

CHARTER TOWNSHIP OF DELTA

In compliance with the Michigan Open Meetings Act (PA 267 of 1976) Sec. 15.263
this meeting is being conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
MONDAY, JUNE 7, 2021**

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 (Delta Twp), Clerk Mary R. Clark (Mount Pleasant, MI), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Delta, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Utilities Director Rick Kane, Building Director Matt Leach, IT Director Dave Marquette, Fire Chief Gregg Ginebaugh, and Department Assistant-Managers Office Mary Worland

IV. PRESENTATIONS AND PROCLAMATIONS

V. SET/ADJUST AGENDA

TRUSTEE CASCARILLA MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

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

VI. PUBLIC HEARINGS

VII. COMMUNICATIONS

1. Eaton County Dispatch Annual Report
2. WWTP Update
3. New Comcast Government Affairs Liaison for Comcast Xfinity is Ben Miller.

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

IX. INTRODUCTION OF ORDINANCES

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

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

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

4. Bills and Financial Transactions

Bonds/Debt Payments	\$	
Payroll & Related	\$	761,394.38
Refunds	\$	2,383.63
Tax Distributions	\$	
Vendor Claims	\$	1,166,823.04
Total	\$	1,930,601.05

CLERK CLARK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

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

5. Minutes

- a. **May 03, 2021 Regular Meeting**
- b. **May 10, 2021 Committee of the Whole Meeting**
- c. **May 14, 2021 Special Board Meeting – Strategic Planning**
- d. **May 15, 2021 Special Board Meeting – Strategic Planning**
- e. **May 17, 2021 Regular Board Meeting**

6. Redwood Living Multiple Family Residential Development West Willow Highway, East of I69/96 Utility Agreement

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MUNICIPAL UTILITY AGREEMENT SUBMITTED BY REDWOOD LIVING FOR THE EXTENSION OF THE PUBLIC WATER AND SANITARY SEWER MAINS TO SERVE THE PROPOSED REDWOOD LIVING MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT PROJECT. IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

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

XIV. ITEMS OF BUSINESS

7. Adopt Revised Resolution to Establish the West Saginaw Corridor Improvement Authority (CIA) Development Area along West Saginaw Highway from Broadbent to Waverly Road

CLERK CLARK MOVED TO APPROVE THE FOLLOWING RESOLUTION:

CHARTER TOWNSHIP OF DELTA
RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, THE TOWNSHIP BOARD BY RESOLUTION ADOPTED FEBRUARY 15, 2021 DECLARED ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA

(“DEVELOPMENT AREA”), FINDING CERTAIN REQUIRED CRITERIA HAD BEEN MET WITH RESPECT TO THE PROPOSED DEVELOPMENT AREA PURSUANT TO THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE “ACT”); AND

WHEREAS, PURSUANT TO THE ACT, A PUBLIC HEARING WAS HELD ON MARCH 15, 2021 ON THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY AND THE DEFINED DEVELOPMENT AREA BOUNDARIES, NOTICE OF WHICH, AS REQUIRED BY THE ACT, WAS PUBLISHED TWICE IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS NOR MORE THAN 40 DAYS BEFORE THE HEARING; A NOTICE OF PUBLIC HEARING WAS SENT BY FIRST-CLASS MAIL TO THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA, THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING; AND NOTICE OF THE PUBLIC HEARING WAS POSTED IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.

WHEREAS, ALL INTERESTED PERSONS WERE GIVEN THE OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING; AND

WHEREAS, THE TOWNSHIP BOARD HAS DETERMINED TO PROCEED WITH THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY, THE ESTABLISHMENT OF THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD HEREBY CREATES THE “DELTA TOWNSHIP WEST SAGINAW CORRIDOR IMPROVEMENT AUTHORITY” (THE “AUTHORITY”) PURSUANT TO THE ACT; AND
2. THAT THE AUTHORITY SHALL BE A PUBLIC BODY CORPORATE WHICH SHALL POSSESS ALL THE POWERS NECESSARY TO CARRY OUT THE PURPOSES OF ITS CREATION. THE ENUMERATION OF A POWER IN THIS RESOLUTION OR IN THE ACT SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE GENERAL POWERS OF THE AUTHORITY; AND
3. THAT THE TOWNSHIP BOARD HEREBY ESTABLISHES THE “WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT DEVELOPMENT AREA” (THE “DEVELOPMENT AREA”) WHERE THE AUTHORITY SHALL EXERCISE

ITS POWERS AS PROVIDED BY THE ACT, WHICH CONSISTS OF PROPERTY LOCATED WITHIN THE TOWNSHIP AND INCLUDES ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND

4. THAT THE AUTHORITY SHALL BE UNDER THE SUPERVISION AND CONTROL OF A BOARD (THE “BOARD”) CONSISTING OF (A) THE SUPERVISOR OR HIS OR HER DESIGNEE AND (B) EIGHT MEMBERS APPOINTED BY THE SUPERVISOR AND APPROVED BY THE TOWNSHIP BOARD (THE “APPOINTED MEMBERS”). APPOINTED MEMBERS SHALL BE NAMED LATER; AND

5. THAT UPON ADOPTION OF THIS RESOLUTION, THE TOWNSHIP CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE MICHIGAN SECRETARY OF STATE AND PUBLISH A COPY IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP; AND

6. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH SHALL BE AND THE SAME ARE HEREBY RESCINDED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 5-2 (BOWEN AND BREWER NAY)

8. Case No. 05-09-06: Final Consideration of the Delta Crossings Phase 2, Consumers Credit Union (Bank) Drive-Up/ Drive-Through, Special Land Use Request

TRUSTEE BOWEN MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUEST FOR A BANK DRIVE-UP/ DRIVE-THROUGH, AS DESCRIBED IN CASE NO. 05-09-06, WHICH IS TO BE LOCATED ON A PORTION OF PARCEL NO 040-009-300-033-01, FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR SPECIAL LAND USES FOUND IN SECTION 7.03 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE REQUEST CAN MEET THE SPECIFIC STANDARDS FOR A DRIVE-THROUGH IN SECTION 8.23 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

3. THE USE IS CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.

4. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

AND SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE PROPERTY OWNER CREATES A NEW PARCEL MATCHING THE LEGAL DESCRIPTION PROVIDED ON THE SITE PLAN.

2. THE APPLICANT MEETS ALL REQUIREMENTS FOR SITE PLAN APPROVAL STATED IN THE 2017 ZONING ORDINANCE.

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

9. Final Consideration of Sterling Group Rezoning Request in Case No. 04-21-05

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE REZONING REQUEST FOR THE PROPERTY DESCRIBED IN CASE NO.04-21-05 (PARCEL NOS. 040-022-400-043-00, 040-022-400-045-00), LOCATED IN SECTION 22, FROM C-COMMERCIAL TO I-INDUSTRIAL FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR AMENDMENTS TO THE OFFICIAL ZONING MAP FOUND IN SECTION 16.04(B) OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE USE IS GENERALLY CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.

3. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

10. Mt. Hope Highway Resurfacing with Bike Lanes Road Improvement Agreement

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MT. HOPE HIGHWAY BETWEEN NIXON ROAD AND I-96/I-69 OVERPASS ROAD IMPROVEMENT AGREEMENT WITH EATON COUNTY ROAD COMMISSION FOR THE ESTIMATED AMOUNT OF \$316,200 AND IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO EXECUTE THE AGREEMENT.

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

11. Annual Evaluation of Manager Brian Reed

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SATISFACTORY ANNUAL EVALUATION OF MANAGER BRIAN T. REED.

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

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

- June 15 at 10:30AM is the Ribbon Cutting ceremony for the Waverly Pathway project.
- The Waverly Pathway Project is in the running for the Michigan Municipal League Community Excellence Award. Manager Reed reminded everyone to vote.
- Finished interviews on qualifications-based proposals that were received for the Sheriff Substation. Will bring to the Board for a recommendation at a later date.
- Received 30% design for the wastewater treatment plant project.
- Tonight is the Mother-Son Dance at Mt. Hope Park
- Reminder of the Annual Chamber Dinner on Thursday.
- Matt Hannahs gave an update on Eaton County Road Commission projects.

XV. COMMITTEE OF THE WHOLE

12. Request to Donate Land to The Township

Manager Reed gave the Board a brief background on the request to donate land. Consensus of the Board was to move forward with accepting the land donation offer located on N Waverly Rd (parcel 23-040-001-200-066-00) and owned by Robert & Shirley Worgul.

XVI. PUBLIC COMMENTS

Dan Stockwell, thanked the board for the dedication ceremony for the Waverly Pathway project and informed the Board that many local trail users will be in attendance of the event. Mr. Stockwell also mentioned the Tri-County Bicycle Association is sponsoring a memorial ride that will begin at Mt. Hope Park on June 13.

XVIII. CLOSED SESSION

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 6:44 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK