

CHARTER TOWNSHIP OF DELTA
Public Meeting Room A
Delta Township Administration Building
7710 West Saginaw Highway
Lansing, MI 48917

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
MONDAY, DECEMBER 16, 2019**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher, Treasurer Howard A. Pizzo, Clerk Mary R. Clark, Trustee Andrea M. Cascarilla, Trustee Dennis R. Fedewa, Trustee Fonda J Brewer, and Trustee Karen J. Mojica

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Manager Alannah Doak, Lt. Ross Tyrell, Engineering Director Ernie West, Planning Director Gary Bozek, Deputy Assessing Director Brian Thelen, Fire Chief Ginebaugh, Assistant Fire Chief Roman

IV. PRESENTATIONS AND PROCLAMATIONS

**1. LBWL Presentation on Plans to Improve Electric Reliability – BWL
General Manager Richard Peffley**

Richard Peffley, Board of Water and Light provided a brief overview of solutions in response to the recent power outages along Saginaw Highway. BWL staff are looking at ways to prevent future outages and answered questions. It is anticipated the problem will be resolved by March 2020. It was noted additional right of way issues with MDOT are required.

V. SET/ADJUST AGENDA

TRUSTEE BREWER MOVED TO APPROVE THE AGENDA AS PRESENTED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

VI. PUBLIC HEARINGS

2. 4300 West Saginaw Highway Commercial Rehabilitation District

ECONOMIC DEVELOPMENT COORDINATOR, ED REED AND VICE PRESIDENT OF BUSINESS ATTRACTION WITH LEAP, KEITH LAMBERT GAVE AN OVERVIEW OF THE PROJECT.

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE RESOLUTION ESTABLISHING THE 4300 WEST SAGINAW HIGHWAY COMMERCIAL REHABILITATION DISTRICT.

TRUSTEE FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

3. Commercial Rehabilitation Exemption Certificate Application for LPC Partners, L.C.

EXECUTIVE VICE PRESIDENT/CFO DICK MOTT AND VICE PRESIDENT/CONTROLLER JEFF BERTULEIT FROM MORLEY COMPANIES, INC. ADDRESSED THE BOARD AND GAVE AN OVERVIEW OF THEIR PROJECT.

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD ADOPT THE RESOLUTION APPROVING THE COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE APPLICATION FOR LPC PARTNERS, L.C. SUBJECT TO THE FOLLOWING CONDITIONS:

1. GRANTEE WILL PROVIDE THE FOLLOWING REPORTING:
 - a. PROVIDE THE TOWNSHIP WITH ANNUAL PROJECT PROGRESS REPORTS AND A PROJECT COMPLETION
 - b. GRANTEE WILL ANNUALLY PROVIDE TEMPORARY AND PERMANENT JOB CREATION/RETENTION FIGURES
2. GRANTEE DOES NOT HAVE ANY DELINQUENT TAXES WITH THE TOWNSHIP
3. GRANTEE WILL EMPLOY AND CONTRACT WITH AS MUCH LOCAL LABOR AND DELTA-BASED FIRMS AS COMMERCIALY PRACTICAL WITH A PREFERENCE FOR DELTA BASED FIRMS FIRST THEN REGIONAL THEN STATE
4. GRANTEE WILL USE BID SOLICITATIONS ON COMMONLY USED SITES SUCH AS THE BUILDERS EXCHANGE
5. GRANTEE WILL PROVIDE NECESSARY EASEMENTS FOR WATER, SEWER, SIDEWALK, PATHWAY, OR OTHER UTILITY THAT IS FOR THE PUBLIC BENEFIT OF THE TOWNSHIP

TRUSTEE MOJICA SUPPORTED THE MOTION.

THE BOARD OF TRUSTEES DISCUSSED THE CONDITIONS PRESENTED.

TRUSTEE FEDEWA OFFERED A MOTION TO AMEND THE CONDITIONS TO INCLUDE UNDER SECTION 1 SUBSECTION C: GRANTEE WILL CREATE THE NUMBER OF JOBS CREATED OR RETAINED CITED IN THE IMPROVED COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE WITHIN THREE YEARS FROM THE COMMENCEMENT OF THE PROJECT AND TO ADD ITEM 3 GRANTEE WILL EMPLOY AND CONTRACT WITH AS MUCH LOCAL LABOR AND DELTA BASED FIRMS AS COMMERCIALY PRACTICAL WITH A PREFERENCE FOR DELTA BASED FIRMS FIRST FOLLOWED BY REGIONAL AND THEN STATE BASED FIRMS ALTERNATIVELY. IF GRANTEE IS UNABLE TO SECURE LOCAL, REGIONAL OR STATE BASED LABOR OR FIRMS, THE GRANTEE SHALL NOTIFY THE TOWNSHIP IN WRITING WITHIN 30 DAYS PRIOR TO THE PROJECT COMMENCING THE REASONS THE GRANTEE IS UNABLE TO SECURE THE REQUIREMENTS OF THIS CONDITION.

TRUSTEE BREWER SUPPORTED THE AMENDMENT.

AFTER LENGTHY BOARD MEMBER DISCUSSION AND COMMENTS FROM DICK MOTT, MORLEY COMPANIES, TRUSTEE FEDEWA WITHDREW THE ITEM 3 PORTION OF THE PROPOSED AMENDMENT.

AMENDMENT MOTION PASSED 4-3 (CLARK, PIZZO, MOJICA).

AMENDED MOTION PASSED 7-0.

VII. COMMUNICATIONS

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)*

IX. INTRODUCTION OF ORDINANCES

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TREASURER PIZZO MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER PIZZO,
TRUSTEE FEDEWA, TRUSTEE CASCARILLA, TRUSTEE
BREWER, AND TRUSTEE MOJICA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

4. Bills and Financial Transactions

Payroll & Related	\$	529,080.23
Refunds	\$	782.50
Tax Distributions	\$	8,050.73
Vendor Claims	\$	233,594.67
Total	\$	771,508.13

TREASURER PIZZO MOVED TO APPROVE THE CONSENT AGENDA AS
PRESENTED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED
7-0.

5. Minutes –

December 2, 2019, Regular Board Meeting
December 9, 2019, Committee of the Whole

TREASURER PIZZO MOVED TO APPROVE THE CONSENT AGENDA AS
PRESENTED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED
7-0.

6. Annual Review and Adoption of Township Fee Schedule

TREASURER PIZZO MOVED THAT THE DELTA TOWNSHIP BOARD
APPROVE THE AMENDED DELTA TOWNSHIP SCHEDULE OF FEES AS
PROVIDED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED
7-0.

7. Salary Schedule and Compensation Adjustments Effective January 1, 2020

TREASURER PIZZO MOVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA APPROVE ADJUSTING THE CURRENT FULL-TIME SALARY SCHEDULE WAGES BY 2.5% TO BE EFFECTIVE JANUARY 1, 2020; AND

HE FURTHER MOVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA APPROVE ADJUSTING THE CURRENT PART-TIME SALARY SCHEDULE WAGES BY 2.5% TO BE EFFECTIVE JANUARY 1, 2020; AND

HE FURTHER MOVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA APPROVE ADJUSTING THE ANNUAL COMPENSATION OF BRIAN REED, TOWNSHIP MANAGER, PER THE EMPLOYMENT AGREEMENT EXHIBIT 1, BY 2.5% TO BE EFFECTIVE JANUARY 1, 2020; AND

HE FURTHER MOVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA APPROVE ADJUSTING THE ANNUAL COMPENSATION OF THE TOWNSHIP BOARD, PER THE BOARD COMPENSATION AND BENEFITS POLICY, BY 2.5% TO BE EFFECTIVE JANUARY 1, 2020.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. ITEMS OF BUSINESS

8. Final Consideration of David Chapman (for Snow Road Property, LLC) Conditional Rezoning Request (O, Office to I, Industrial w/ Offered Use Restrictions). Case No. 10-19-11.

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE CONDITIONAL REZONING REQUEST TO REZONE THE PROPERTY DESCRIBED IN CASE NO. 10-19-11 FROM O, OFFICE, TO I, INDUSTRIAL, BEING THAT THE PROPOSED CONDITIONAL REZONING REQUEST COMPLIES WITH THE CRITERIA SPECIFIED FOR REZONINGS IN SECTION 16.04 (CRITERIA FOR AMENDMENT TO THE OFFICIAL ZONING MAP) OF THE DELTA TOWNSHIP ZONING ORDINANCE.

FURTHER THAT THE TOWNSHIP APPROVE THE CONDITIONAL REZONING SUBJECT TO THE CONDITIONS/LAND USE RESTRICTIONS VOLUNTARILY OFFERED BY THE APPLICANT RESTRICTING THE ALLOWABLE LAND USES ON THE SUBJECT PARCEL TO ONLY “BUSINESS SERVICE OR REPAIR”, “TRADE CONTRACTORS/HOME SERVICE OR REPAIR”, AND “WAREHOUSE ESTABLISHMENTS”, AND NO OTHER INDUSTRIAL USES BEING PERMITTED TO BE DEVELOPED ON THE SUBJECT PARCEL.

FURTHER THAT THE DEVELOPER SHALL EXECUTE THE REQUIRED CONDITIONAL REZONING AGREEMENT WITH THE TOWNSHIP AS MANDATED BY SECTION 16.06 D. OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

TRUSTEE FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

9. Introduction of Tarrant Old Lansing Rd Rezoning Request –Case No. 11-19-12

TRUSTEE MOJICA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE THE TARRANT OLD LANSING ROAD REQUEST, CASE NO. 11-19-12, TO REZONE 4.62 ACRES FROM RA, VERY LOW DENSITY RESIDENTIAL TO AG2, AGRICULTURAL/RESIDENTIAL.

SHE FURTHER MOVED THAT THE REZONING REQUEST SHALL BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE JANUARY 6, 2020 REGULAR MEETING.

THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

10. Ronald Clark (Nixon Road Holding Company, LLC) Lot Split Request Lot 12 of Wind Trace Subdivision & Parcel No. 040-018-400-062-00, Section 18 Case No. LS-19-1

TRUSTEE FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE LOT SPLIT DESCRIBED IN CASE NO. LS-19-1, INVOLVING LOT 12 IN THE WIND TRACE SUBDIVISION AND PARCEL NO. 040-018-400-062-00, SUBJECT TO THE FOLLOWING STIPULATION:

THE LOT SPLIT SHALL NOT BECOME EFFECTIVE UNTIL THE NEW LEGAL DESCRIPTIONS RESULTING FROM THE LOT SPLIT ARE RECORDED WITH THE EATON COUNTY REGISTER OF DEEDS OFFICE; IN ORDER TO

ENSURE THAT THE RESULTANT LOT DIVISIONS ARE PROPERLY INCLUDED IN THE TOWNSHIP'S PROPERTY ASSESSMENT RECORDS.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

11. Poverty Exemption Guidelines for the 2020 Tax Year

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD ADOPT THE POVERTY EXEMPTION GUIDELINES FOR THE 2020 TAX YEAR PURSUANT TO MICHIGAN PA 390 OF 1994 (MCL 211.7U)

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XV. MANAGER'S REPORT – Brian Reed, Township Manager

Manager Reed presented his updates to the Township Board:

- Manager Reed thanked the Board for their patience with 4300 West Saginaw.
- Kickoff meeting took place with MDEGLE to discuss funding and phasing for the wastewater treatment plant.
- Staff met internally with questions and to discuss clarifications for the building assessment study.
- The Township received two of three DNR Trust Fund grants for the Delta Mills restroom and to complete the Hunters Orchard loop pathway.
- Digester cleaning at the wastewater treatment plant underway.
- Manager Reed wished everyone Happy Holidays.

XVI. COMMITTEE OF THE WHOLE

XVII. PUBLIC COMMENTS

Clerk Clark stated she had attended the funeral of Eloise Lawson, Delta Township resident for 71 years who loved Delta and passed away at the age of 97.

Bob Trezise, President/CEO of LEAP, addressed the Board regarding his appreciation of Delta Township and its efforts to make placemaking a focus. He noted jobs and the creation of jobs is an important part of successfully implementing placemaking efforts.

XVIII. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 7:17 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK