Leland Township Board/ Harbor Commission Meeting
June 30, 2020 – 4:00 PM
Remote meeting via Zoom
Minutes

(Leland Township will be holding all meetings remotely under the COVID19 Executive order issued to limit person to
person transmission of the virus until such order is lifted. Directions to participate in the meeting via Zoom were included
in the posting of the agenda.)

PRESENT: Susan Och, Mike Steichen, Lisa Brookfield, Shirley Garthe, Geoff Niessink, Tony Borden, Geno
Miller, Russell Dzuba, Jim Munoz

GUESTS: Amy Hubbell, Steve Mikowski

Ms. Och called the meeting to order at 4:03 p.m. with the Pledge of Allegiance.

APPROVAL OF AGENDA
Mr. Steichen moved to approve the agenda as presented; Supported by Geno Miller.

VOICE ROLL CALL:
Supervisor Susan Och:   Yes
Clerk Lisa Brookfield:    Yes
Treasurer Shirley Garthe:   Yes
Trustee Michael Collins:   Absent
Trustee Tony Borden:    Yes
Geoff Niessink         Yes
Geno Miller     Yes
Mike Steichen    Yes
Jim Munoz          Yes

Motion carried. 8-0, 1 absent.

DECLARATION OF CONFLICT OF INTERESTS – None

APPROVAL OF MINUTES: None

PUBLIC COMMENT  None

ACTION ITEMS
1. Windemuller quote for emergency electrical work at Harbor ($27,480)

Mr. Niessink explained the need for the work and the details of the quote. The dock system was built with
a vault underneath the main dock that houses the wiring. Some of the wires in the vault are spliced.
Typically these wires remain dry, but due to rain and the rising water level, these splices are sometimes
wet. There are breakers on the system that are supposed to trip if there is a fault. There are also sensors
for voltage in the water, but this system has been giving false readings recently. Windemuller can reinforce
the vault area and wiring to keep the spliced wires waterproofed for about $3500 as a temporary solution,
or redo the electrical for $27,480 to bring the electrical box up and out of the water as a permanent
solution. The permanent work will take about a week to do. The boat slip area would be without power
during that time.

Considerations:

- It is predicted that water levels will remain high. Seiches have come in raising the water level as
  much as a foot in about half of an hour. The power is turned off in the event of a seiche.
• Docks are 10 years old. Will they likely need repair or replacement in the near future? Mr. Dzuba reported that the docks are inspected every season and boards are replaced as needed. He believes the docks will last a long while.

• Mr. Borden wondered if power could be phased in at times during the repair so that patrons would have power at some times. That is a question for the contractor.

• Have other companies been contacted for quotes? Mr. Dzuba talked with Bill Wagner who came up with a short fix plan.

• Since the Township is aware of the problem, it is prudent for the Township to fix it now for legal reasons.

• The Commission has already discussed how it would be addressed with the patrons if the power was shut off for a time.

• The power is not shut off now because the vault is not in water right now.

ACTION: Mr. Miller moved to authorized Russell Dzuba to recommend the Windemuller quote of $27,480 to the Township Board for approval.

VOICE ROLL CALL

Geoff Niessink: Yes
Geno Miller: Yes
Mike Steichen: Yes
Jim Munoz: Yes, Motion carried. 4-0

Mr. Dzuba has paperwork to submit to MI State Waterways for an emergency grant to help pay for this. The harbor budget has $21,000 for repairs remaining. The Commission has some liquid capital that can be used for this purpose. The amount of the potential grant is unknown at this time.

ACTION: Mr. Borden moved to accept the recommendation of the Harbor Commission to accept the Windemuller proposal of $27,480; supported by Ms. Brookfield.

VOICE ROLL CALL:

Supervisor Susan Och: Yes
Clerk Lisa Brookfield: Yes
Treasurer Shirley Garthe: Yes
Trustee Michael Collins: Absent
Trustee Tony Borden: Yes, Motion carried. 4 in favor, 1 absent.

2. Purchase of flood barriers for Harbor Building ($26690)

Mr. Neissink explained how the barriers would work in keeping water from coming into the Harbor building. He has researched different options. Rental of these barriers would not save a lot of money in the long run. Mr. Neissink feels this is the most efficient option. His recommendation is to purchase the barriers and liquidate them at a later date. The barriers have been used 2 or 3 times. They have a 15-20 use life span. The bags overlap to prevent leakage at joints. Another solution would be to use sand bags and plastic barriers. The disadvantage of sand bags is that they are not quick to install. There was continued discussion of the pros and cons of the barriers and sand bags. Raising the building was also discussed but the building is built on a slab so it would be impossible. Mr. Steichen suggested that a committee be formed to consider the options and costs of barriers to protect the Harbor building from water damage. There is a sense of urgency because another storm is predicted in the next week.

ACTION: Mr. Niessink moved to form a committee to explore the options to protect the Harbor building from water damage; supported by Mr. Miller.
VOICE ROLL CALL

Geoff Niessink    Yes
Geno Miller     Yes
Mike Steichen    Yes
Jim Munoz          Yes
Tony Borden     Yes

Motion carried. 5-0

Mr. Steichen and Mr. Miller will have some options and costs in 24-48 hrs. The Commission will then meet and make a decision.

3. Review Leland Township insurance coverage, consider increase of flood coverage

Ms. Brookfield and Mr. Borden had a conversation about the insurance coverage. Ms. Brookfield distributed a document to the Commission describing their coverage. There is a question of whether or not the Harbor building is located in the flood plain. Former permits indicate that the building is not in the flood plain. FEMA mapping was looked at as well. It isn't clear if the most recent FEMA mapping was used. Mr. Neissink knows that the box is in the flood plain, making the building in the flood plain as well. More definitive information is needed. Insurance could be obtained through FEMA. Ms. Och will continue to work on this, finding out the FEMA status of the building, how it affects the insurance, and where to obtain the needed insurance.

OTHER/OLD BUSINESS - None
BOARD COMMENT - None
PUBLIC COMMENT - None

ADJOURNMENT

Ms. Brookfield moved to adjourn the meeting at 5:34 p.m.; supported by Mr. Borden.

Ms. Brookfield: Yes
Clerk Lisa Brookfield:    Yes
Treasurer Shirley Garthe:   Yes
Trustee Michael Collins:   Absent
Trustee Tony Borden:    Yes

Geoff Niessink    Yes
Geno Miller     Yes
Mike Steichen    Yes
Jim Munoz          Yes

Motion carried. 8-0, 1 absent.

Respectfully Submitted,
Cindy Kacin, Recording Secretary
Date Approved: ____________________

________________________________  __________________________________
Susan Och, Leland Township Supervisor   Lisa Brookfield, Township Clerk