

GENESEE COUNTY METROPOLITAN PLANNING COMMISSION
Tuesday, December 5, 2023, 8:00 a.m.

MINUTES

The Genesee County Metropolitan Planning Commission met at 8:00 a.m. on Tuesday, December 5, 2023, in the Harris Auditorium of the Genesee County Administration Building, 3rd Floor, 1101 Beach Street, Flint, Michigan.

I. CALL TO ORDER

Chairperson Himelhoch called the meeting to order at 8:00 a.m.

II. ROLL CALL

Present: Alan Himelhoch, Dr. Beverly Brown, Cheryl Sclater, Gloria Nealy, Jeffrey M. Peake, Lauren Coney, Martin L. Cousineau, Mike LaPointe, Reggie Smith, Tyler Rossmassler, and William Brandon.

Absent: None.

Others Present: Derek Bradshaw, Christine Durgan, Sheila Taylor, Jacob Maurer, Andrew Trudeau, Anthony Kelly, Gwynneth Coselman, Weslee Vollweiler, and Nichole Odette.

III. MINUTES

A. Minutes of the November 7, 2023 Regular Meeting

Motion: Action: Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Mike LaPointe, to approve the November 7, 2023 regular meeting minutes as presented.

Motion passed unanimously.

(Approved minutes are on file in the GCMPC office)

IV. OPPORTUNITY FOR INDIVIDUALS TO ADDRESS THE COMMISSION

No one spoke at this time.

V. COMMUNICATIONS

A Notice of Intent to prepare a Master Plan was received from Livingston County.

Andy Trudeau introduced Weslee Vollweiler, our new Housing Rehabilitation Specialist I.

VI. COMMITTEE REPORTS

There were no Committee Reports.

VII. NEW BUSINESS

A. FOS-10-23-12; Thetford Township – Gary and Laura Tilson – Application for Farmland Agreement

Anthony Kelly provided an overview of FOS-10-23-12; Thetford Township – Gary and Laura Tilson – Application for Farmland Agreement. The parcel meets the criteria for enrollment in P.A. 116., as it is larger than 40 acres and at least 51% agriculturally active. The proposed length of protection under P.A. 116 is 30 years. Discussion ensued.

Motion: Action: Approve, **Moved by** William Brandon, **Seconded by** Martin L. Cousineau, to approve staff recommendations regarding FOS-10-23-12; Thetford Township – Gary and Laura Tilson – Application for Farmland Agreement.

Motion passed unanimously.

(Documents on file with minutes)

Derek Bradshaw announced that Anthony Kelly has just been promoted to Planning Specialist.

B. FOS-11-23-13; Thetford Township – Thomas O’Hearn – Application for Farmland Agreement

Gwynneth Coselman provided an overview of FOS-11-23-13; Thetford Township – Thomas O’Hearn – Application for Farmland Agreement. The parcel meets the criteria for enrollment in P.A. 116., as it is larger than 40 acres and at least 51% agriculturally active. The proposed length of protection under P.A. 116 is 15 years. Discussion ensued.

Motion: Action: Approve, **Moved** Martin L. Cousineau, **Seconded by** Mike LaPointe, to approve staff recommendations regarding FOS-11-23-13; Thetford Township – Thomas O’Hearn – Application for Farmland Agreement.

Motion passed unanimously.

(Documents on file with minutes)

VIII. FINANCES

A. Contract, Vouchers and Bills

Derek Bradshaw reviewed the Contract, Vouchers and Bills.

Motion: Action: Approve, **Moved by** Reggie Smith, **Seconded by** Jeffrey M. Peake, to approve the November Contract, Vouchers and Bills for a total \$76,829.07 and to authorize the proper authorities to sign the checks.

Motion passed unanimously.

(Documents on file with minutes)

B. Commission Expenses and Per Diems

Motion: Action: Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Reggie Smith, to approve the Commission Expenses and Per Diems.

Motion passed unanimously.

(Documents on file with minutes)

IX. OLD BUSINESS

A. Project Status

1. 3-C Transportation Planning – November 2023 Status Report

Jacob Maurer stated that last month the City of Montrose presented GCMPC with the “Citizen of the Month Award”. The award recognized staff for their efforts in assisting the city to receive over \$500,000 in federal funding through the Transportation Improvement Program (TIP). Staff are continuing to meet with local road and transit agencies to ensure that FY 2024 projects are moving forward. Discussion ensued.

Motion: Action: Approve, **Moved by** Reggie Smith, **Seconded** Jeffrey M. Peake, to approve the 3-C Transportation Planning report as presented.
Motion passed unanimously.
(Original on file with minutes)

2. Environmental Program Update – November 2023 Status Report

Sheila Taylor stated that the Solid Waste Ordinance fees collected for 2023 were just over \$1 million, which is up from the \$942,000 collected last year. Staff does not expect the increase in fees to continue next year, however, as they were due to a couple of special projects at the Brent Run Landfill.

Motion: Action: Approve, **Moved by** Jeffrey M. Peake, **Seconded by** William Brandon, to approve the Community Development Program report as presented.
Motion passed unanimously.
(Original on file with minutes)

3. Community Development Program – November 2023 Status Report

Sheila Taylor stated that staff are continuing to work through the application process and finalize the Action Plan.

Motion: Action: Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Lauren Coney, to approve the Community Development Program report as presented.
Motion passed unanimously.
(Original on file with minutes)

4. Housing Program Update – November 2023 Status Report

Andrew Trudeau stated that 39 projects have been completed and another five should be finalized by the end of the year. Urgent Repair Program projects make up the bulk of the completions, with 27 projects that included roofs, septic/drain issues, water/wells, and a furnace. Fifty-five referrals have been made to the Consumers Energy Helping Neighbors Program. Staff worked with the Health Department to approve a Presby septic system for a homeowner whose small yard could not accommodate a traditional septic system. A contractor Open House was held on November 8th. Fourteen contractors from various trades attended the Open House, seven from minority or female owned businesses. Discussion ensued.

Motion: Action: Approve, **Moved by** Dr. Beverly Brown, **Seconded by** Mike LaPointe, to approve the Housing Program Update as presented.
Motion passed unanimously.
(Original on file with minutes)

5. American Rescue Plan Act – November 2023 Status Report

Christine Durgan stated that staff continues to work with Ashley Capital on the Buick City redevelopment project to ensure federal procedures are followed. Ashley Capital is currently preparing a bid packet to be released in January. Staff are preparing for the County audit that will begin in January.

Motion: Action: Approve, **Moved by** Dr. Beverly Brown, **Seconded by** Reggie Smith, to approve the American Rescue Plan Act Report as presented.
Motion passed unanimously.
(Original on file with minutes)

6. Report of the Director – November 2023 Status Report

Derek Bradshaw stated that there are seven interviews scheduled for Wednesday to fill the open Planner position. Demolition of the interior spaces within the Genesee County tower building has begun. A company is under contract to prepare bid specs for the demolition of the former McDonald Dairy site and a bid package should be released next February. An architect will be hired once the site is demolished and cleared. The Genesee County tower building is featured in My City Magazine's current issue.

Motion: Action: Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Mike LaPointe, to approve the Report of the Director as presented.

Motion passed unanimously.

(Original on file with minutes)

B. Commissioner Comments

Commissioners made comments at this time.

Gloria Nealy gave an update of the Genesee County Parks and Recreation Commission's meetings and events.

X. ADJOURNMENT

Chairperson Himelhoch adjourned the meeting at 8:34 a.m.

Respectfully submitted,
Nichole Odette, Program Services Specialist
Genesee County Metropolitan Planning Commission