

CHARTER TOWNSHIP OF GRAND BLANC
Minutes for Township Board Regular Meeting
Held at 7:00 p.m. on Tuesday, July 27, 2010

The meeting was called to order at 7:00 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, Paul Bush, Hans Rodgers, and Ryan Thompson.

Staff Present: Township Manager Richard Dunnill, Township Attorney David Lattie, Finance Director Debra Barriger, DPW Director Kirk Richardson, GIS Coordinator Robbie Beller, Information Systems Technician Darren Raymond, Planner Michael Deem, Consultant Jeff Markstrom of Rowe Professional Services Company.

Motion by Clerk Lane, supported by Trustee Anderson, to approve the amended Agenda for July 27, 2010, as presented, with removal of Item 8E by DPW Director - discussion of a Road Maintenance Training Program for Private Road Property Owners, and addition of Executive Session to discuss Labor Contracts. Voice vote. Ayes: 7. Nays: 0. Motion approved.

222-2010 – Public Hearing on Holly Spring Estates Subdivision Special Assessment District

Township Supervisor Hoffman opened the Public Hearing on the Holly Spring Estates Subdivision Special Assessment District. Attorney Lattie reviewed the history of this project beginning in the Spring of 2009 with property owners filing petitions requesting the Special Assessment District for the road repairs. Property owners were mailed a notice of the meeting and it was published twice in a local newspaper. The first Public Hearing on May 15, 2009, discussed the need and Genesee County Road Commission was authorized to prepare the engineering drawings, which caused the delay of the project to 2010. Bonding Attorney Roger Swets of Clark Hill in Grand Rapids will be procuring the bonds. The cost estimates are: \$11,946.47 [which includes administrative costs and \$7,000.00 for bonds] and Genesee County Road Commission's bid for construction is \$523,077.00 for a total cost without bond interest estimated to be \$535,023.47. When spread equally among the ninety-six (96) property owners, the cost is \$5,573.16, which can be paid in full or spread over ten (10) years on the Winter Tax Bill at \$557.32 per year plus interest, which will be determined when the bonds are issued. After an in-home inspection of most of the homes in the subdivision, the County's construction of the Northwest Truck Line, and a review of the grant by DPW Director Richardson and Rowe Engineering, the DEQ determined the remedial work for sump pump leads no longer qualified. On July 15, 2010, the Township Board rescinded that portion of the project.

Clerk Cathy Lane requested everyone sign the Attendance Sheet for this Public Hearing. A second sign-in sheet was provided for property owners interested in attending a meeting in three (3) to four (4) weeks to discuss with the County if they qualify as low-income and assistance with the payment of this assessment. The Board has allotted a portion of their Community Development Block Grant [CDBG] Funds to assist low-income families. County staff will be responsible for reviewing the qualifications and determining those who qualify.

- **Roger Buell, 519 Charing Cross [City resident]**, reviewed some history, indicated the grant for the sump pump improvements was not approved and the cost would have been \$230,000.00. Because of the delays, the cost of repairs has risen.
- **Pat Kaufman, 1180 Hollyhock Drive**, voted against this project. Risecliff needs to be repaired. There is no problem with Hollyhock. Was concerned about being assessed over \$5,000.00 in this recession economy.

- **Joe Clement, 1166 Risecliff Road**, asked what the interest rate would be. Attorney Lattie stated that depended on the interest rate obtained by bond counsel.
- **Larry Hoffman, 1040 Risecliff Road**, questioned proposed repairs to the existing surface, if the proposed repairs would last thirty (30) years, the credibility of the contractor –Fitch Excavating, and what happens if the contractor goes bankrupt.
- **Steve Shelton, 8307 Belle Bluff Drive**, on behalf of his parents, stated during the first Public Hearing he predicted people would lose their homes; home values would decline, everyone wants their roads fixed but everyone needs their homes. At this time, he felt less than 51 percent (51%) still wanted the roads repaired. The Township Board retains the discretion to stop this project.
- **Karen Sleva, 289 Edward Street, Ortonville, Michigan**, has a deed interest in 1233 Risecliff Drive, objects to this project, and previously the County and Township shared the cost with the property owners. She is retired and living on a pension; believes there will be additional cost increases. Ms. Sleva also provided a letter to the Clerk prior to the meeting opposing this project.
- **Bob Cunningham, 1146 Risecliff**, stated this project has been suspect with cost increases in this economic time and reiterated retirees are on a fixed income.
- **Ray Larkin, 1135 Risecliff**, asked how many bids were received on this project; how many homes' sump pumps were in violation; and was concerned about kickbacks.
- **Jeff Kish, 8394 Meadowdale Drive**, explained problems when water lines were installed – sump pump leads cut, driveways sank, work was not done properly, landscape work was unsatisfactory, numerous calls without response from the Township. There are many new driveways – wants better workmanship and repairs done correctly.
- **Sue Kish, 8394 Meadowdale Drive**, lived here twenty (20) years, children cannot ride their bikes on the roads, people in favor of this project are not here tonight, and wants the Board to continue this project.
- **William Richardson, 1029 Holly Spring Lane**, longest resident in subdivision. School buses and semi trucks damage the road and cause trouble, road in bad shape, changes may be needed in the law.
- **Ed Erdt, 7212 Porter Road**, stated roads are the responsibility of the County – this Board is not responsible for the roads. The Board should let the review process go back to the Genesee County Road Commission to handle the roads.
- **Robert Mills, 1181 Hollyhock**, letter of support for this Special Assessment received by Clerk prior to meeting.

Attorney Lattie stated 51 percent (51%) of the property owners submitted petitions asking the Board to have the roads repaired. We do not own the roads, we do not repair the roads, we do not have permission, and we cannot send it to the County. Costs are not in stone. Clerk Lane reported there were seven (7) bidders. This area does not show the need for the storm water project. DPW Director Richardson stated the DEQ would not approve the SWQIF Program for any developments south of Reid Road. In Holly Spring Estates, he found twelve (12) violations and he will work with those property owners. The roads are deep strength asphalt; will rebuild or repair storm sewers and manholes, edge drains will be installed behind the curb to drain the roads. Inspectors on this project will not be the same as those for the water line and the Township will have an inspector there part of the time. The Road Commission will be talking with homeowners who have sprinklers – property owners should mark the location of the sprinklers. The project will start mid-August with completion by November 1.

Supervisor Hoffman declared the Public Hearing closed and informed the public action on this matter will be taken later during the regular meeting.

223-2010 - Presentation by Gould Engineering of the “Perry Road Pathway”

Vic Lukasavitz, President of Gould Engineering, reviewed the Perry Road Pathway from the City limits of Grand Blanc at Genesee Road across the Perry/McGrath property on Perry Road. The layout of this Pathway has been

recommended by the Historic Commission and will be paid with Metro Funds received from cable franchise fees which must be spent for improvements in the road right-of-way – General Fund monies will not be used. The Road Commission has been given additional right-of-way on the south side of the road and a culvert will be provided across the drain. Part of the work may be done in the Fall and early Winter with completion in the Spring 2011. It will be necessary to wait for the Township’s additional Metro Funds in 2011 to complete this project. Mr. Lukasavitz stated plans would be completed shortly and recommended bidding the project in January or beginning of February 2011, approve contract in March, start construction in April and completion in June 2011. The Board requested this project be coordinated with the City’s work on their sidewalks along Perry Road.

224-2010 - Public Comment [on any item]

- **Ernestine Tune, 5176 Cortland Drive, representing the League of Women Voters.** The League, after studying an issue, advocates and educates the public. They are opposed to aerial spraying of pesticides in residential neighborhoods. Their group believes it causes cancer. Larviciding and source reduction are recommended. They are promoting “Vote No” on the renewal of the Mosquito Millage ballot.
- **Roger Buell, 519 Charing Cross,** surprised the Board hired Dan Potter as a consultant; thought it should have gone out for bids; and questioned his hourly rate.
- **Ed Erdt, 7212 Porter Road,** asked what funds paid for tonight’s presentation on the Perry Road sidewalk. Metro funds are paying for this project; they can only be spent for improvements in the road right-of-way.

225-2010 – Holly Spring Estates Special Assessment District for Road Paving

Motion by Trustee Anderson, supported by Trustee Thompson, to adopt Resolution #5 authorizing the levying of assessments for roads improvements for the Holly Spring Estates Special Assessment District Phase 1 as presented. Roll call vote. Ayes: Rodgers, Thompson, Anderson, Bush, Guzak, Lane, Hoffman. Nays: 0. Motion approved.

Attorney David Lattie reported the assessment can be paid in full or in ten (10) equal installments with the first payment due and payable by February 14, 2011, without interest. Each subsequent year on February 14 the payment will be due. Interest will be calculated beginning September 1, 2010. Clark Hill should have the bond issue resolved by September. Board members struggled with this decision because of the economy.

226-2010 – Revised Township Board Meeting Schedule for 2010

Motion by Trustee Bush, supported by Trustee Rodgers, to make the following changes to the Township Board 2010 Annual Meeting Schedule: August 24 [cancel the meeting]; reschedule the September 7 and 9, 2010, to September 14 and 16, 2010, because of the Labor Day Holiday; and November 23 [cancel because of the proximity to Thanksgiving], as proposed by Clerk Cathy Lane. All meetings will begin at 7:00 p.m. Voice vote. Ayes: 7. Nays: 0. Motion approved.

227-2010 – MERS Resolution for Police and Dispatcher Union

Motion by Clerk Lane, supported by Trustee Anderson, to adopt the Michigan Municipal Employees Retirement System [MERS} Resolution changing the Patrol and Dispatcher Retirement Program from twenty-five (25) years of service to fifty (50) years of age and twenty-five (25) years of service in accordance with the 312 Arbitration provided by Finance Director Debi Barriger. Roll call vote. Ayes: Rodgers, Anderson, Thompson, Bush, Guzak, Lane, Hoffman. Nays: 0. Motion approved.

228-2010 – Additional Antennas on Township Government Center

GIS Coordinator Robbie Beller and Darren Raymond were asked to investigate the installation of additional antennas on the Township Government Center to provide cell phone reception capability for the interior portions of the building. Blumerichs, the company that provided the system for the Police Department Building, provided a quote of \$9,380.60; the cost would be split between the General Fund for \$3,126.87 and DPW Fund for \$6,253.73 to boost reception. There are a number of meetings in the rear of the building staff members and business people have had calls dropped or are required to go to other parts of the building for reception.

With the number of land lines, the Board questioned the use of cell phones. Verizon provides service for the DPW and the Police Department. DPW Director Richardson stated in an emergency situation the County is trying to get all DPW Departments on the same 800 megahertz radio system used by police and fire.

Motion by Trustee Bush, supported by Trustee Anderson, to deny the request for installation of additional antennas in the Township Government Center. Voice vote. Ayes: 2. Nays: 5 [Rodgers, Thompson, Guzak, Lane, Hoffman]. Motion failed.

Motion by Trustee Thompson, supported by Clerk Lane, to table the request for installation of additional antennas in the Township Government Center for further investigation. Ayes: 5. Nays: 2 [Bush, Anderson]. Motion approved.

229-2010 – Letter of Agreement for Groveland Fire Department Ambulance Service

Clerk Lane reported she received the e-mail request from Atlas Township Clerk Teresa Onica for the Township to: (1) send a Letter of Agreement to Steve McGee of the Groveland Fire Department for their ambulance to be able to continue to respond to Grand Blanc Township residents' needs and (2) a letter of confirmation of this service to the State Department of Community Health. Fire Chief Harmes informed Clerk Lane residents have received service from Groveland Fire Department when their ambulance is closest and would recommend the Board send a letter. For Groveland to serve Atlas Township, Goodrich, Davison Township, and Grand Blanc Township, the Medical Review Board requires a Letter of Agreement be provided.

Board members preferred to have a letter from the Groveland Fire Department, would like to know the number of calls they handle, and the protocol for using Groveland. The Board was informed Genesee County 911 is evaluating a number of issues including ambulance service. Attorney Lattie suggested he would contact Clerk Onica, review the declaratory ruling, and clarify the technical questions for the Board.

Motion by Clerk Lane, supported by Trustee Anderson, to table the Letter of Agreement with Groveland Fire Department for ambulance service for further information. Voice vote. Ayes: 7. Nays: 0. Motion approved.

230-2010 – Establishing DPW Committee

Township Manager Dunnill suggest the Board approve a DPW Committee comprised of Supervisor Hoffman, Clerk Lane, Treasurer Guzak, DPW Director Richardson, and Township Manager Dunnill because they are available five (5) days a week and more readily accessible. The Board will be a recommending body and used as a sounding board to determine if there is sufficient information for the Board; and Treasurer Guzak has financial oversight of all projects. They will make no decisions. DPW Director Kirk Richardson was agreeable to this proposal.

Motion by Trustee Bush, supported by Trustee Rodgers, to create a DPW Committee comprised of Supervisor

Hoffman, Clerk Lane, Treasurer Guzak, DPW Director Richardson, and Township Manager Dunnill. Voice vote. Ayes: 7. Nays: 0. Motion approved.

231-2010 – Economic Incentive Program in Flexible Development Area

Planner Michael Deem stated the Board has discussed establishing an Economic Incentive Program to promote growth in the Township. With the completion of the Updated Master Plan, the “Flexible Development” area along the west side of Holly Road north of Cook Road to the City limits is shown on the *Grand Blanc Township Land Use Map* and is the area recommended for utilization of this Incentive Program. The objective is to provide reductions of Capital Fees. Mundy Township recently reduced their fees by half along their Hill Road Corridor and they are one of our competitors. This is a central location in the Township with access to I-75 and will bring people from outside the Township. There is a variety of zoning districts, possibilities of employment, sufficient infrastructure, and more commercial opportunities. Planner Deem proposed offering 300 REUs for new businesses in this area for free or for a reduced rate; a list of REUs required for different uses was provided. When the 300 REUs were utilized, the Township would return to its standard fees or we could establish a five (5) year program. This would provide a promotional opportunity for businesses to locate in the Township. The estimated loss for the Water/Sewer Fund is \$81,000.00, which could be recovered by the water/sewer usage fees and property taxes that would be generated.

Board members agreed this was a program to implement sooner rather than later to bring growth to the Township and to help the small business person. Clerk Lane asked if this would be a policy or require an amendment to the ordinance. Trustee Thompson requested he be allowed to abstain from any vote because his family has property in the affected area. The Board questioned if this designated area should have a limit on the number of REUs they can use or a time limit.

The Board directed Planner Deem and Attorney Lattie to prepare the options for further discussion at the August 10, 2010, Committee of the Whole with possible action on August 12. DPW Director Kirk Richardson cautioned the Board to tie the tap-in fees to a specific event, i.e., the Occupancy Permit or a developer could pull permits and delay construction of a project indefinitely.

232-2010 – Web Server Back in House

GIS Coordinator Robbie Beller stated in 2007 the previous Board decided to move the Web Site off site at a cost of \$110 per month plus additional charges if they are asked to do anything. The GIS Department is looking into bringing it back in-house to be able to provide more information to the public. A band-width study is being performed at no cost to the Township and should be ready within a week. CityWorks would be moved to the web server. More information will be provided for the Committee-of-the-Whole.

233-2010 – Budget for Calendar Year 2011

Trustee Thompson requested this agenda item because we need to begin working on the 2011 Budget. Township Manager Dunnill reported he has been working with Finance Director Debi Barriger on the 2011 Budget and wants to schedule workshops starting with the August meetings; the meetings could begin an hour earlier and provide more interaction with Department Heads. Board preferred separate meetings for just the budget.

234-2010 – Capital Asset Inventory and Tagging Procedure

Township Manager Dunnill proposed developing a Capital Asset Inventory and Tagging Procedure of Township property by Departments. This task will be handled by Finance Director Barriger and Township Manager Dunnill. Department Heads will need to identify their assets and the Board will need to establish the threshold.

235-2010 – Road Maintenance Training Program for Private Roads

DPW Director requested this item be withdrawn at this time. He is developing a three (3) to four (4) hour Road Maintenance Training Program for Private Road Property Owners.

236-2010 - Management Reports

- **Township Manager Richard Dunnill**

Board has requested a monthly information letter. He is starting to do a daily report on highlights.

- **Township Attorney David Lattie**

Attorney Lattie stated his response to the Grand Blanc School's lawsuit brief will be submitted on Monday, August 2. Recent newspaper articles have not accurately reflected what has occurred in this lawsuit. The Township is not the direct target. The School's complete case was dismissed by the Circuit Court. Before the two Middle Schools were constructed, there was an Agreement with the School to install meters to track their water usage for two (2) years. The County mailed a refund check based on that data and the Township is prepared to refund monies. The Grand Blanc Schools at great legal expense to the taxpayers are pursuing this matter to the Court of Appeals.

237-2010 - Executive Session to discuss Labor Contracts

Motion by Trustee Anderson, supported by Trustee Rodgers, to go into Executive Session to discuss Labor Contracts at 9:45 p.m. Roll call vote. Ayes: Rodgers, Thompson, Anderson, Guzak, Bush, Lane, Hoffman. Nays: 0. Motion approved.

Supervisor Hoffman called for a five-minute break.

Motion by Treasurer Guzak, supported by Trustee Anderson, to return to the regular meeting, take no action, and adjourn the meeting at 11:00 p.m.

Respectfully submitted,

Clerk Cathy Lane

Board Approved: August 12, 2010