

Unapproved

REGULAR August 1, 2023, MEETING OF THE GREEN CHARTER TOWNSHIP BOARD WAS CALLED TO ORDER AT 7:00 P. M.

THE SUPERVISOR LEAD THE BOARD IN THE PLEDGE OF ALLEGIANCE TO THE FLAG.

THE FOLLOWING BOARD MEMBERS WERE PRESENT, ROLL CALL.

JAMES CHAPMAN	SUPERVISOR
JANET CLARK	CLERK
DENISE MACFARLANE	TREASURER
ROGER CARROLL	TRUSTEE
DALE JERNSTADT	TRUSTEE
SARA RASMUSSEN	TRUSTEE
GARY TODD	TRUSTEE

MINUTES

The clerk presented the minutes of the July 11, 2023 regular board meeting.

MOTION was made by D. MacFarlane and supported by G. Todd to accept the minutes of the July 11, 2023 board meeting. **MOTION CARRIED 7 yes**

TEASURERS REPORT

The treasurer presented the treasurer’s report:

7-27-2023 General fund balance \$437,650.15

7-27-2023 Sewer fund balance \$621,270.66

MOTION was made by S. Rasmussen and supported by R. Carroll to accept the treasurer’s reports as presented in all funds. **MOTION CARRIED 7 YES.**

SEWER REPORT

Troy McDonald 6/29/2023- 8/1/2023 the sewer report- 33 days

Reading 263990420

Total flow 852820

Average daily flow 25673

KW 417

KW Y.T.D. 2694

OLD BUSINESS

LIBRARY BALLOT MILLAGE PROPOSAL

There was a discussion.

The following resolution for the ballot proposal and language was presented to the township board.

**GREEN CHARTER TOWNSHIP
MECOSTA COUNTY, STATE OF MICHIGAN**

GREEN CHARTER TOWNSHIP BOARD OF TRUSTEES RESOLUTION TO ADOPT LIBRARY MILLAGE BALLOT LANGUAGE

Be it resolved that the Green Charter Township Board of Trustees approves the following stated ballot proposal and language for submission to Township voters at the November 7, 2023 election as follows:

**GREEN CHARTER TOWNSHIP
LIBRARY MILLAGE**

Shall Green Charter Township impose an increase of up to 0.20 of one mill (\$0.20 per \$1,000 of taxable value) in the charter township tax levy limitation imposed under MCL 42.27 and levy it for a period of five (5) years, 2023 through 2027 inclusive, for the purpose of providing library services to the Township through contracts with the Big Rapids Community Library to receive two-thirds of the funding and the Reed City Area District Library to receive one-third of the funding? This millage will raise an estimated **\$21,260** in the first year of such levy.

[7] Yes

[0] No

Resolution offered by Denise MacFarlane, Supported by Sara Rasmussen

Roll Call:

**Ayes: 7 - Sara Rasmussen, Dale Jernstadt, Janet Clark, James Chapman,
Denise MacFarlane, Gary Todd, Roger Carroll**

Nays: 0

Absent: 0

Resolution declared adopted at the August 1, 2023 meeting of the Green Charter Township Board of Trustees.

Janet Clark, Clerk

Attest:

James Chapman, Supervisor

COMMUNITY BREAKFAST SEPTEMBER 4TH, 2023

Will be held on Labor Day, 9am to 12: noon.

Paid for by Green Charter Township Board members.

PARIS CREEK

Release of 1929 MDOT easement running west from Northland Dr. up the center of Paris Creek. 7/31/2023, information has been received from MDOT to release MDOT's easement for the Paris Creek. Assessment fair market value of MDOT's easement is \$2,000 to clear 1929 creeks diverted MDOT property. The township must prove ownership of the natural bed to allow for the proposed foot bridge. This completes that proof of ownership.

MOTION was made by J. Clark and supported by D. MacFarlane to pay the remaining balance for the easement under Paris Creek to MDOT, Market Value \$2,000.00, less already paid processing fee \$650.00 Balance due \$1,350.00.

MOTION CARRIED, 7 YES, Rasmussen, Jernstadt, Clark, Chapman, MacFarlane, Todd, Carrol.

NEW BUSINESS**DOOR REPLACEMENT – CLERK'S OFFICE**

Replacement of Clerk's office door to support better security.

Recommending a Dutch door type with counter top, Board member Roger Carroll researched and estimated solid oak door at \$836.60 and with his military discount, 10%, it's estimated to be \$800.00.

MOTION was made by J. Clark and supported by D. Jernstadt. To purchase a new door for the clerk's office up to \$800.00.

MOTION CARRIED 7, YES Rasmussen, Jernstadt, Clark, Chapman, MacFarlane, Todd, Carrol.

AT&T METRO ACT RIGHT OF WAY PERMIT EXTENSION

A letter of agreement has been received from Michigan Bell Telephone Company d/b/a AT&T Michigan offering to extend the agreement which currently is set to expire on December 31, 2023, an extended agreement would expire December 31, 2028.

MOTION was made by D. MacFarlane and supported by R. Carroll to approve the Metro Act update renewal to December 31, 2028, 5 years.

MOTION CARRIED 7 YES.

August 1, 2023

DEVELOPMENT AGREEMENT

The proposed first draft of the Development Agreement has been reviewed by the board. The following discussion points were discussed.

DEVELOPMENT AGREEMENT DISCUSSION

Development agreement is GCT chance to affect the state deal with Global Corporation for twp interests (summary)

Terms and Conditions - Summary

- **2. Reimbursement for expenses generated: Legal, administrative, auditor**
 - \$75k payable Sept. 30, 2023
 - \$25k payable March 30, 2024
 - Liability Insurance as needed
 - \$250k Escrow for expenses
 - Negotiations after that
 - Cease upon beginning of manufacturing
- **3. ESA**
 - Gotion and employees to receive services normally funded by taxes
 - Fire Protection, Police Protection, Ordinance Enforcement, public health and safety
 - Go first to emergency services, then other needs
 - If payment not enough for emergency services willing to negotiate.
 - ESA not to be used for administrative costs
 - March 15 of each year
 - 2024 - \$160k plus taxes
 - 2025 - \$175k plus taxes
 - 2026 - Ren Zone kicks in \$225k adjust for inflation each year starting in 2032.
 - For the life of the Ren Zone.

GOTION OBLIGATIONS

- Comply with all applicable laws and regulations.
- Coordinate with Road Commission and Drain Commission
- Pay the costs of large assessments

August 1, 2023

- Obtain all licenses and permits
- Construct on-site staging for trucks equal to 50% of daily traffic
- Priority to local job offerings
 - 1st two weeks locals only via Michigan Works
- MSDS sheets to Fire
- Annual Tours to Emergency Responders
- Copy of all incident reports to us
- Copy of all effluent testing reports to us
- Maximize recycle efforts
- NOT SUPPORT OR ENCOURAGE ANY ACTIVIITY WHICH SUPPORTS OR ENCOURAGES ANY POLITICAL PHILOSOPHY AMONGST ITS EMPLOYEES OR THE BIG RAPIDS COMMUNITY
- Comply with current and future laws, ordinances, and regulations.

GCT OBLIGATIONS

- Diligently review plans and specifications for the project
- Coordinate with Road Commission and Drain Commission
- Assist Gotion where legally permissible, in obtaining permits and licenses

OTHER

- Pay taxes promptly
- Provide notification of any name change
- Good for life of Ren Zone
- This agreement is contract under the laws of and governed by the State of Michigan.
- If a party fails to meet its obligations non-breaching party may immediately terminate the agreement
- Cure Period to equal 60 days.

MOTION was made by D. MacFarlane and supported by J. Clark to approve the first draft of the Development Agreement Gotion Inc. and further to authorize the Supervisor to finish the terms conditions and reimbursement fees.

August 1, 2023

MOTION CARRIED 7 YES. S. Rasmussen, D. Jernstadt, J. Clark, J. Chapman, D. MacFarlane, G. Todd, R. Carroll

STRATEGIC SITE READINESS PROGRAM GREEN CHARTER TOWNSHIP SUB-GRANT AGREEMENT

The proposed draft of the Sub- Grant Agreement has been reviewed by the board. The following discussion points were discussed.

SUB – GRANT APPLICATION (summary)

- **MEDC authorized the infrastructure grant. They asked the Right Place to serve as administrator the grant.**
- **Each entity must file a sub grant to the Right Place on a form approved by the state.**
- **BRT and GCT designed 2 industrial spaces 20 years ago.**
- **Sewer went to BRT side as they had a fed grant to put it in.**
- **The goal was for GCT to connect to line when needed.**
- **Now it is needed.**
- **The Grant is \$3.43 million for sewer improvements**
- **BRT has the right to decide what they wish to participate in.**
- **If BRCT chooses to participate, the sewer project could be approx. \$1.2 million to put in our lift station as planned**
- **Sub Grant will cover all costs**
- **If BRT chooses not to participate, we need plan B**
- **A line can be laid from the pretreatment plant to our lift station along the north side of 18 Mile Rd.**
- **The lift station will need to be increased in size**
- **Engineers say the force main is sufficient**
- **This option will cost \$3.43 million**
- **We need to file for \$3.43.**
- **Both are covered 100%.**
- **If we file for \$3.43 and need \$1.2 no problem. Going up is more difficult**
- **Mr. Bullock is at BRT as we speak suggesting a round table to discuss the options.**
- **SECTION 3.5 We thought this should be deleted. State said no, file a letter of explanation.**

MOTION was made by J. Clark and supported by D. MacFarlane, to appoint James Chapman, supervisor as the initial “Grant Manager” to Administer this Sub Grant Agreement, coordinate activities and monitor the performance.

MOTION CARRIED. 7 YES

MOTION was made by R. Carrol and supported by S. Rasmussen to approve the Strategic Site Readiness Program Green Charter Township Sub-Grant Agreement

MOTION CARRIED 7 YES S. Rasmussen, D. Jernstadt, J. Clark, J. Chapman, D. MacFarlane, G. Todd, R. Carroll

August 1, 2023

MOTION was made by D. MacFarlane and supported by G. Todd to approve the following budget amendments in the General.

MOTION CARRIED 7 YES Rasmussen, Jernstadt, Clark, Chapman, MacFarlane, Todd, Carroll

BUDGET AMENDMENTS

	8/1/2023	BUDGET AMENDMENTS						
								AMENDED BUDGET BALANCE
ACCOUNT		DESCRIPTION	ACTUAL	BUDGET	AMENDED	NEW		
SEWER FUND								
#1	590-000-808	AUDIT	\$ 1,950.00	\$ 1,800.00	\$ 150.00	\$ 1,950.00	\$ -	
	FROM							
	590-000-818	CONTRACT SERVICES	\$ -	\$ 6,000.00	\$ (150.00)	\$ 5,850.00	\$ 5,850.00	
						\$ -	\$ -	
#2	590-000-910	INSURANCE & BONDS	\$ 2,548.00	\$ 2,400.00	\$ 148.00	\$ 2,548.00	\$ -	
	FROM							
	590-000-930	REPAIRS	\$ -	\$ 4,800.00	\$ (148.00)	\$ 4,652.00	\$ 4,652.00	
						\$ -	\$ -	

AUTHORIZE PAYMENT OF BILLS:

MOTION was made by G. Todd and supported by R. Carroll to approve payment of the bills:

GENERAL FUND

7/17/2023 –8/1/2023 CK# 15993- #16026 - \$37,786.93

SEWER FUND

7/17/2023–8/1/2023 CK #4374- #4384 - \$20,586.66

MOTION CARRIED 7 YES, Rasmussen, Jernstadt, Clark, Chapman, MacFarlane, Todd, Carroll

FYI

ISI submitted an expense report of 2022 for installation and maintenance of the towers located in Green Township.

230th Avenue Mecosta Co. Road Commission has indicated it will be repaired up to the county line.

MDOT will be doing traffic counts at 19 Mile and Northland Dr.

The properties for the Gotion plant have been purchased.

A State Election approved drop box has been ordered, to be reimbursed by the State.

Five picnic tables have been received from Mecosta County Parks at no charge. They are building new tables for the parks.

Audit has been completed and will be on the website.

220th bridge replacement is being addressed by Mecosta Co. Road Commission and soil boring are currently being done. Work to be done in 2024 with two lanes.

August 1, 2023

8:15 Business portion of the meeting has been completed and a five-minute break was called.

8:22 p.m. PUBLIC COMMENTS

3 minutes each

Tracey Ruell, Carlene Rose, Mark Bloxsom, Valerie Delamater, Tim Hahn, Eli Watter, Kris Kidder, Alec Hughes, Matt Seeley, Steve Beilfuss, Dan Hoeh, Jackson Rhoebok, Owen Frassetto, Jodi Benedict, Faye Graves, Jessica Sharp Wright Moss, Karen Lowery, Deb Magnason, Rod Magnason, Todd McLain, Kelly Cushway, Kim Herring, Rose Spence, Brett Mason, John Holdsworth, Linda Combs, Bruce Baker, Deb Daggert, Joni Luce, Jason Kruse, Brandi Sweet.

Janet Clark, Township Clerk
8/1/2023 10:05p.m. meeting adjourned

August 1, 2023