

April 19, 2022



Montrose Charter Township
11444 N. Seymour Rd, Montrose, MI 48457
Phone (810) 639-2021 Fax (810) 639-3207

Montrose Township Board Meeting

DATE: April 19, 2022

TIME: 6 p.m.

The meeting began with The Pledge of Allegiance to the Flag.

Roll Call: Present – Mark Emmendorfer, Steve Schlicht, Mary Quast, Tom Tithof, Gary Keeler, Coetta Adams, Gerald Cole. All Present

Agenda Approval: No changes to the agenda.

Agenda Approval: A **Motion** was made by Tom Tithof to approve the agenda. Support for the motion was given by Gary Keeler. All yes. Motion passed.

Citizen's Comments:

Rex Wheeler shared that he had been looking forward to this meeting with the board to hear about the moratorium and master plan regarding solar.

Drew Vielbig from Ranger Power introduced himself and handed out maps showing where a future solar farm projects could be started if approved. He stated that most of this project is in Flushing Township but rolls over to the south west corner of Montrose. Drew was against the moratorium stating that he felt the township ordinances provides sufficient guidance to solar developers, and provides adequate protection for both the resident and township. He said that this project would generate tens of millions of new tax revenue in its lifetime. According to Drew Vielbig this project can supply up 250 new construction jobs.

Jim Coon shared that he does not want to feel like he is living in prison. He would like for Montrose Township to bring the solar ordinance in line with Flushing Township and limit the amount of land used for solar to 25%. Mr. Coon is concerned that Montrose Township will go from a rural agricultural area to an industrial area.

There were 14 other public comments regarding solar farms and the moratorium.

Minutes: Supervisor Emmendorfer asked if there were any corrections or questions regarding the March 15, 2022 Board Meeting minutes. None was mentioned.

A **Motion** was made by Gary Keeler to approve the minutes of the March 15, 2022 Board Meeting. Support for the motion was given by Coetta Adams. Vote - All yes. Motion passed.

Page 1 of 5

Mark Emmendorfer – Supervisor **Steve Schlicht** – Clerk **Mary Quast** – Treasurer
Township Trustees - **Gary Keeler** - **Tom Tithof** – **Gerald Cole** – **Coetta Adams**

This institution is an equal opportunity provider and employer

www.montrosetownship.org

Minutes: Supervisor Emmendorfer asked if there were any corrections or questions regarding the April 6, 2022 Special Board Meeting minutes. None was mentioned.

A **Motion** was made by Gary Keeler to approve the minutes of the April 6, 2022 Special Board Meeting. Support for the motion was given by Steve Schlicht. Vote - All yes. Motion passed.

Treasurer's Report: Treasurer, Mary Quast gave the board an updated Treasurers report as well as an encumbrment report. Tom Tithof asked what the changes were on the reports. Mary shared that on the Treasures report there was a typo with the Police Department report, it was corrected. And originally, she had not included the encumbrment report.

Revenue/Expenditure Report: No questions or comments.

Presentation of Bills: Supervisor Emmendorfer presented the bills for approval.

A **Motion** was made by Tom Tithof to pay the bills as presented. Support for the motion was given by Gary Keeler. Roll call – Mark Emmendorfer (yes), Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes). Motion passed.

Reports: Brent Run Landfill APM Mosquito Fire Department Police Department
Building Department Senior Center Building and Grounds

All reports are on file with these minutes. Additional comments follow:

Brent Run: Nothing added.

Fire Department: Nothing added.

Police Department: Nothing added.

Building Department: Nothing added.

Senior Center: Supervisor Emmendorfer stated that there was a small drain issue but it has been fixed.

Business:

Moratorium on Solar and Wind Energy:

Supervisor Emmendorfer shared that the Planning Commission spent a lot of time working on the Ordinances for Solar and Wind Energy. However, because it is an everchanging topic and there are a few areas we would like to revisit and consider strengthening in the ordinance, such as decommissioning. It is recommended to place a 6-month moratorium on this subject. We are in the middle of our Master Plan, our next step is to address potentially hiring Spicer's to help us with the Solar and Wind Ordinances. Supervisor Emmendorfer spoke with Rob Acres from

Spicer's and he suggested that we continue to work on the Master Plan and allow them to look into the solar.

A **Motion** was made by Tom Tithof to adopt the Resolution 22-005 to institute a moratorium under the acceptance of applications, permits or other request for construction or operation of solar development within the Township of Montrose for 6 months. Support for the motion was given by Gerald Cole. Roll call – Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes), Mark Emmendorfer (yes). Motion passed.

Spicer's Quote:

Spicer's sent in a proposal for the work they will do for our Solar Ordinance. The work will be based on a standard hourly rate, The estimate is between \$2,000-\$3,500 depending on the number of meetings they have to go to.

A **Motion** was made by Gary Keeler to approve the Spicer's Quote for the Solar Ordinance. Support for this motion was made by Gerald Cole. The services will be paid out of 101-103-805. Roll call - Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes), Mark Emmendorfer (yes), Steve Schlicht (yes). Motion passed.

I.T. Right Senior Center Quote:

This quote is to upgrade a computer at the Senior Center. It is \$1,260 to update and the annual fee of \$99.60 for Microsoft 365 program. This quote would be paid out of the Senior Center Equipment purchase line item 260-673-984.

A **Motion** made by Tom Tithof to approve the I.T. Right quote for the Senior Center. Support for the motion was made by Mary Quast. Roll Call - Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes), Mark Emmendorfer (yes), Steve Schlicht (yes), Mary Quast (yes). Motion passed.

I.T. Right Township Server Quote:

Supervisor Emmendorfer shared that we have been working with the cyber security team at I.T. Right. Kevin Chambers our I.T. Right cyber security consultant looked at our equipment he recommended an upgrade to our server. It will cost \$2,875.27. The monies for this improvement will come out of Capital Improvements 101-103-983.

A **Motion** was made by Gary Keeler to approve the expenditure of \$2,875.27 for the upgrade to our township server. Support for the motion was made by Coetta Adams. Roll Call - Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes), Mark Emmendorfer (yes), Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes). Motion passed.

Brindle Mountain Proposal for Fire Equipment:

The Township is purchasing a new fire truck to replace two of our older trucks. Brindle Mountain contract states that for \$500 they will list and sell the fire trucks. This cost would be taken out of 206-337-984. The original plan was to sell the older fire trucks after our new one comes in. We have the opportunity to sell the older fire truck now. We can get \$40,000-\$50,000 for it.

A **Motion** was made by Tom Tithof to approve the Brindle Mountain contract. Support for this motion was made by Coetta Adams. Roll Call - Coetta Adams (yes), Gerald Cole (yes), Mark

Emmendorfer (yes), Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes). Motion passed.

Resolution to Opt-In Pay as You Stay Program:

Treasurer Mary Quast shared that this is a program that would help residents that are delinquent in their taxes. This program is offered thru the state, to the county, to individuals, who qualify. Our board needs to approve this Resolution so that individuals can receive this help from the state.

A **Motion** was made by Mary Quast to adopt Resolution 22-003. Support for this motion was made by Steve Schlicht. Vote All yes. Motion passed.

Performance Resolution Michigan Department of Transportation:

A **Motion** was made by Tom Tithof to adopt Resolution 22-004. Support for this motion was made by Gerald Cole. Vote All yes. Motion passed.

Genesee County Dust Control Program for 2022:

Last year was the first year we did three applications of calcium chloride. Supervisor Emmendorfer recommends we do the same this year. The first application is \$34,000, we pay \$17,252.95 and the County Road Commission pays the other \$17,252.95. The second application we pay the full \$34,000 and the third application is paid in full by the County. The second application we have the opportunity to put 38% calcium chloride 2000 gallons/mile or 1500 gallons/mile. It would save us \$8,626.48 if we choose 1500 gallons/mile.

A **Motion** was made by Gary Keeler to approve the 3 applications and choose the 1500 gallons/mile for the second application. Support for this motion was made by Coetta Adams. Roll call – Gerald Cole (yes), Mark Emmendorfer (yes), Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes). Motion passed.

Crack Seal Invoice:

Genesee County Road Commission foreman, Alex Cook said he had some crack seal left over from last year but will need more for this year. A pallet cost \$3,025. The \$3,025 will be moved from the Impact Fee Funds to 277-526-935-010. He would patch cracks on Marshall Rd, Allen Drive, and Duffield Rd.

A **Motion** was made by Gerald Cole to purchase a pallet of crack seal for \$3,025, and move the funds from the Impact Fee to 277-526-935-010. Support for this motion was made by Tom Tithof. Roll call – Mark Emmendorfer (yes), Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes). Motion passed.

Budget Amendment:

Our Assessor has resigned, we have hired a contract Assessor thru Legacy Assessing. There is \$45,871.63 left in the Assessor's budget. Supervisor Emmendorfer explained what he would like seen done with the monies. Keep \$36,000 to pay the contract employee and \$1,000 for printing and publishing. Then transfer \$4,496 from the Assessor's budget to the building budget to cover ZBA meetings 101-382-702.003, Planning Committee meetings 101-382-702.004, training /seminars 101-382-957, and membership and dues 101-382-958. There would

be \$4,375.63 remaining of the \$45,871.63, that \$4,375.63 would be transferred back in to the General Fund.

A **Motion** was made by Coetta Adams to make the budget adjustments as presented. Support for this motion was made by Mary Quast. Roll call – Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes), Mark Emmendorfer (yes). Motion passed.

We have a Genesee County Road commission ditching bill from 2021 for \$2,320.83. We need to move funds from the Impact Fund to line item 277-526-935.000 to pay this bill.

A **Motion** was made by Coetta Adams to make the budget adjustments as presented. Support for this motion was made by Tom Tithof. Roll call – Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes), Mark Emmendorfer (yes), Steve Schlicht (yes). Motion passed.

Citizens Comments:

Attorney Dave Rozanski introduced himself and client Jeremiah Sherman. Attorney Rozanski spoke regarding his client opening a cannabis microbusiness.

Jeremiah Sherman requested the board to consider looking at the ordinances regarding his opening a cannabis microbusiness

Greg Remmington from the International Brotherhood of Electrical Workers Local 948 shared that his group of electricians would be happy to work on the solar construction if or when the time comes and commits to doing the best possible job for the township.

Extended Board Member Comments:

Tom Tithof explained that the Impact Fee funds come from landfill money.

Supervisor Emmendorfer shared that we have one more item of business. We are closing all of our Huntington accounts due to the fees they want to charge for each transaction. We need to pay Huntington Bank \$153.28 from 101-103-990 to close our accounts.

A **Motion** was made by Tom Tithof to pay Huntington \$153.28 from line item 101-103-990. Support for this motion was made by Gary Keeler. Roll Call - Steve Schlicht (yes), Mary Quast (yes), Tom Tithof (yes), Gary Keeler (yes), Coetta Adams (yes), Gerald Cole (yes), Mark Emmendorfer (yes). Motion passed.

Adjournment: A **Motion** was made by Gary Keeler to adjourn the meeting. Support for the motion was given by Gerald Cole. Vote - All yes.

The meeting adjourned at 7:20 p.m.

Submitted by:
Steve Schlicht, Clerk

Steven Schlicht, Clerk

Mark Emmendorfer, Supervisor