

CHARTER TOWNSHIP OF MONITOR
REGULAR TOWNSHIP BOARD MEETING
MARCH 26, 2018

The Supervisor called the meeting to order at 7:00 p.m.

Members present: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh
Members absent: None

The Pledge of Allegiance was recited by all present.

Public Input opened at 7:01 p.m.

Craig Close, site manager for Atwell, and wind turbine facilitator for DTE, introduced himself to the board and asked if board members had any questions.

In answer to the question regarding how deep the cement base is for the turbines, Close replied the base is set 12ø deep. When the turbines are decommissioned, the top 4ø of the cement is removed. Close stated this allows the farmer to still cultivate the area with minimal disruption to the property.

In answer to the question regarding the cost to install one turbine, Close replied it cost 1.7 million per turbine and takes approximately 10 years to generate the payback revenue.

In answer to the question if birds are killed by the wind turbines, Close replied yes, on average one turbine kills 10 birds/bats per year.

When asked if MBS Airport would be affected, Close replied all turbines located within 10 miles of an airport must comply with all airport safety requirements.

Close thanked the board for the opportunity to speak with the township.

Public Input closed at 7:12 p.m.

Motion by Kowalski supported by Reder to adopt the agenda with the removal of the Secured Transporters presentation.

Motion carried.

Motion by Reder supported by Kochany to approve the minutes of the February 26, 2018 regular meeting and March 6, 2018 special meeting as presented.

Motion carried.

Motion by Kowalski supported by Reder to pay the bills in the amount of \$66,924.13 from General Fund.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

Motion by Kowalski supported by Reder to receive the Treasurer's Report for February 2018.

Motion carried.

Presentation by PureLeaf Wellness

Attorney Craig A. Aronoff from Cannabis Legal Group was present to represent his client PureLeaf Wellness. Aronoff stated PureLeaf Wellness is a company interested in establishing a medical marihuana growing/processing center in the township. Aronoff gave a short presentation regarding the benefits of medical marihuana facilities where the goal is to commercialize it, make a safer tested produce and get it out of the basement growers. Processing facilities offer many other marihuana products that are not related to "smoking" the product. Such examples are oils, ointments, creams and edible products that provide pain relief without the "high" byproduct.

The state is currently in the process of reviewing all the applications it has received for licenses and Aronoff is hopeful licensing will commence June or September of 2018.

PureLeaf is looking to build an indoor growing/processing facility that would hire approximately 45 full-time employees. The property they are interested in already has water/sewer and the ability to connect to the existing power needed from Consumers.

When questioned regarding the water needed for the facility, Aronoff stated most of the growing methods used require minimal water but that is also dependent on the plant variety. Some varieties grow better in a hydroponic method and others grow better in dirt. Aronoff stated it takes approximately 10 pounds of harvested blooms to make 1 pound of product. The grow/processing facilities are closed facilities not open to the public with minimal outdoor signage. Indoor odor suppression systems are given high priority in the grow and processing facility.

A Class C facility requires a \$500,000 capitalization requirement to comply with the state application/license process. They must supply financial data certified by a public accountant.

Aronoff thanked the board for their time.

Kawkawlin North Branch Bid Recommendation

Motion by Reder supported by Walsh to accept the bid from Wieland contracting for the dredging of the North Branch of the Kawkawlin River as recommended by ECT.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

2018 Road Improvements - Road Commission Estimates 8 Mile, Fraser, N. Union

Motion by Reder supported by Kochany to approve the estimates submitted by the BCRC for 2018 road improvements as follows:

Fraser or Salzburg to US-10	single coat	\$20,000
8 Mile or Midland to Wilder	Monitor's share single seal	\$15,775
8 Mile or Midland south 600 ft.	Monitor's share crush & shape	\$ 2,407
8 Mile or US-10 to Salzburg	Monitor's share Agg & double chip/seal	<u>\$51,465.50</u>
	2018 General Fund Road Improvements	\$89,647.50

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

Hall Request or Appletree Farms Condo Assn. Annual Meeting June 13, 2018

Motion by Malkin supported by Reder to approve the request submitted by Appletree Farms Condo Association to waive the hall rental fee for use of the township hall for their annual meeting on June 13, 2018; signed contract, all fees waived.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

2017 General Fund Budget Adjustment

Motion by Reder supported by Brandt to approve the 2017 General Fund budget adjustment to increase account 101-301-801 \$20,425 for road patrol services due to the true-up with Bay County.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

R-2018-002 Resolution Setting SA Roll Public Hearing ó Westhills

Motion by Kochany supported by Reder to adopt Resolution R-2018-002, a resolution setting the public hearing for the Westhills Subdivision special assessment roll for April 10, 2018 at 7:00 p.m. as follows:

SPECIAL ASSESSMENT RESOLUTION NO. 3 (Westhills Subdivision Drainage Special Assessment District)

WHEREAS, by resolution, the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan (the "Township"), determined to acquire and construct the public improvements described in Exhibit A attached hereto and made a part hereof and assess part of the cost thereof to the property benefitted by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefitted thereby, with the Supervisor's certificate attached thereto; and

WHEREAS, the Township Board desires to set a date for a public hearing to review the special assessment roll and hear objections thereto.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.
2. The Township Board shall meet at 7:00 p.m. on Tuesday, April 10, 2018, at which time and place the Township Board shall review said special assessment roll and hear any objections thereto.

3. The Township Clerk is hereby authorized and directed to cause notice of such hearing to be published twice prior to said hearing in *The Valley Farmer*, a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of hearing, and shall cause notice of said hearing to be mailed by first-class mail to all record owners of or persons in interest in property in the special assessment district as shown on the last township tax assessment records of the Township at least ten (10) full days before the date of said hearing.

4. Said notice shall be in substantially the form attached hereto as Exhibit B.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

R-2018-003 Resolution Setting SA Roll Public Hearing ó Mutual

Motion by Brandt supported by Kochany to adopt Resolution R-2018-003, a resolution setting the public hearing for the Mutual Subdivision special assessment roll for April 11, 2018 at 7:00 p.m. as follows:

SPECIAL ASSESSMENT RESOLUTION NO. 3

(Mutual Estates Subdivision Curb, Gutter and Drainage Special Assessment District)

WHEREAS, by resolution, the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan (the Township), determined to acquire and construct the public improvements described in Exhibit A attached hereto and made a part hereof and assess part of the cost thereof to the property benefitted by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefitted thereby, with the Supervisor's certificate attached thereto; and

WHEREAS, the Township Board desires to set a date for a public hearing to review the special assessment roll and hear objections thereto.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.

2. The Township Board shall meet at 7:00 p.m. on Wednesday, April 11, 2018, at which time and place the Township Board shall review said special assessment roll and hear any objections thereto.

3. The Township Clerk is hereby authorized and directed to cause notice of such hearing to be published twice prior to said hearing in *The Valley Farmer*, a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of hearing, and shall cause notice of said hearing to be mailed by first-class mail to all record owners of or persons in interest in property in the special assessment district as shown on the last township tax assessment records of the Township at least ten (10) full days before the date of said hearing.

4. Said notice shall be in substantially the form attached hereto as Exhibit B.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

R-2018-004 Resolution Setting SA Roll Public Hearing ó Sharon Park

Motion by Reder supported by Pike to adopt Resolution R-2018-004, a resolution setting the public hearing for the Sharon Park Subdivision special assessment roll for April 16, 2018 at 7:00 p.m. as follows:

SPECIAL ASSESSMENT RESOLUTION NO. 3

(Sharon Park Subdivision Curb, Gutter and Drainage Special Assessment District)

WHEREAS, by resolution, the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan (the "Township"), determined to acquire and construct the public improvements described in Exhibit A attached hereto and made a part hereof and assess part of the cost thereof to the property benefitted by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefitted thereby, with the Supervisor's certificate attached thereto; and

WHEREAS, the Township Board desires to set a date for a public hearing to review the special assessment roll and hear objections thereto.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.

2. The Township Board shall meet at 7:00 p.m. on Monday, April 16, 2018, at which time and place the Township Board shall review said special assessment roll and hear any objections thereto.

3. The Township Clerk is hereby authorized and directed to cause notice of such hearing to be published twice prior to said hearing in *The Valley Farmer*, a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of hearing, and shall cause notice of said hearing to be mailed by first-class mail to all record owners of or persons in interest in property in the special assessment district as shown on the last township tax assessment records of the Township at least ten (10) full days before the date of said hearing.

4. Said notice shall be in substantially the form attached hereto as Exhibit B.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Roll call vote:

Yes: Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Abstain: Malkin

Motion carried.

R-2018-005 Resolution Setting SA Roll Public Hearing ó Donaldø

Motion by Brandt supported by Reder to adopt Resolution R-2018-005, a resolution setting the public hearing for the Donaldø Subdivision special assessment roll for April 17, 2018 at 6:30 p.m. as follows:

SPECIAL ASSESSMENT RESOLUTION NO. 3

(Donald's Subdivision Curb, Gutter and Drainage Special Assessment District)

WHEREAS, by resolution, the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan (the øTownshipö), determined to acquire and construct the public improvements described in Exhibit A attached hereto and made a part hereof and assess part of the cost thereof to the property benefitted by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefitted thereby, with the Supervisorø certificate attached thereto; and

WHEREAS, the Township Board desires to set a date for a public hearing to review the special assessment roll and hear objections thereto.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.

2. The Township Board shall meet at 6:30 p.m. on Tuesday, April 17, 2018, at which time and place the Township Board shall review said special assessment roll and hear any objections thereto.

3. The Township Clerk is hereby authorized and directed to cause notice of such hearing to be published twice prior to said hearing in *The Valley Farmer*, a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of hearing, and shall cause notice of said hearing to be mailed by first-class mail to all record owners of or persons in interest in property in the special assessment district as shown on the last township tax assessment records of the Township at least ten (10) full days before the date of said hearing.

4. Said notice shall be in substantially the form attached hereto as Exhibit B.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

R-2018-006 Resolution Setting SA Roll Public Hearing ó Goetz Court

Motion by Brandt supported by Reder to adopt Resolution R-2018-006, a resolution setting the public hearing for the Goetz Ct. Subdivision special assessment roll for April 17, 2018 at 7:30 p.m. as follows:

**SPECIAL ASSESSMENT RESOLUTION NO. 3
(Goetz Court Drainage Special Assessment District)**

WHEREAS, by resolution, the Township Board of the Charter Township of Monitor, County of Bay, State of Michigan (the Township), determined to acquire and construct the public improvements described in Exhibit A attached hereto and made a part hereof and assess part of the cost thereof to the property benefitted by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefitted thereby, with the Supervisor's certificate attached thereto; and

WHEREAS, the Township Board desires to set a date for a public hearing to review the special assessment roll and hear objections thereto.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.

2. The Township Board shall meet at 7:30 p.m. on Tuesday, April 17, 2018, at which time and place the Township Board shall review said special assessment roll and hear any objections thereto.

3. The Township Clerk is hereby authorized and directed to cause notice of such hearing to be published twice prior to said hearing in *The Valley Farmer*, a newspaper of general circulation

in the Township, the first publication to be at least ten (10) days before the time of hearing, and shall cause notice of said hearing to be mailed by first-class mail to all record owners of or persons in interest in property in the special assessment district as shown on the last township tax assessment records of the Township at least ten (10) full days before the date of said hearing.

4. Said notice shall be in substantially the form attached hereto as Exhibit B.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

REPORTS

Malkin asked any board member interested in attending the Bay Future Annual Meeting to notify him or the Treasurer.

The broken drainage tile to the hall kitchen area is being replaced as well as the connection and broken tile going to the fire department.

The Park project has finally received DNR approval on Friday and has been put out for bid.

The meeting adjourned at 8:22 p.m.

Cindy L. Kowalski, Clerk

Ken Malkin, Supervisor