

**CHARTER TOWNSHIP OF GRAND BLANC**  
**Minutes for Township Board Committee-of-the Whole Meeting**  
**Held at 6:00 p.m. on Tuesday, July 13, 2010**

The meeting was called to order at 6:00 p.m. by Supervisor Hoffman with the Pledge of Allegiance.

Board Present: Supervisor Marilyn Hoffman, Clerk Cathy Lane, \*Treasurer Earl Guzak, and Trustees: Larry Anderson, \*Hans Rodgers, and Ryan Thompson.

Board Absent: Trustee Paul Bush.

Staff Present: Township Manager Richard Dunnill, \*Township Attorney David Lattie, Finance Director Debra Barriger, DPW Director Kirk Richardson, Planner Michael Deem, Rod Arroyo of Bircher Arroyo Associates, Inc., Jeff Markstrom of Rowe Professional Services Company, Dan Potter of Potter Consulting.

Motion by Clerk Lane, supported by Trustee Anderson, to approve Agenda as presented. Ayes: 5. Nays: 0. Absent: 2 [Bush, Rodgers]. Motion approved.

**197-2010 - Public Comment**

- **Roger Buell, 519 Charing Cross [City]**, County Commissioner Candidate, asked for more transparency about the packets; pathway through Bicentennial Park is 30 percent (30%) over budget; believes employee training is important but should be more cost effective.

**198-2010 – Presentation of Proposed Master Plan Updates**

Rod Arroyo of Birchler Arroyo Associates, Inc., provided an overview of the Master Plan process utilized by the Planning Commission. Their review began in August 2009, a public input session was held in October 2009, areas appropriate for change were reviewed along with the Land Use Plan Map, and a Public Hearing was held on June 3, when they adopted the Updated Master Plan and recommended its approval to the Township Board.

Residential densities were modified based on changes to the Zoning Map by the previous Board and the rural corridor concept was removed. Commercial and office development were changed to provide more opportunities for development to “Mixed Use” category, as proposed along the Saginaw Street Corridor. This category has been expanded to Fenton Road, Dort/Reid Road, McCandlish Road and will provide for new types of development. General Motors SPO has a new designation “Flexible Use Development” rather than Office, the area along the west side of Holly Road north of Cook, and the area around Holly/Baldwin Roads. “Flexible Use Development” will be developed under the Planned Unit Development [PUD] process, which provides the Township more control during Site Plan Review. The office building on Maple Road west of Saginaw Street has been designated low density multiple; it has been changed to reflect its current office use. Some Industrial areas have been removed and changed to “Mixed Use,” i.e., Dort Highway and Reid Road to provide more flexibility. A direct link to review the Plan is located on the Township’s Web Site under “Of Special Interest.”

\*Trustee Rodgers arrived at 6:12 p.m. and Treasurer Guzak left the meeting at 6:15 p.m.

## 199-2010 – Review Agenda for Thursday, July 15, 2010

- **Baybest Ribs**, a/k/a Damon's, is removing some of the co-licensees for their Class C Liquor License. The Police Department has completed their study and Chief Stamm recommends approval.
- **Awarding the Tilt Trailer Bid** – DPW Director Kirk Richard stated Mechanic Steve Chilcutt has removed an out-dated trailer from use, which may be used for hauling hay or small construction parts. Because of a recent traffic accident with the larger trailer, this tilt trailer is a need not a want. The larger trailer is being evaluated to determine if it is repairable or totaled; insurance funds will be utilized to make repairs or purchase a similar trailer. The tilt trailer will be used to take equipment to construction sites.
- **Cancellation of Contract with Genesee County Road Commission for Sump Pump leads** – DPW Director Kirk Richardson reported in 2005, the Township applied and received a grant for \$900,000.00 to alleviate infiltration of the sanitary sewer system throughout the entire Township because of backup problems. The Township Engineer and Rowe Engineering utilized information from 2000 thru 2003. Since that time, the Genesee County Drain Commission installed the Western Relief Sewer, which eliminated the surcharges. Based on this new information, the DEQ rejected the sump pump lead project for Holly Spring Estates and found there was no longer a chronic issue. The Township must now focus its efforts on the areas north of Reid Road. Most of the homes in the road construction area have been inspected and came back with no violations. DPW Director Richardson recommended the Board reject the sump pump lead project, which would save about \$118,000.00.
- **McCandlish Road Culvert** – is 4-feet by 6-feet culvert. DPW Director Richardson believes the engineer's estimates are high and has started discussion with the Genesee County Road Commission.
- **Software Maintenance Fees** - Finance Director Barriger reported the cost is \$12,485.00 with \$9,749.00 paid by the General Fund and \$2,736 paid by the DPW. One module will assist with the Fixed Assets Inventory. At the present time, software agreements are brought to the Board on a monthly basis.
- **Changes to Meeting Times** – Clerk Lane reported changing the meeting time from 6:00 p.m. to 7:00 p.m. on Tuesdays will provide adequate time for Trustees Rodgers and Bush to arrive from their job locations outside Genesee County.
- **Appointments to the Planning Commission and Zoning Board of Appeals** – Planner Deem recommended the current member be re-appointed. The Historic Commission can wait until August.

## 200-2010 - Management Reports

- **Township Manager Richard Dunnill** – reported there is a culvert replacement on Perry Road, which will result in intermittent lane closings. Vehicles have been transferred from various departments to the Police Department to better utilize existing vehicles. Cleaning of floor mats in both buildings has been changed from weekly to monthly for a cost savings.
- **Township Attorney David Lattie [arrived at 7:48 p.m.] – no report.**
- **Department Heads** – Written Reports were submitted by: Deputy Assessor Rebecca Salvati; DPW Director Kirk Richardson; Finance Director Debi Barriger; Fire Chief James Harmes; GIS Coordinator Robbie Beller;

Planner Michael Deem; and Police Chief David Stamm.

**201-2010 - Executive Session for Update on Labor Contracts and Township Manager's Evaluation**

Motion by Trustee Anderson, supported by Trustee Thompson, to go into Executive Session to discuss Labor Contracts and the Township Manager's Evaluation at 6:48 p.m. Roll call vote. Ayes: Rodgers, Thompson, Anderson, Lane, Hoffman. Nays: 0. Absent: 2 [Bush, Guzak]. Motion approved,.

Supervisor Hoffman asked for a five-minute break. Treasurer Guzak and Trustee Bush arrived during the break.

Motion by Trustee Anderson, supported by Trustee Rodgers, to return to the regular meeting, take no action, and adjourn the meeting at 11:00 p.m. Voice vote. Ayes: 7, Nays: 0. Motion approved.

Respectfully submitted,

Clerk Cathy Lane

**Board Approved: August 12, 2010**