blackmore: No.

Behring: To clarify for costs, we need a current general fund balance and audited numbers.

Schwing: Does the township have a policy to sell land?

Meister, No.

Doren: The general rule is you can't give something away free, you have to get bids.

Reed: What happened to the flow chart?

Doren: The commission can decide to add the chart in the final report.

Taylor: In the Jurisdiction on Streets on Pages 1 and 2, review last paragraph on Page 1 and first paragraph on Page 2, and place on agenda for the next meeting.

PUBLIC COMMENT: Comments received from Rebecca Kline on continued use of the center for several ongoing programs; Art Sippola on the sewer debt; Rudy Milasich on by-laws, transparency, public comment, village employees; petitions, potential worth of property; Chuck Reed, petition explanation; Ken Bauer, possible SAD questioned; Alice Hendricks, clerk and treasurer salaries; Rod Hudson, future use of funds available from village; Nancy Story, how long can village sustain itself when funds run out?

ADJOURN: 9 p.m.

Submitted by
Mary Lou Millard
Recording Secretary

Facilitator

Date