

Frankenlust Township Board Meeting

March 11, 2025, 4:02 PM

The public hearing of the Frankenlust Township Board was held. It was called to order by Supervisor Ron Campbell. The Pledge of Allegiance was said.

Present: Campbell, Begick, Stothard, Britton, LaPan

Motion to open the hearing Motion by Britton/Begick. Hearing is opened.

Public comment: Nathan Nichols from StorieCo founder and CEO sponsor and Developer for Bay Valley. StorieCo is Indianapolis based; the company focuses on resort real estate in the greater Midwest. They target projects that have outdoor recreation and are in smaller towns that require community partnership to thrive. StorieCo like projects that have been under capitalized have a level of operational distress or needs, where through operational improvement and infusement of capital they can make an impact. The Project has a lot of capital that is needed so Wyndham Resorts is partnering in the capitalization of the property. StorieCo, realizes the potential of Bay Valley Resort and wants to bring it back to its formal glory. Bay Valley Resort would stay as a Resort, Conference Center, and Golf Course.

Jacob Everett Bay Valley Resort is a 15-million-dollar project, he is asking the township, county, and state to help through the Michigan Economic Development Corporation, Public 210 to get it done. This property under this act does qualify and we will be asking for a tax abatement on the new investment, after we take ownership to control the increase in taxes to help us develop this property,

Motion to adjourn the public hearing by Begick/Britton at 4:25 p.m.

Regular meeting resume at 4:26 p.m.

Resolution to Establish a Commercial Rehabilitation District: Motion by Britton/Begick to approve Resolution 2025-004 to establish a Commercial Rehabilitation District as outlined and presented to the board by representatives of the Bay Valley developer document is on file. Discussion. Roll call vote.

LaPan Yes

Campbell Yes

Britton Yes

Stothard Yes

Begick Yes

Motion Carried.

Consent Agenda Items: Motion by Britton/LaPan to approve the regular Board meeting minutes from February 11, 2024 (we did not include the Treasurer's reports as they were not complete) and authorize payment of bills in the amount of \$116,533.51 from the General and Misc. Funds. The Special Meeting Minutes on 2/27/25 will be approved 4/11/25. Discussion. Roll Call Vote

Begick Yes

LaPan Yes

Campbell Yes

Britton Yes

Stothard Yes

5 aye, 0 nay. Motion Carried

Public Input: none.

Fire Department: Liaison Sam Britton gave the report. Chief Kukla is attending the MFIS fire conference. There were 31 calls in February: 90 this year total. The minutes are on file from 03-06-2025. We received an application from Samantha Powless to become a member of the FFD. Her background checks came back clear and she has been sent her OCC paperwork to be completed/approved as a condition of employment. She met with the FFD officers who recommend she be hired by the township. Her first day would be Thursday, March 13, 2025. Motion by Britton/LaPan that the Board approve the application for Samantha Powless as a new firefighter on the Frankenlust Township Fire Department. The Board recognizes the Frankenlust Fire Department. They were selected as one of fifteen departments nationwide to host an electric vehicle training course for up to fifty students this July in partnership with the National Volunteer Fire Coalition, General Motors and McClaren Bay Region. A thank you note from a resident following an incident response to their home. Currently we are still out of smoke alarms with no news from the State when we will receive more.

Nature Park: Barb Crews, Nature Park Chair gave the report. We are still battling the invasive species with help from the Chippewa Nature Center. We received a grant from the Bay Area Community Foundation for a board walk to the northeast corner of the park. We are currently awaiting approval from EGLE to get that completed. Bird houses are up and ready for nesting birds and we will have a trail counter that will be added to the park to determine how many people enjoy our beautiful park.

Planning Commission: Report is on file.

Zoning Administrator: Report is on file.

Sheriff's Report: Report is on file.

Water Bill Dispute: We received a letter for a refund or reimbursement of sewer and water charges for a resident who resided at 2432 Tennis Court. The resident is now deceased, and his representative is disputing 15 years of billing. The township has found all billing, rate scheduling is legal and is only the minimum and required under our ordinance. Motion by Britton/ Begick to deny request for reimbursement. Discussion. Roll call vote.

Campbell Yes

Britton Yes

Stothard Yes

Begick Yes

LaPan Yes

Motion Carried.

Building Permit Reimbursement: A request for reimbursement for a building permit for parcel 030-010-400-010-03. Every building permit states there are no refunds. It also states that the granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction. Motion by Begick/Stothard to deny refunding Building Permit cost of \$3032.15. \$4,200.00 water tap fee will be refunded. Discussion. Roll Cal Vote:

Britton Yes

Stothard Yes

Begick Yes

LaPan Yes

Campbell Yes

2507 Delta Road: Shelley Niedzwiecki, our realtor, has petitioned the Board to lower the price to \$110,000.00 on the old MI Haus property. After discussion motion by Britton/Campbell to reduce price to \$115,000.00.

4 Aye, 1Nay. Motion Carried.

Secretary Hours:

Discussion on hours for the Secretary hours to be extended from 8:15 to 4:00 p.m. Motion by Stothard/Lapan that the Secretary hours be extended from 8:15 p.m. to 4:00 p.m.

5 aye, 0 nay. Motion Carried.

Deputy Treasurer: Sue Pike was selected to be Deputy Treasurer to serve at the request of the Treasurer for Frankenlust Township.

Amazon: Discussion of opening an account with Amazon to save money compared to using Quill. There is an amount of \$139.00 dollars that is charged annually.

Pool Checking for Independent Bank: Discussion of switching to regular checking to pool checking to save the Township money and time. Independent Bank would be the first bank to transition. Motion by LaPan/Campbell to start the transfer of Independent Bank accounts to pool checking. Discussion. **5 aye, 0 nay. Motion Carried.**

Permission to destroy old checks was granted to the Treasurer.

Earn Sick Time Act: Due to the requirements of the Earn Sick Time Act (ESTA) we need to have some updating to our current handbook. Clerk LaPan reached out to Fahey & Schultz, Michigan Chamber of Commerce, and Foster & Swift to receive bids for changes to the handbook concerning ESTA. Motion by Campbell/Britton to hire Fayge & Schultz for the changes to the handbook concerning policy for the Earned Sick Time Act.

Discussion. Roll Call Vote

Stothard Yes

Begick Yes

LaPan Yes

Campbell Yes

Britton Yes

Motion by Stothard/Lapan to adjourn 5 aye 0 nay Carried.

Meeting adjourned at 5:35 p.m.

Next Regular Meeting is April 8, 2025

Dee Ann LaPan, Township Clerk

Ronald Campbell, Supervisor

APPROVED

Dh.
4-8-25