

# PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

[www.peninsulatownship.com](http://www.peninsulatownship.com)

**Township Board Special Meeting**

**Tuesday, July 7, 2020**

**7:00 p.m.**

**Township Hall  
Meeting Minutes**

1. **Call to Order by Supervisor Manigold at 7:00 p.m.**
2. **Pledge**
3. **Roll Call: Achorn, Wunsch, Sanger, Bickle, Manigold, Chown**  
**Absent: Wahl**
4. **Brief Citizen Comments (for agenda items only): None**
5. **Approve Agenda**  
**Moved by Wunsch to approve the agenda as presented, seconded by Bickle.**  
**Roll call: Passed unan**
6. **Conflict of Interest: None**
7. **Consent Agenda:** any member of the board, staff, or the public may ask that any item on the consent agenda be removed and placed elsewhere on the agenda for full discussion

**No motion to approve consent agenda as no agenda was presented.**

**8. Business:**

1. New ISO rating for the township and fire department (Gilstorff)

**Gilstorff:** informed the board that the fire department responded to a swimmer who drowned in East Bay. The body was recovered and brought to shore until ALS arrived by residents of the peninsula who intervened after witnessing the incident and attempted to save the individual. Gilstorff thanked them for their efforts.

Gilstorff stated that the firefighters have been working diligently to get the ISO ratings down from their previous numbers as outlined in his 10-year plan. The targets outlined in the plan were achieved via an increase in staffing and shortened response times. Previous response times were 11-12 minutes, and the department has reduced these times to an average of 6.5-7 minutes. The department has also improved ALS staffing and has the second truck located in Mapleton, which is fully staffed with a paramedic 40%-50% of the time. A new engine, tanker, and service vehicles have all been purchased. The department has been involved in preplanning efforts with businesses and fire safety with kids in the community.

Gilstorff presented a map of the peninsula and the different ISO ratings based on the locations of the fire stations and ability to access water points. Once the new fire station is complete, the northern end of the peninsula will see a decline in ISO ratings as well. Said it is imperative that a new station be built on the northern end of the peninsula as response times from additional outside stations can take several minutes and there are no other means of assistance from departments in the northern quadrant.

Went over specific department ratings and how these were scored.

**Manigold:** this is about saving lives and property and the importance of the new station, as there are no

outside resources that can come from the north, east, or west to assist in the event of an emergency.

No motions were warranted for this agenda item, as it was informational only.

2. Fire Station 3 design plan, letter of recommendation with bids from Gourdie-Fraser & Associates, and cost reduction considerations (Jennifer Hodges, township engineer)

**Jennifer Hodges, GFA:** this project is to improve the level of service for the township. The process was lengthy and required working through the land division and then submitting plans to the planning commission and the township board for consideration. Randy and Christina helped get the special use permit application before the planning commission, which ultimately was approved by the township board last fall. Designs for the station were completed in February with the intention to have this project out for bid by spring. On May 28, 2020, five bids were reviewed in a public forum. There were minimal discrepancies between the pricing within the bids. Grand Traverse Construction was the lowest bidder. There are options for the board to cut some of the costs for this project. Hodges's recommendation is for the board to accept the lowest bidder. Hodges stated that the market is unpredictable due to the COVID-19 crisis and that contractors are all currently backlogged. Pricing for this project could increase if the township were to have this project re-bid.

Introduced **Ray Kendra**, a Peninsula Township resident and owner of Environmental Architects, who was involved in the architectural design of the new fire station.

Manigold closed the regular scheduled meeting and opened the public hearing.

3. Public hearing for Fire Station 3

**Bryan Lawton, 7059 Leorie Dr.:** owns Grand Traverse Construction and worked on the new library and will work very hard to make this a good experience for the township and residents.

Manigold closed the public hearing and returned the meeting to the board for consideration.

**Bickle:** the township needs a building that will last multiple years. The staff there will have a comfortable environment.

**Gilstorff:** the truck at this station will be equipped with lifesaving medical equipment, and ALS from the south end will still be available. This station will house the wild fire truck and have boat storage along with additional storage for equipment from Fire Station 1. There is an average of 30-50 runs a year on the northern end of the peninsula.

**Ray Kendra:** provided a rendition of the buildings in 3D and explained the details of the construction and finishing elements. The base structure will be a pole building to keep conformity within the township and surrounding areas. Wanted to keep the integrity of the agricultural area in mind with the type of construction and character of the area. Went over interior floorplan and exterior detailing.

**Manigold:** interested in places where the price could be decreased as the cost of the new station is higher than originally estimated.

**Kendra and Hodges:** also looked for areas where costs could be decreased and gave the board a list of potential items that could be eliminated.

The board discussed the proposal.

**Moved by Wunsch to approve the proposal from Grand Traverse Construction not to exceed \$1,040,000 and to authorize the supervisor to sign the documents, seconded by Chown.**

**Roll call:** Passed unan

**Bickle:** suggested the board authorize the treasurer to secure bids for financing with low interest rates. The cable fund could produce \$60,000-\$70,000 to help cover the cost for up to 30 years. Residents have expressed a desire to help with the cost as well.

**Moved by Bickle to authorize the treasurer's office to secure bids for Fire Station 3, seconded by Wunsch.**

**Roll call:** Passed unan

#### **9. Citizen Comments**

**Nancy R. Heller, 3091 Blue Water Rd.:** the diagram does not agree with what was shown. The board should be cautious in financing and using the funding from the cable fund as there should be some reserved funding. The income from the cable fund is wonderful but is not guaranteed to last.

#### **10. Board Comments**

**Manigold:** there have been issues with the road ends and complaints by adjacent neighbors about trespassing. A property owner at the end of Kroupa Road installed a chain across the road trying to close traffic to the beach. Manigold met with the owner and explained that no one is allowed to close the roads or block access as these road ends are watering points for the fire department and provide public access to the water.

#### **11. Adjournment:**

**Moved by Sanger to adjourn, seconded by Bickle.**

Passed unan

**Final adjournment: 8:09 p.m.**