

**TYRONE TOWNSHIP
REGULAR BOARD MEETING
APPROVED MINUTES – JANUARY 19, 2016**

CALL TO ORDER

Supervisor Cunningham called the meeting of the Tyrone Township Board to order with the Pledge of Allegiance on January 19, 2016 at 7:00 p.m. at the Tyrone Township Hall.

ROLL CALL

Present: Supervisor Mike Cunningham, Treasurer Marna Bunting-Smith, Clerk Keith Kremer (via Skype), Trustees Cam Gonzalez, Soren Pedersen, and Chuck Schultz. Absent: Trustee David Walker

APPROVAL OF AGENDA – OR CHANGES

Treasurer Bunting-Smith moved to approve the agenda as presented. (Trustee Schultz seconded.) The motion carried; all ayes.

APPROVAL OF CONSENT AGENDA

**Regular Board Meeting Minutes- December 15, 2015
Treasurer's Report
Clerk's Warrants & Bills**

Clerk Kremer moved to approve the consent agenda as presented. (Trustee Gonzalez seconded.) The motion carried; all ayes.

COMMUNICATIONS

- 1. Revenue and Expenditure Report**
- 2. Livingston Area Pet Pantry Letter of Thanks- December 8, 2015**
- 3. Gleaners Food Bank Letter of Thanks- December 14, 2015**
- 4. Livingston County Sheriff Report- August 2015**
- 5. Livingston County Sheriff Report- September 2015**
- 6. Livingston County Sheriff Report- October 2015**
- 7. Livingston County Sheriff Report- November 2015**
- 8. Michigan Public Service Commission Ceases Video Franchise Operations- December 17, 2015**
- 9. Construction schedule of Lake Tyrone sewer system.**
- 10. Update of fire runs turned over to collection agency**
- 11. Zoning Board of Appeals Approved Meeting Minutes- October 5, 2016**

Trustee Gonzalez moved to receive and place on file Communications #1-11 as presented. (Trustee Pedersen seconded.) The motion carried; all ayes.

PUBLIC REMARKS

None.

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UNFINISHED BUSINESS

1. Purchase offer(s) on 28-acre parcel #4704-03-300-015.

Supervisor Cunningham moved to decline EnGenius' purchase offer of both township properties. (Trustee Schultz seconded.) The motion carried; all ayes.

Trustee Gonzalez moved to counteroffer Doug and Marjorie Johnson's offer to purchase 28-acre parcel 4704-03-300-015 on Runyan Lake Rd. The counteroffer is for the purchase price of \$140,000, a down payment of \$50,000, and payable with a land contract for five years at 5% interest. (Trustee Pedersen seconded.) The motion carried; all ayes.

NEW BUSINESS

1. Request of Valerie Johnson for site plan approval and special land use permit at 11009 Old US-23 as recommended by the Planning Commission.

Trustee Gonzalez moved to grant the request of Valerie Johnson for site plan approval and a special land use permit for her wedding barn business at 11009 Old US-23, as recommended by the Planning Commission. All conditions were met. (Trustee Schultz seconded.) The motion carried; all ayes.

2. Request of Tom and Kathy Martinez for land division of parcel 4704-01-400-012 located at 11025 Rustic Ridge as recommended by the Planning Commission.

Treasurer Bunting-Smith moved to approve the request of Tom and Kathy Martinez for land division of parcel 4704-01-400-012 located at 11025 Rustic Ridge, as recommended by the Planning Commission. All conditions were met. (Trustee Schultz seconded.) The motion carried; all ayes.

3. Request to adopt Employee Handbook revisions.

Trustee Schultz moved to adopt the employee handbook revision to clarify a previous revision. (Trustee Pedersen seconded.) The motion carried; all ayes.

4. Request to adopt Sewer Bonds Debt Reduction Guidelines Resolution.

**RESOLUTION #160101
TYRONE TOWNSHIP, LIVINGSTON COUNTY**

SEWER BONDS DEBT REDUCTION GUIDELINES

WHEREAS, Tyrone Township entered into an agreement to fund a sewer project with bonds to be paid by township and guaranteed with Livingston County's bonding capacity,

WHEREAS, the bonds were sold on the premise that they would be paid by committed payments from property owners that were connecting to the sewer and additional forecasted growth,

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WHEREAS, the anticipated growth never occurred and a large number of properties did not make their committed payments due to the economic downturn, which caused the bond fund to be unable to meet future payments and would potentially cause a default of the bond that Livingston County would be then be required to assist with paying the shortfall,

WHEREAS, in 2009, the Livingston County Commissioners through their debt committee, requested that the township prepare a long term debt reduction plan that would meet with the approval of the county,

WHEREAS, the plan prepared by the township included long term loans from the township general fund through the budget year 2028/2029 and a debt reduction fee on all quarterly billings to sewer users. The loans would continue and the debt reduction fee would continue until the bonds were totally paid off and the loans from the general fund were repaid. The plan was made purposely conservative such that it did not have to revised with additional loans should the economic downturn continue for a long period of time,

WHEREAS, actual user connections have been increasing, tax delinquencies with the larger properties are abating, and a significant amount of tax losses have been recovered by the township purchasing these properties and reselling them,

WHEREAS, in 2015 a revised plan was submitted to the Livingston County Commissioners with the following assumptions and conditions:

- Forecasted growth in usage was limited to the new connections required by current homeowners within the sewer district in 2018. No additional new users or new REUs will be counted until actually connected and paid or committed via a new special assessment.
- The O&M debt reduction fee would continue until the bond and General Fund loans are repaid.
- The forecasted cash balance at the beginning of each year would exceed the required bond payments for that year.
- Payback of the loan would not occur until the cash balance at the beginning of the fiscal year would be sufficient to repay all the outstanding bond payments.
- General Fund loans to the sewer fund would be discontinued after 2016/2017 providing the forecasted cash balance at the end of a fiscal year exceeded the bond payments for the coming fiscal year. In the event, the forecasted cash balance was not sufficient to pay any of future years' bond payments, General Fund loans would need to be reinstated to bring the plan back into compliance.

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- The plan will be updated each year with the ending cash balance in the fund, the actual
- If requested, the township board would prepare updated reports for the Livingston County Debt Committee.

NOW THEREFORE BE IT RESOLVED that Tyrone Township Board will review the long term sewer bond repayment plan on an annual basis to assure that the provisions outlined above will be followed or adjusted to meet the future bond repayment requirements.

RESOLVED BY: Supervisor Cunningham

SUPPORTED BY: Trustee Schultz

VOTE: Cunningham, yes; Kremer, yes; Bunting-Smith, yes; Gonzalez, yes; Pedersen, yes; Schultz, yes; Walker, absent.

ADOPTION DATE: January 19, 2016

CERTIFICATION OF THE CLERK

The undersigned, being the duly qualified and acting Clerk of Tyrone Township, Livingston County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting, held on January 19, 2016, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office, (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Terri A. Medor
Township Deputy Clerk

5. Request to approve hourly performance and 2016 pay rates.

Clerk Kremer moved to approve the hourly performance and 2016 pay rates as presented. (Trustee Schultz seconded.) The motion carried; all ayes.

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6. Request to initiate rezoning of select parcels along Old US-23 to PCI Planned Commercial Industrial.

Trustee Gonzalez moved to initiate the rezoning of eleven parcels along Old US-23 to PCI Planned Commercial Industrial. (Trustee Pedersen seconded.) The motion carried; all ayes. The eleven parcels are as follows:

4704-20-400-006	4704-20-400-014	4704-29-200-004
4704-20-400-003	4704-20-400-011	4704-29-400-007
4704-20-400-004	4704-20-400-015	4704-29-400-006
4704-20-400-005	4704-29-200-007	

7. Closed Session for confidential attorney client communications.

**RESOLUTION #160102
TYRONE TOWNSHIP, LIVINGSTON COUNTY**

CLOSED SESSION

Supervisor Cunningham resolved to convene in closed session to discuss confidential attorney-client communications. (Trustee Gonzalez seconded.)

Roll call: Cunningham, yes; Kremer, yes; Bunting-Smith, yes; Gonzalez, yes; Pedersen, yes; Schultz, yes; Walker, absent.

The board convened in closed session at 8:00 p.m.

* * * * **Closed Session Minutes** * * * * *

The board reconvened in open session at 9:13 p.m.

MISCELLANEOUS BUSINESS

None.

PUBLIC REMARKS

None.

ADJOURNMENT

Supervisor Cunningham moved to adjourn. (Trustee Schultz seconded.) The motion carried; all ayes. The meeting adjourned at 9:13 p.m.