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LEONI TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING  
MINUTES  
July 14, 2020

The Leoni Township Board of Trustees held a Regular Board Meeting on July 14, 2020 @ 6:00 PM, the meeting was held by zoom.us. Attendees participated through <http://www.zoom.us> or by telephone.

Call to Order 6:00 pm  
Members Present: Supervisor Linnabary, Clerk Pickett, Treasurer Clemente and Trustees Cole, Cox, McGee and Horning  
Members Absent: None  
Attendance Approximately: 35

**BRIEF PUBLIC COMMENT:**

Public Comment Opened 6:02 pm  
Public Comment Closed 6:03 pm

**APPROVAL OF AGENDA**

*Motion by Pickett support by Linnabary to **approve** the agenda as presented with the addition of adding the approval of Montrowe Settlement Agreement to New Business Item #1 and shifting the remaining items down, Removing Discussion Item #4 Dam – Letter of Intent to New Business #18, and Adding Discussion Item as #4 for Drive thru for Provisioning Centers*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

**APPROVAL OF ACCOUNTS PAYABLE:**

*Motion by Linnabary, support by Clemente to **approve** Accounts payable June 11, 2020 thru July 7, 2020 in the amount of \$214,517.29, July 14, 2020 in the amount of \$357,051.39.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

**CONSENT AGENDA:**

*Motion by Linnabary, support by Cox to **approve** the Consent Agenda 1 & 2 as presented.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

**OLD BUSINESS:**

NONE

**PUBLIC HEARING: WWTP CWSRF PROJECT PLAN PUBLIC HEARING**

Public Hearing began at 6:27 pm with Public Comments being offered, there was none  
A PowerPoint presentation was administered by Corey Turner with Fleis and Vanderbrink.  
A description and Alternative options were offered during the presentation describing the  
Wastewater Plant Membrane Replacement Proposal and the different options available to the  
Township for replacing the membranes. Alternative No. 4b was recommended to incorporate  
hollow fiber membrane system verses flat panel membranes.

Public Comment was offered again.

Resident Mike Jester discussed questions with one of the alternatives with using the City of Jackson  
Treatment plant system instead and what costs over time that could possibly be a cheaper option.

Bob Wilcox with F&V explained the disadvantages that would eventually be a problem with still  
enduring the cost of odor control and the plant in addition to monthly fees that would be due to the  
city for maintaining the plant operation along with the approx. 7 miles of lines that would need to  
be installed to relocate it to the city.

Mike Jester also had questions regarding the 20 year plan of replacing the filter, Bob Wilcox  
commented on the average life expectancy of the current membranes and the new alternative that  
will be used and how membrane technology improvement will become more efficient and help  
extend the life of the membranes, also the operational challenges that we may face.

Resident Eldonna Ruddock asked if F&V will be part of the competitive bid process and be bidding  
on the project?

David Harvey with F&V answered that as the Design Builder they will be part of the project and  
administering the bidding phase but will not be one of the bidders. There will be 5 or 6 different  
types of bid phases taken.

Attorney Guy Conti confirmed that F&V will not be bidding but only an administrator.

Bob Wilcox discussed about the Township using the request for qualification requirements and  
David Harvey had mentioned using the quality-based selection system and having the Township  
Advertise as such. The Township will also designate an Owner Advisor to act and oversee the  
project and process to ensure owner interest.

Eldonna wondered if a 2<sup>nd</sup> opinion would be an option and David Harvey replied that the township  
can choose whomever they wish and has the option to using the traditional bid process.

Trustee Matt Horning mentioned the life span of the cartridges and the new technology and also  
that the Headworks project would be starting soon.

Supervisor Howard Linnabary noted that the noise reduction would be an asset with the new  
System. Bob Wilcox agrees by stating that replacing the blowers would help reduce the noise.  
Matt Horning asked F&V to speak on the Green Project. Corey Turner explained the process of  
The Green Project reserve and how to use costs and get financing through the SRF Program, bases  
on energy efficiency savings which are eligible for SRF funding which could pay for a portion or a  
majority of the project. Principle forgiveness is also an option once the project is completed. Bob  
Wilcox agreed that principle forgiveness is determined at the end of the project.

**PUBLIC COMMENTS CLOSED AT 7:12 PM**

*Motion by Linnabary, support by Clemente to **approve** the resolution adopting a final project plan for  
Wastewater system improvements and designating an authorized project representative.*

Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed**

## NEW BUSINESS:

### 1. Montrowe Settlement Agreement

*Motion by McGee, support by Horning to **accept** the Montrowe Settlement Agreement as presented with the new paragraph at the bottom and changing the name to MLK Ventures.*

Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed**

### 2. Attorney Cullen Harkness proposal for handling local prosecution

*Motion by Clemente, support by Cole to **table** to allow more time to secure up to three proposals.*

Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed**

### 3. Castle Rock Enterprise #99, East Mich. Ave, Medical Provisioning (Existing business-Peoples Choice)

*Motion by Cole, support by Linnabary to **approve** Castle Rock Enterprise Medical Provisioning License*

Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, Horning, McGee and Cox  
1 Nays Cole **Motion Passed**

### 4. MLK Ventures #100, Page Ave, Medical Provisioning (Buying Greenhaus)

*Motion by Pickett, support by Clemente to **approve** the MLK Ventures Provisioning license.*

Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, Horning, McGee and Cox  
1 Nays Cole **Motion Passed**

### 5. CS Holdings #22, Page Ave, Adult Use Provisioning

*Motion by Pickett, support by Linnabary to **approve** CS Holdings Adult Use Provisioning License*

Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, Horning, McGee and Cox  
1 Nays Cole **Motion Passed**

### 6. Select a committee to conduct the following activities:

a. Work with F&V in developing a Request for Qualification (RFQ) for the MBR Improvement Project to meet SRF Funding requirements

b. Present the RFQ to the Board of Trustees for review and assent in a subsequent open public meeting

c. Interview three firms and provide a recommendation for one of those firms to the Board of Trustees for their review and assent at a subsequent open public meeting

*Motion by McGee, support by Cole to **approve** Howard Linnabary, Patrick Clemente and Matthew Horning to be members of the committee to be consistent with the existing committee.*

Roll call vote: 4 Ayes Pickett, Cole, McGee and Cox  
3 Abstain Linnabary, Clemente, Horning **Motion Passed**

### 7. Designate an Owners Advisor to advise the township and ensure that the township's interests are protected during ongoing CWSRF process and the MBR improvements Project.

*Motion by Cole, support by Linnabary to **Designate** Township Attorney Guy Conti to be the Owner Advisor to advise the township and ensure that the township's interests are protected during ongoing CWSRF processes and the MBR improvements Project.*

Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed**

### 8. It Right Contract Renewal

*Motion by Cole, support by Clemente, to **accept** It Rights Contract in the amount of \$6,820.84 and direct Clerk Pickett to advertise for Informational Technology servicing firms to bid the same within a 30-day window.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

9. Comcast Michigan Uniform Video Service Local Franchise Agreement Renewal

*Motion by Pickett, support by Linnabary to **approve** the Renewal of the Comcast Michigan Uniform Video Service Local Franchise Agreement and continue the 3% fee and subject to Attorney Approval.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

10. Jo LaGow resignation letter

*Motion by Clemente, support by Linnabary to **accept** Jo LaGow's resignation letter with heartfelt thanks for the service in the Assessors Office and Best of Luck in her future endeavors.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

11. Hiring of a Level 3 Assessor

*Motion by Linnabary, support by Clemente to **approve** hiring Cary Stiles as a Full-Time Township Level 3 Assessor for a salary of \$70,700/yr (\$38.50/hr @ 35 hours/wk)*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

12. August 4, 2020 Election precinct Inspectors/workers

*Motion by Pickett, support by Clemente to **approve** the Election Precinct Inspectors/workers as presented.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

13. Fifth Street- Fencing/Signs

*Motion by Clemente, support by Linnabary to **appoint** Trustee Cole and Building Inspector Joe Chambers to spear head the Signage/Fencing/Concrete sidewalk/Curbing Project to mitigate safety issues at the Fifth Street bridge.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

14. Challenger – Cabling Proposal

*Motion by McGee, support by Cole to **table** to Old Business to get more bids for the project.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

15. Northern Pump Proposal for Well 1A

*Motion by Linnabary, support by Pickett to **approve** a NTE amount of \$15,108.98 to repair the pump for Well 1A from Northern Pump or the follow up bidder, which ever is lower and to allow Clerk Pickett to allocate payment from the appropriate fund.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

16. Site Plan Ordinance Review

*Motion by McGee, support by Pickett to **accept** amendment to Ordinance 42-346 Site Plan Review and Approval as written.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

17. Board direction to enforce Ordinance Blight 55

*Motion by McGee, support by Clemente to **table** to Old Business for further review of budget considerations and amendments and to conduct a special meeting for the subject*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

18. Dam – Letter of Intent

*Motion by McGee, support by Clemente to **accept** the contract presented by Grant Consulting for \$600 for the Pre Proposal for the Fisheries Grant and signed by Supervisor Howard Linnabary*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, Cole, Horning, McGee and Cox  
0 Nays **Motion Passed***

**DISCUSSION:**

1. Zayo Group LLC/METRO Act

*Board discussion and Attorney Guy Conti on getting full documents and application from applicant.*

2. Review of sewer rate adjustment based on Stantec Rate Studies

*Patrick Clemente offered discussion on the Study submitted from Stantec in regards the upcoming sewer rate adjustments and was awaiting clarification from Mr. Tom Daniels regarding the contractual obligation of setting rates equally for all users of the WWTP.*

3. Municode Update

*Guy Conti and Kerry Pickett offered discussion on the current Municode status and preparing the first proof draft to be expected with the next 45 days.*

4. Drive thru options for Provisional Centers

*Nora McGee and Cullen Harkness offered discussion on the laws/restrictions with the MRA and the township ordinance.*

**PUBLIC COMMENT:**

Public Comment Opened 9:10 pm  
Public Comment Closed 9:12 pm.

*Motion by Linnabary to adjourn, support by Horning at 9:13 pm*

***Roll call by Voice Vote **Motion Passed*****

*Meeting adjourned at 9:13 p.m.*

Kerry Pickett, Clerk