

MARSHALL TOWNSHIP REGULAR BOARD MEETING

April 17, 2023, 7 P.M.

Proposed Agenda

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MOTION TO APPROVE AGENDA

REPORTS: 1) Blue Oval Battery Park Michigan Site Work Update – Walbridge-Aldinger 2) Fire Chief 3) Treasurer 5) Solar Project

COMMUNICATIONS:

- Calhoun County re: County-wide Transportation Proposal (refer to May Board Agenda)
- Calhoun County Announcement re: Public Solar Forum (received and placed on file)

AUDIENCE COMMENTS AND COMBINED PUBLIC HEARING ON PROPOSED PA 425 LAND TRANSFERS

MOTION TO APPROVE: (A member may request a separate vote on any item.)

OLD BUSINESS

- 1) Minutes of March 20, 2023, Regular Meeting

NEW BUSINESS

- 1) Approve claims payable/paid list, total of \$31,344.59.
- 2) Approve Resolution to Approve April 425 Transfers
- 3) Extending to the May 22, 2023 Board meeting the time for the Supervisor and Clerk to develop a communication regarding considerations for the Blue Oval Battery Park Development.
- 4) Approve requesting a County representative to attend the May Board meeting to answer any questions from Board members concerning the proposed County-wide Transit Authority.
- 5) Any other matters that may be properly brought before the Board.

DISCUSSION BY BOARD AND ROLL CALL VOTE

AUDIENCE COMMENTS

BOARD MEMBER COMMENTS

ADJOURNMENT Next regular meeting scheduled for May 22, 2023, 7 p.m.

All documents are available on the website: www.marshalltownship.org with this proposed agenda and for inspection at the township offices

MARSHALL TOWNSHIP TREASURER'S REPORT
As of March 31, 2023

Deposit Balances

Southern Michigan Bank & Trust....	\$ 1,903,005.19
Marshall Community Credit Union...	69.25
KCCU.....	1,026.82
Riley Wealth Management	254.27
Total.....	\$ 1,904,355.53

Certificates of Deposit

Marshall Community Credit Union...	31,869.87 (05/06/23 – 0.45%)
Kellogg Community Credit Union....	50,681.35 (05/20/24 – 3.06%)
Kellogg Community Credit Union....	50,694.88 (03/20/24 – 4.889%)
Huntington Bank.....	82,044.73 (05/22/23 - 0.10%)
Huntington Bank.....	56,946.03 (05/20/23 – 0.15%)
Key Bank.....	429,987.67 (06/05/23 – 4.650%)
Total.....	\$ 702,224.53
GRAND TOTAL.....	\$ 2,606,580.06*

February 28, 2023 Ending Total.....	\$2,489,832.20
January 31, 2023 Ending Total.....	\$2,428,195.67
December 31, 2022 Ending Total....	\$2,393,368.63
November 30, 2022 Ending Total....	2,377,178.23
October 31, 2022 Ending Total.....	2,415,493.94
September 30, 2022 Ending Total...	2,342,324.77
August 31, 2022 Ending Total.....	2,351,990.65
July 31, 2022 Ending Total.....	2,260,131.23
June 30, 2022 Ending Total.....	2,375,736.50
May 31, 2022 Ending Total.....	2,084,159.08
April 30, 2022 Ending Total.....	2,105,599.73
March 31, 2022 Ending Total.....	2,125,800.26
February 28, 2022 Ending Total.....	2,164,163.63

*As of 3/31/22, \$770,691 is restricted fund balance from the fire department millage and \$15,993 is restricted use county park millage sharing. Assigned fund balances are: \$364,929 for fire equipment and facilities; \$23,000, for township development; \$115,130 for general facility improvements and \$400,000, for subsequent year budget use (budget stabilization). Total fund balance is \$1,689,743 as of 3/31/22.

Nicole Roberts, Treasurer



CALHOUN COUNTY

OFFICE OF THE ADMINISTRATOR/CONTROLLER

“Building a Better County Through Responsive Leadership”

315 W. Green Street
Marshall, MI 49068
(269)781-0966 – Office

Kelli D. Scott
Administrator/Controller

March 15, 2023

Dear Marshall Township Board of Trustees,

Calhoun County is pursuing the formation of a Countywide public transit authority. The first step in that process is the creation of a public transit authority under Act 196 of 1986; MCL 124.451.

On May 4, 2023, the Calhoun County Board of Commissioners will consider the adoption of the Articles of Incorporation for the *“Transportation Authority of Calhoun County,”* or TACC. The Articles of Incorporation will include the entire County as the geographical area to be serviced by the TACC. This letter is to inform you that every political subdivision in the County, (that means any city, village, or township), or a portion of that political subdivision, has the right to withdraw from the TACC. To be effective, a political subdivision must adopt a resolution withdrawing, entirely or partially, from the TACC, and provide notice of that withdrawal to the County on or before the thirtieth day following the date the public authority is incorporated or until the expiration of the thirtieth day after receiving notification under subsection (7), whichever is later.

Since this letter is being sent a considerable time before the County Board will consider the adoption of the Articles of Incorporation, the deadline for unconditional withdrawal is June 5th. After this date, conditional withdrawal from the TACC can only occur according to MCL 124.458 (1) or (2), which would require either a 2/3 vote of the TACC Board, or a vote of the electors, among other requirements.

If a political subdivision withdraws, no millage vote will go to its residents, no millage could be collected in that subdivision, and no transportation services would be provided. Also, no incoming or outgoing rides would be available to the political subdivision, its residents, or businesses for the remainder of the millage term.

If a municipality does not withdraw, and a millage was passed, transit services would be provided. The goal of creating the TACC is to provide transportation access to all county residents, connecting them to essential services in the county and beyond. Once fully operational, residents will be able to get a ride the same day anywhere in the county that has not opted out. The system will be designed with the customer in mind so that they are easy to understand and use, affordable, safe, comfortable, and convenient.

“Calhoun County is an Equal Opportunity Employer”

In the coming years, Calhoun County will see an increased need for transportation County-wide, specifically because of the Ford BlueOval Battery Plant coming to Marshall. This \$3.5 billion investment means 2,500 people will need reliable transportation from their homes to the new plant. Fortunately, Ford is committed to hiring a local workforce and the transit authority would be positioned to provide solutions for residents of participating municipalities.

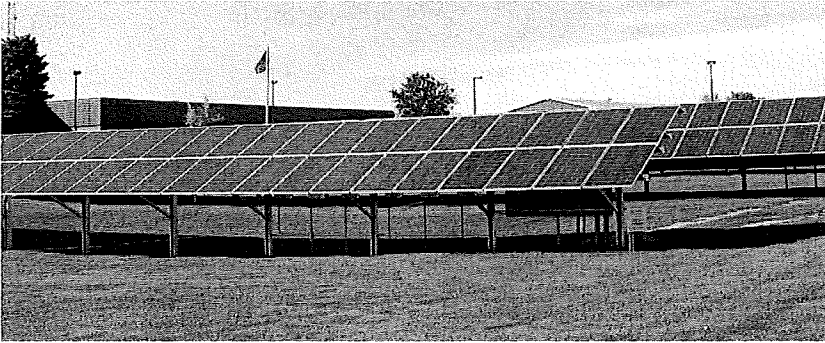
If you have additional questions concerning the TACC or your option to withdraw, you may contact Assistant Director of Community Development, Doug Ferrall at 269-781-0769.

Very Truly Yours



Kelli Scott
Calhoun County
Administrator/Controller

Planning and Zoning for Solar Energy Systems – Calhoun County



DESCRIPTION

Michigan's diverse energy future is set in motion. Utility companies have bold plans to expand solar options and other forms of renewable energy over the next two decades and beyond. This means nearly every community in Michigan will be approached about a solar installation within the next five years.

The purpose of this training is to provide community members with an overview of how communities are preparing for these developments through planning and zoning. This training is based on the Planning and Zoning for Solar Energy Systems: A Guide for Michigan Local Governments and will explain:

- The context for solar energy development in Michigan;
- How various components, scales, and configurations of SES fit into landscape patterns ranging between rural, suburban, and urban;
- Planning and siting considerations for solar energy systems including colocation with other land uses; and
- Sample zoning approaches that attempt to balance the interests of property owners and the community as a whole.

REGISTRATION

To learn more and register for this free event, go to:

<https://events.anr.msu.edu/Calhounsolarprogram23/>

TIME & LOCATION:

Thursday

April 27th, 2023

6:30 – 7:30pm

Convis Township Hall

19500 15 Mile Rd.

Marshall, MI 49068

CONTACT US:

Calhoun County MSU Extension Office

msue.calhoun@county.msu.edu

(269) 781-0784

Tyler Augst, Extension Educator

augsttyl@msu.edu

(269) 657-8213

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Michigan State University is committed to providing equal opportunity for participation in all programs, services and activities. Accommodations for persons with disabilities may be requested by contacting the event contact [insert name] two weeks before the start of the event [insert deadline date] at [insert phone number and email]. Requests received after this date will be honored whenever possible.

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank SMB SOUTHERN MICHIGAN BANK						
03/28/2023	SMB	12	CONSUMERS	CONSUMERS ENERGY CO.	Utilities	392.99
03/29/2023	SMB	13	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	38.78
03/29/2023	SMB	14	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	40.82
03/29/2023	SMB	15	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	40.83
03/29/2023	SMB	16	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.10
03/29/2023	SMB	18	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.24
03/29/2023	SMB	19	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.39
03/29/2023	SMB	20	CONSUMERS	CONSUMERS ENERGY CO.	Utilities	343.99
03/29/2023	SMB	9998	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.11
03/30/2023	SMB	21	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	559.95
03/30/2023	SMB	9999	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	920.15
03/31/2023	SMB	31329	ADVISOR	ADVISOR	BOARD NOTICES - MARCH	774.30
03/31/2023	SMB	31330	ALLEGRA	ALLEGRA BATTLE CREEK	BOARD NOTICES - MARCH	60.36
03/31/2023	SMB	31331	BC SHOPPER	BATTLE CREEK SHOPPER NEWS	MARCH PUBLIC NOTICES	1,154.04
03/31/2023	SMB	31332	CAL CO COM	CALHOUN COUNTY COMMUNITY DEVELOPMEN	MAP COVERSION TO DIGITAL PRINTING OF ZONING MAPS	45.00 30.00 <hr/> 75.00
03/31/2023	SMB	31333	CAL CO DIS	CALHOUN COUNTY DISPATCH	2ND QUARTER CFS	8,671.28
03/31/2023	SMB	31334	COMCAST	COMCAST BUSINESS	3-10 THRU 4-9 INTERNET AND VOIP SERVICE	381.58
03/31/2023	SMB	31335	CSI	CSI EMERGENCY APPARATUS LLC	EMERGENCY LIGHT BULBS FOR APPARATUS	2,674.95
03/31/2023	SMB	31336	DR IT	DR. IT THE IT NINJAS	WEBSITE ANNUAL MAINTENANCE AND HOSTING	1,900.00
03/31/2023	SMB	31337	ELAN	ELAN FINANCIAL SERVICES	FEBRUARY/MARCH CHARGES	1,972.95
03/31/2023	SMB	31338	HARVEY	HARVEY CONSTC	REPLACE DAMAGED MAILBOX	100.00
03/31/2023	SMB	31339	HERITAGE	HERITAGE FIRE EQUIPMENT	FIRE EQUIPMENT REPLACEMENTS	5,393.55
03/31/2023	SMB	31340	HERMAN EST	HE CLEANS	TRUCK WASH SUPPLIES	154.00
03/31/2023	SMB	31341	JEFF	JEFF ALBAUGH	REMBURSE FOR PRINTER INK JETS	43.78
03/31/2023	SMB	31342	JEFF & SON	Jeff & Son	FEBRUARY-MARCH SNOW REMOVAL AND SALTIN	1,158.00
03/31/2023	SMB	31343	JIMS FIRE	JIM'S FIRE EXTINGUISHER SERVICE	FIRE EXTINGUISHER SERVICE	110.00
03/31/2023	SMB	31344	REPUBLIC	REPUBLIC SERVICES	APRIL TWP. HALL TRASH SERVICE	94.45
03/31/2023	SMB	31345	ROE COM	ROE-COM	RADIO BATTERIES AND BELT CLIPS	103.50
03/31/2023	SMB	31346	SPECTRUM	SPECTRUM PRINTERS	AV ENVELOPES	405.34
03/31/2023	SMB	31347	TOTAL ENER	TOTAL ENERGY SYSTEMS, LLC	GENERATOR ROUTINE MAINTENANCE	2,048.65
03/31/2023	SMB	31348	VRIESMAN	VRIESMAN & KORHORN	CEREAL CITY SOLAR PROJECT FEES - REIMBU	605.25
04/07/2023	SMB	17	CONSUMERS	CONSUMERS ENERGY CO.	SIRENS	41.11
04/07/2023	SMB	22	CONSUMERS	CONSUMERS ENERGY CO.	STREET LIGHTS	920.15
SMB TOTALS:						<hr/> <hr/>
Total of 33 Checks:						31,344.59
Less 0 Void Checks:						0.00
Total of 33 Disbursements:						<hr/> 31,344.59

Marshall Township
Calhoun County, Michigan

Resolution No: _____

Resolution To Approve April 425 Transfers

WHEREAS, Act 425 of the Public Acts of 1984 allows one municipality to transfer property to another under statutorily-defined agreements ("425 Agreements") for the purposes of economic development; and

WHEREAS Marshall Township ("Township") and the City of Marshall ("City") entered into a Master Agreement ("Master 425 Agreement" for purposes of standardizing and expediting 425 Agreements; and

WHEREAS, the Master 425 Agreement sets forth a general framework for the development of properties within quadrants identified as east or west of I-69 and north or south of I-94, and seeks to identify areas suitable for economic development; and

WHEREAS, the State of Michigan and the Marshall Area Economic Development Alliance (MAEDA) have identified some properties located in the areas encompassed by the Master 425 Agreement for economic development and have identified such area as the Megasite Area ("Megasite"); and

WHEREAS, the Marshall Area Economic Development Alliance (MAEDA) is the owner of several Megasite Properties which are identified by parcel number (and address, if any) herein and has requested that the Township and City approve their application for 425 transfers pursuant to the Master 425 Agreement (April 2023 Transfer Requests); and

WHEREAS, the Township Attorney has reviewed the applications of the April 2023 Transfer Requests identified herein and has found them to conform to the Master 425 Agreement and to be lawful and agreeable in all other respects; and

WHEREAS, individual transfer requests were made based on prior ownership; all properties are now owned by MAEDA; and all transfer applications and proposed agreements are consistent with each other and the Master 425 Agreement; and

WHEREAS, the Marshall Township Board finds that approving the April 2023 Transfer Requests are in the best interests of the Township and will promote economic development.

NOW, THEREFORE, BE IT HEREBY RESOLVED The Township Board of Marshall Township, Calhoun County, approves the April 2023 Transfer Requests from MAEDA as follows:

Former Owner:	Parcel No:	Address:
("Baldwin")	16-201-018-00	13820 W Michigan Ave.
("Herman C.")	16-281-015-03	vacant
	16-281-015-04	vacant
	16-281-015-00	vacant
("Herman")	16-281-015-00	vacant
("Isernia")	16-290-012-00	13996 W Michigan Ave.
("Newman")	16-290-021-04	13844 13-Mile Road
("Plushnik")	16-290-021-05	vacant
("Sackrider")	16-190-006-01	vacant
	16-193-003-00	vacant
	16-193-006-00	vacant
	16-193-009-00	vacant
	16-300-006-00	vacant
	16-300-018-00	vacant
	16-300-021-00	vacant
("Stautz")	16-281-015-01	vacant
	16-281-015-02	vacant
	16-281-015-05	vacant
("Turpin")	16-290-021-03	139965 13-Mile Road
("Wichowski")	16-290-015-00	14012 W Michigan Ave.
("Willard")	16-290-021-02	13712 13-Mile Road
("Woods")	16-290-021-01	13580 13-Mile Road

IT IS FURTHER RESOLVED that each transfer application and agreement; as enumerated above and separated by last name of former owners are attached hereto and made a part of this Resolution; and

IT IS FURTHER RESOLVED that the transfer applications and agreements can be considered together based on common ownership and similar proposed agreements; and

IT IS FURTHER RESOLVED that if any one transfer or group of transfers identified by last name is removed or eliminated for any reason, such removal/elimination shall not affect the rest of the transfer requests that are approved herein.

The foregoing RESOLUTION was OFFERED BY _____, and SUPPORTED BY _____.

The members voted as follows:

Ayes:

Nays:

The Supervisor declared the resolution duly adopted.

MARSHALL TOWNSHIP
CALHOUN COUNTY, MI

Jeff Albaugh, Clerk

Attest:

Dave Bosserd, Supervisor

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted at a regular meeting of the Marshall Township Board held on _____, 2023 ; the original of which resolution is on file in my office; that the meeting was conducted and public notice of the meeting was given pursuant to an in compliance with the Michigan Open Meetings Act; that a quorum of the Board was present and voted in favor of the resolution; and that the minutes of the meeting will be or have been made available as required by the Open Meetings Act.

Jeff Albaugh, Clerk
Township of Marshall
Calhoun County, Michigan

MEMORANDUM

TO: The Board of Marshall Township
FROM: Roxanne Seeber, Township Attorney
DATE: April 11, 2023
RE: Megasite Properties Agreements

INTRODUCTION

In an email dated April 10, 2023, Jeff Albaugh of Marshall Township ("Township") forwarded a series of 425 Agreements for review. These agreements, which are on your agenda for April 17, 2023, are for 425 transfers between the City of Marshall ("City") and Township for the conditional transfer of property.

OWNER

The Marshall Area Economic Development Alliance "MAEDA" owns the following properties and has requested transfer of the same into the City pursuant to the Master 425 Agreement:

Former Owner:	Parcel No:	Address:
("Baldwin")	16-201-018-00	13820 W Michigan Ave.
("Herman C.")	16-281-015-03	vacant
	16-281-015-04	vacant
("Herman")	16-281-015-00	vacant
("Isernia")	16-290-012-00	13996 W Michigan Ave.
("Newman")	16-290-021-04	13844 13-Mile Road
("Plushnik")	16-290-021-05	vacant
("Sackrider")	16-190-006-01	vacant
	16-193-003-00	vacant
	16-193-006-00	vacant
	16-193-009-00	vacant
	16-300-006-00	vacant
	16-300-018-00	vacant

	16-300-021-00	vacant
("Stautz")	16-281-015-01	vacant
	16-281-015-02	vacant
	16-281-015-05	vacant
("Turpin")	16-290-021-03	139965 13-Mile Road
("Wichowski")	16-290-015-00	14012 W Michigan Ave.
("Willard")	16-290-021-02	13712 13-Mile Road
("Woods")	16-290-021-01	13580 13-Mile Road

AGREEMENTS

All of the agreements replicate the language of "Schedule C" of the Master 425 Agreement between City and Township.

The terms of the agreements are summarized as follows:

- Pursuant to Public Act 425 of 1984, the Township and City agree to the transfer of the property from the Township to the City, provided that the owners and other users of the utilities bear the cost of extending them to the properties.
- The Transfer of such properties will occur on April 21, 2023. §3.
- The Township shall assess ad valorem taxes on properties for the year 2023. §5.
- For 2024 and 50 years after the furnishing of a certificate of occupancy for any construction or use of the properties, the City shall assess taxes. The City shall remit the Township certain millage (residential – 2; commercial – 4; industrial – 4) levied on the taxable value of the Property, subject to any subsequent adjustments resulting from tax appeals. §5.
- The failure of the City to share taxes shall be a breach of contract entitling the Township to terminate the agreement and pursue other remedies. §7.
- The two municipalities share the cost of tax abatements and share legal liability for any harm committed to third parties. §§8,9.
- Any conflict between these agreements and the Master 425 Agreement is resolved in favor of the latter unless expressly stated otherwise. §11.
- Sewer and water (utility) rates in the transferred areas will be the same as that billed to City properties.

CONCLUSION

These agreements are consistent with the Master 425 Agreement and may be approved by the Township Board.