

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD  
FOR THE REGULAR 6:00 PM MEETING  
January 13, 2025**

Present: Supervisor Terpstra, Clerk Brew, Treasurer Lemke, Trustees DeWard, Fryling, Haagsma, Vander Stel  
Staff: Manager Weersing, Community Development Dan Wells

Absent with notice: None

Opening prayer was given by Board Member Fryling and the Pledge of Allegiance was recited.

1. The meeting was called to order at 06:03 p.m. by Board Member Terpstra.

**2. Question of Conflict of Interest**

None

**3. Review of the Consent Agenda.**

No items were removed for in-depth discussion

**4. Meeting Agenda**

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the proposed agenda.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

**5. Communications ~ Non-action Informational Items**

- a) December 2024 Building Department Revenue Report
- b) Annual 2024 Building Department Revenue Report
- c) December 2024 Dutton Fire Run Report
- d) December 2024 Cutlerville Fire Run Report
- e) December 2024 Community Policing Officers' Report
- f) Kent County Sheriff 2023 4<sup>th</sup> Quarter Stats
- g) Kent County Sheriff 2024 4<sup>th</sup> Quarter Stats
- h) Grand Valley Metro Council Newsletter
- i) Lower Grand River Organization of Watersheds (LGROW)

**6. Scheduled Speakers**

Dan Wells, Community Development Director, discussed Brownfield Tax Increment Financing (TIF) changes and Kent Counties discussions on how to implement in municipalities throughout the county. Gaines Charter Township could form an authority or use the county authority to implement and administer TIF programs in the township.

**7. Recognition of Individuals and/or Delegations for agenda and non-agenda items.**

No one present wished to address the board.

## **8. Public Hearings**

No Public Hearings were scheduled for the meeting.

## **9. Approval of the Consent Agenda**

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the Consent Agenda including the December 09, 2024 Township Board meeting and December 10, 2024 combined meeting with the Planning Commission minutes; General fund expenditures from 12/01/2024 through 12/31/2024 totaling \$119,782.66; Public Safety Special Assessment District expenditures totaling \$367,018.58; Building inspections totaling \$22,682.89; Water and sewer fund expenditures \$684,808.28; and Treasurer's Financial report.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes. Motion carried by roll call vote.

## **10. New Business**

### **A. Hoffman Meadows, Water and Sewer Development Contract**

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the Hoffman Meadows Water and Sewer Development Contract

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Lemke - yes, Board Member Fryling - yes, Board Member Terpstra - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes. Motion carried by roll call vote.

### **B. Final Preliminary Plat Review, Alexander Trails Phase 1**

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to approve the Final Preliminary Plat Review for Alexander Trails Phase 1.

ROLL CALL VOTE: Board Member Vander Stel yes, Board Member Haagsma – yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes. Motion carried by roll call vote.

### **C. Final Preliminary Plat Review, Alexander Trails Phase 2**

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to approve the Final Preliminary Plat Review for Alexander Trails Phase 2.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member Haagsma - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes. Motion carried by roll call vote.

### **D. Thornapple Farms Phase 1 Final Plat**

Motion by Board Board Member Haagsma and seconded by Board Member Vander Stel to adopt the resolution for Thornapple Farms Phase 1 Final Plat.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Lemke - yes. Motion carried by voice vote.

#### **E. Revision of Cemetery Ordinance**

Motion by Board Member DeWard and seconded by Board Member Vander Stel to approve the revised cemetery ordinance as proposed with a \$50 transfer fee for plot changes and a buy back rate of 50% of the current resident plot purchase price.

ROLL CALL VOTE: Board Member DeWard - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member Fryling - yes, Board Member Haagsma - yes, Board Member Lemke - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the revised cemetery rules.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Lemke - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

#### **F. International Association Fire Fighters Local 4385 Extension Agreement**

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to approve the fire department union IAFF Local 4385 Extension Agreement as presented.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member Haagsma - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes. Motion carried by roll call vote.

#### **G. Road Closure Request**

Motion by Board Member Fryling and seconded by Board Member Lemke to approve the road closure request for the Diemer Run 2025 on June 14, 2025.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

#### **11. Public Comments**

No one spoke.

#### **12. Manager's comments**

Hanna Lake sewer project is very close to completion. There was another minor issue that was noted today that will be addressed. All inspections and sign offs are expected by Friday, January 17, 2025.

#### **13. Supervisor's comments.**

April 28, 2025 meeting will be held to discuss goals for the year and the four year term of all the elected officials for the township. This should be our strategic plan to accomplish great things for our citizens.

Department heads will be involved in a development day pertaining to the assessment they completed to pinpoint communication patterns and how to communicate effectively with the rest of the staff.

The Natural Resources Assessment passed in the December meeting will be essential to determining proper uses of our existing resources to make sure that we take care of them.

**14. Trustees comments**

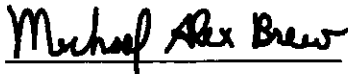
Board Member Fryling noted the streetlight on Eastern Avenue as reported in October still is not fixed. It has been reported as a parts issue.

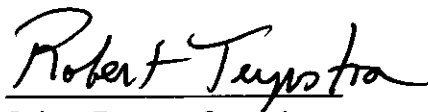
Board Member DeWard noted that in view of the wildfires in California and the lack of leadership being pegged as the blame for the severity of the fires, it might be well to review our Emergency Response Plan with the county to make sure plans are clearly in place for a natural disaster. Board Member Terpstra knows of an expert that may be willing to address the board on the issue.

Comments of thanks were given to the Kent County Road Commission on the installation of the traffic light at the intersection of 76<sup>th</sup> Street and Eastern Avenue.

**15. Adjournment**

Supervisor Terpstra adjourned the meeting at 07:26 p.m.

  
Michael Alex Brew, Clerk

  
Robert Terpstra, Supervisor