

**CARROLLTON TOWNSHIP BOARD  
DEPARTMENTAL MEETING  
Monday, August 12, 2019**

<b><u>Roll Call:</u></b>	Supervisor Abney	Present
	Clerk Fritz	Present
	Treasurer Thurston	Present
	Trustee Douglas	Present
	Trustee Westphal	Present

There being a full board, Supervisor Abney called the meeting to order at 5:30 p.m. Also in attendance: Director Craig Oatten and Office Manager Megan Weaver.

**Acceptance of Agenda:**

It was moved by Douglas and supported by Thurston to accept the agenda as presented. There being all ayes, the motion carried.

**Public Comments:** None.

**Pending Business:**

Oatten informed the board that there was still no response from the owner of Carrollton Center (Skyway Plaza) reference the issues that must be corrected. A ticket has been issued to show cause the owner to court. He would let the board know as soon as the court date is set.

Weaver asked Supervisor Abney if a member of the audience may address the board reference Carrollton Center. Juan Gonzales introduced himself to the board members and explained that he was looking at leasing one of the buildings at Carrollton Center to open a Mexican restaurant/bar and a possible entertainment hall. He was interested in the smaller building that used to house Little Caesars. Mr. Gonzales further explained that he had a meeting scheduled the following day with the property owner. Douglas commented that the number one request on the master plan survey from the Township's residents was a full service restaurant. Much discussion followed. Board members thanked Mr. Gonzales for attending and asked him to keep the Township posted on his progress and to relay to the Carrollton Center property owner that the Township is willing to work with him to get the plaza occupied; however, there were many issues that needed to be corrected on the property. Douglas also invited Mr. Gonzales to the next Planning Commission meeting on August 19.

Oatten informed the board that the sharrows had been painted on the Iron Belle Trail route.

Douglas asked Oatten if the passer ratings of the Township's roads had been received yet. Oatten responded that he had not received them and he would check with Saginaw County Road Commission to see what the holdup was.

**New Business:**

Mark Piper and Ryan Bessert from Piper Realty, presented to the board members their HUD 223 (F) Loan Refinancing overview planned for Carrollton Village Apartments (copy attached). They are requesting a Payment In Lieu of Taxes (PILOT) ordinance for a period of 35 years. Oatten explained to the board that the current PILOT ordinance in place was from 1996 when Carrollton Village completed the second phase of their project (first phase was completed in 1993). The proposed new ordinance drafted by the Township's attorney will combine both phases into one and ultimately extend the original 50-year PILOT ordinance by eight (8) years.

Mr. Piper continued by highlighting the planned capital improvement projects that will be financed by the new loan including: new roofs, updated kitchens and bathrooms, asphalt and concrete repairs throughout the property, and a newly remodeled community room for village residents. Discussion followed. Mr. Bessert pointed out that the proposed ordinance combines both phases; however, they will not have the official name of the property until the loan paperwork is completed. He planned on having it named "Carrollton Village Apartments, LLC".

It was moved by Douglas and supported by Abney to adopt Ordinance No. 2019-05 Carrollton Township Tax Exemption Ordinance for Carrollton Village Apartments, LLC (copy attached) contingent to the official name of the property being confirmed by Piper Realty and the ordinance amended if needed.

Roll call:	Abney	Yes
	Thurston	Yes
	Douglas	Yes
	Westphal	Yes
	Fritz	Yes

There being all ayes, the ordinance was adopted.

Oatten presented a proposed resolution that was needed to name the streets in Skyhaven Subdivison, along with Baylor Ct., that will have no parking on one side of the street. It was moved by Abney and supported by Fritz to adopt Resolution #2019-02 Adopting the Listing of Streets Covered by Ordinance No. 2019-02 - No Parking on One Side of the Street (copy attached).

Roll call:	Thurston	Yes
	Douglas	Yes
	Westphal	Yes
	Fritz	Yes
	Abney	Yes

There being all ayes, the resolution was adopted.

Weaver presented a quote from Netsource One for a new 48-port network switch. She explained that while preparations were being made for the new server install, it was realized that the current network switch was at capacity and an additional switch would be needed. Discussion followed. It was moved by Thurston and supported by Westphal to approve the quote from

Netsource One for a Cisco 48-port Switch with one year maintenance and installation in the amount of \$2,322.25 (copy attached). There being all ayes, the motion carried.

Oatten stated that he had discussions with Building Inspector Jim Gray about permits being required for roofs and windows. Currently, the Township does not require them. Oatten presented a fee schedule amendment to include a new residential roof permit with a fee of \$75.00. Discussion was held on the replacement of windows and whether a full building permit should be required. Oatten would discuss further with Gray about the windows and bring back to the board. It was moved by Abney and supported by Douglas to amend the FY 2019-2020 Fee Schedule to include a Residential Re-Roof Permit for \$75.00. There being all ayes, the motion carried.

### **Public Comments:**

Rose King, 3427 N. Michigan, commented that the summer had gone by too fast.

Juan Gonzales, 3235 Bauer, asked if the road construction would be continuing south on N. Michigan. Response: No, the project is completed. Mr. Gonzales also asked about the windows at Carrollton Center. He felt they were very thin. Oatten responded that he should contact the building inspector with those questions.

### **Director Comments:**

Oatten informed the board that the new police patrol vehicle was ordered.

Oatten stated that during the upcoming Dumpster Day on September 7, the Township will not be able to accept tires as Saginaw County Mosquito Control cannot accept them after August 30. Oatten offered to keep track of the residents that inquire about disposing of tires and look at getting them collected next spring.

Oatten informed the board that letters went out to the residents in Skyhaven Subdivision as well as Baylor Ct. informing them of the no parking on one side of the road. Saginaw County Road Commission will be putting up the no parking signs in the near future. Also, the mailboxes will be moved on Baylor Ct. as soon as it is coordinated with the Postmaster.

The Hunter Safety Course is scheduled for Saturday August 24, 2019 from 10am to 3pm. Richard Salazar will be the instructor again this year.

Oatten explained to the board that due to the recent resignation of a police officer and the hiring of a new officer, he was in need of his other officers to work more to cover the shifts until the new officer is ready to go. Two of his officers have an ample amount of PTO time to use before their anniversary dates in September. Those officers have offered to work during this transition time if they can be paid for their accumulated PTO time (and not just the 72 hours that the union contract allows). Much discussion followed. Thurston opposed paying out the PTO time as she feels it is important for the officers to take time off. While she understands that one of the officers just resigned, she doesn't understand why the two officers have that much PTO time and haven't used it for the 10 months leading up until now. Oatten stated that it was more financially

responsible to payout the PTO time instead of requiring the officers to use it and then in turn, paying time and a half for the other officers to cover the shifts. More discussion followed.

It was moved by Fritz and supported by Abney to payout any accumulated PTO time to James Kellett and Chris Kellett (above and beyond the 72 hour payout that the union contract allows) and to recognize that this is a special situation and precedence is not being set for the future. There being 3 ayes, and 2 nays (Thurston and Westphal), the motion passed.

**Board Comments:**

Westphal stated that she had Emily Jaremba, Michigan Sugar Queen's 2<sup>nd</sup> Attendant, come to the Meet Up and Eat Up program at Hanchett Park earlier that day to visit with the kids and take pictures.

Douglas stated that it was a very positive thing that Mr. Gonzales was inquiring about opening a restaurant in Carrollton Center.

Abney stated that he was also excited about the possibility of a new business in Carrollton Center. He hopes the owner will make the needed repairs and we can move in a more positive direction with the property.

**Adjournment:**

It was moved by Westphal and supported by Fritz to adjourn. There being all ayes, the meeting adjourned at 6:41 p.m.

Respectfully submitted,

Jerry W. Fritz, Clerk

Public in attendance:

Rose King	3427 N. Michigan
Mark Piper	5454 Gateway Centre, Flint
Ryan Bessert	5454 Gateway Centre, Flint
Juan Gonzales	3235 Bauer