

**Hastings Charter Township  
Barry County  
Rutland Charter Township  
Carlton Township  
City of Hastings  
Joint Planning Alliance**

**Draft Meeting Minutes**

**October 18, 2010**

Members Present: Haywood, McManus, Wiswell, Lenz, Medendorp, Jasperse, Mansfield, Brown, Carr.

Members Absent: Miner, Redman, Brown, Carpenter, Warren.

Ex-Officio Members Present: Stolsonburg, Byrnes.

Ex-Officio Members Absent: None.

Others Present: May, Gallup, Percy.

The meeting was called to order at 6:02 p.m. by Chairman Carr.

Carr asked for comment regarding the minutes of the September 20, 2010 meeting of the Joint Planning Committee and the draft minutes of the October 4, 2010 meeting of the City of Hastings Planning Commission. No comment was forwarded.

Motion by Wiswell, second by Medendorp to approve the minutes of the September 20, 2010 meeting of the Joint Planning Committee as presented, and to receive and place on file the draft minutes of the October 4, 2010 meeting of the City of Hastings Planning Commission.

Motion carried.

Carr asked for additions or changes to the draft agenda for tonight's meeting as written. Mansfield asked that discussion regarding a proposal for an "energy portfolio analysis" from Rockford Companies / Technical Energy Solutions and discussion regarding the State of Michigan's Shared Public Services initiative be added under New Business on the agenda. Motion by Lenz, support by Jasperse

that the agenda be approved after modification to include the items suggested by Mansfield.

Motion carried.

Carr asked for comment from the public. No comment was forwarded.

Carr noted the agenda item calling for updates from those present regarding projects within their respective jurisdictions.

Mansfield stated that there was little activity to report in the City of Hastings. Wiswell questioned the status of the old gas station site at the corner of Michigan Avenue and Court Street and the two houses on the north side of Center Street west of Michigan Avenue. Mansfield explained that the City's DDA was interested in acquiring the site of the former gas station for parking or redevelopment, but that the owner of the site (Marathon Oil) would not agree to the contract language required by the City to ensure that the City would not be held liable for any existing contamination at the site. Mansfield stated that the DDA also had expressed some interest in the two homes on Center Street, and that the DDA had been in contact with the listing realtor. Medendorp questioned the status of demolition of the residence on the southwest corner of Hanover and Green Streets. Mansfield stated that demolition was underway, but that he understood that a potential grave had been discovered at the site slowing the demolition process.

McManus reported that Matt Occipinti of the MDNRE had recently provided an update to Barry County regarding the new floodplain maps. McManus stated that Occipinti indicated the reduced cost flood insurance may be available to building owners in certain jurisdictions, and that the MDNRE would investigate this reduced cost flood insurance if requested to do so by the jurisdiction. McManus stated that if officials were interested in pursuing this program, they should call Occipinti. McManus stated that the County intended to scan the new floodplain maps and make them available to others on the County's website.

McManus reported that the Gilmore Car Museum was building a large new building at their site south of Delton. McManus reported that Dr. Roth had broken ground on a new building in Delton. McManus reported that Gun Lake Townships recently amended zoning ordinance had gone into effect as of today.

Carr reported that the Rutland Township Board had approved distribution of the Township's amended Master Plan. Carr stated that the Township had not yet taken any further action on the Township's zoning amendments to implement the joint zoning overlay.

Byrnes reported that Soaring Concepts Aerospace and Powrachute had recently constructed a new building at the Hastings City / Barry County Airport. Byrnes stated that the company would be moving into the facility within the next few months. Byrnes stated that the company currently employed 12 individuals, but planned to increase employment in the very near future. Byrnes stated that a new private aircraft hanger was also under construction at the Airport.

Carr stated that Gerald Fisher had now forwarded a draft agreement outline for the Intergovernmental Services Agreement. Carr stated that he and Mansfield would be meeting in the near future (Tuesday at 9:00 a.m.) to review and discuss the draft agreement. Mansfield stated that Fisher had asked that he and Carr review the draft agreement and provide initial comments back to him (Fisher). Carr stated that the draft agreement would then be forwarded to the Intergovernmental Agreement Working Group, and that the group would meet with Fisher to consider the agreement. Carr stated that he expected the working group to convene within the next few weeks.

Carr stated that there was no report from either the JPA Education Committee or JPA Website Committee at tonight's meeting, since the Chairs of these committees were not present at tonight's meeting. Byrnes reported that there would be an opportunity for the JPA to participate in an educational effort at the upcoming BCEDA Economic Summit. Byrnes stated that the BCEDA would be hosting a Business-to-Business Expo at the Summit on November 4<sup>th</sup> from 11:00 a.m. to 3:00 p.m. Byrnes stated that the JPA was welcome to host a booth at the Expo. Mansfield reported that he and Hart intended to participate in such a booth, and invited any other JPA members to join them in this effort. Byrnes reported that the formal presentations at the Summit would take place following the Expo, and would be held from 3:30 p.m. to 6:00 p.m.

Carr introduced discussion regarding the USEPA Brownfield Site Assessment Grant program. Mansfield stated that little had changed since last month's report. Mansfield stated that approximately \$150,000 remained available under the grant program. Byrnes reported that she had recently met with representatives of the Michigan Economic Development Corporation (MEDC) to discuss brownfield

redevelopment programs available through the State. Byrnes stated that the JPA's USEPA Brownfield grant program would be viewed very favorable by the State, and may well lead to the availability of additional funds or other incentive programs to stimulate the reuse or development of brownfields. Byrnes stated that the MEDC encouraged individuals and agencies to visit their (the MEDC's) website to obtain additional information regarding such programs.

Carr introduced discussion regarding the list of work tasks to be accomplished by the JPA in 2011. Mansfield offered to work with Byrnes to develop a list of potential recipients for solicitation letters to attempt to get additional participation in the USEPA Brownfield Grant program. Consensus of the JPA was to eliminate work task 3.d. from the list since it had been completed.

Mansfield stated that the City had been approached by a team from Rockford Companies and Technical Energy Solutions with a proposal to conduct an "energy portfolio analysis." Mansfield stated that the proposal included energy use evaluation and development of energy use reduction strategies, evaluation of alternative energy sources, green building and green infrastructure strategies, and other energy or environmental initiatives. Mansfield stated that the proposal was very preliminary in nature, and that Rockford and TES would be working with the City to refine the proposal as the program moved ahead. Mansfield stated that the proposed program would likely involve both public and private partners.

Mansfield stated that as the City reviewed the Rockford/TES proposal, it became apparent that the City's boundaries did not provide a very logical limit for the purposes of the proposed program. Mansfield stated that the energy and environmental matters spanned jurisdictional lines. Mansfield stated that the City's reps had consequently discussed the program with the township supervisors in the JPA, as well as reps from the County, Hastings School District and BISD. Mansfield stated that all had expressed an interest in the program. Mansfield stated that he would be discussing the program with the Barry Community Foundation to see if they had any interest in participating in the project at some level. Mansfield stated that he was simply informing the JPA of the program at this time, since it seemed to fit very well with the objectives of the JPA, and since the program may well use the JPA Joint Planning Area boundaries to define the initial program area.

Mansfield stated that the school reps, County administrator, City reps and township supervisors had also met to discuss the State of Michigan's Shared Governmental Services Initiative. Mansfield stated that the entities had identified several areas where services or programs could be shared immediately, and several other areas

where opportunities for sharing existed but would take additional investigation and evaluation.

Byrnes stated that Kent County had recently extended an offer to municipalities within the West Michigan Strategic Alliance to use a reverse bidding program for procurement of goods and materials. Dennis Percy stated that the Kent Intermediate School District and Michigan School Business Officials had been sharing procurement and service programs for many years. Percy suggested that the Shared Public Services group contact these agencies to see what had and had not worked for them.

Carr asked for additional comment from anyone in attendance. No additional comments were forwarded.

Carr asked for additional comments from the members of the JPA.

Wiswell strongly urged the JPA and JPA Intergovernmental Services Agreement Working Group to move forward with the development of an Urban Services Agreement as quickly as possible.

Byrnes stated that Barry County had reinstated 76% of the funding for the work of the BCEDA. Byrnes stated that the BCEDA Board would be investigating funding strategies in the very near future.

Byrnes stated that she and others were serving on a committee reviewing the amendment of the regional plan for the area. Byrnes stated that the South Central Michigan Regional Planning Commission was the current regional planning agency for Barry County. Byrnes stated that the regional planning effort could realign Barry County with counties to the north, or that Barry County may remain with counties to the south and west.

Carr stated that there would be a meeting at the Rutland Township Hall on November 22, 2010 to consider non-motorized trails in Rutland Township and the surrounding area. Carr stated that comments and suggestions from the public would be solicited at that meeting.

Carr asked for additional comments from others in the room.

Gallup stated that the agenda for the JPA meeting had not been posted on the JPA website prior to the meeting. McManus to review the process for

posting of the JPA agendas on the website, and develop a process to ensure that they are posted from this point forward.

Carr asked for additional comments from the members of the JPA. No additional comments were forwarded.

Motion by Jasperse, second by Wiswell to adjourn at 7:16 p.m.

Motion carried.

Submitted by:

Jeff Mansfield  
Secretary