

**Kochville Township Downtown Development Authority**  
**Board Meeting Minutes: October 16, 2009**  
**8:30 a.m. at Kochville Township Hall**

**Board members present:** Lyle Davis (Chair); Vern Weber (Vice-Chair); Jim Loiacano (Supervisor); Dave Abbs (Treasurer); Scott LaDouce; Jon Howell; Andrew Forester

**Board members absent:** Tom Basil

**Others Present:** Steve King (Director); Kevin Kilby, Rob Eggers; Deb Brown; Judy FathJackson; Chris Radke; John Leuenberger; Sheila Hill; Mike Burger

**Proceedings:**

**I. Opening**

Lyle Davis called the meeting to order at 8:30 a.m. and led the pledge of allegiance.

**II. Agenda:**

- Moved by Forester to approve agenda as presented, seconded by Loiacano. Motion approved unanimously.

**III. Minutes:**

Mr. Davis requested amendments to the September meeting minutes regarding bids on Fashion Square Boulevard and Trautner road project, and on New Business.

- Moved by Loiacano to approved minutes as amended, second by Forester. Motion approved unanimously

**IV. Public Comment:**

Judy FathJackson (5772 Mackinaw Rd.) discussed the prior evening's benefit dinner for Kochville Township Parks and Recreation. An estimated 70 percent of tables at Bennigan's that night provided 20 percent of their tab to Parks and Recreation, courtesy of the restaurant. The estimated cost from vandalism at Rainbow's End park in early October is \$5,000. There are no lights on the park's parking lot. Ms. FathJackson said she would like conforming lights to those found nearby. The park also needs a new security system.

Mr. LaDouce agreed that the park is dark at night. Simply adding lights would help deter future problems.

Mr. Davis thanked Ms. Jackson. Mr. King will look into this issue.

Chris Radke (5195 Hampton Place) noted that he represents the Leuenbergers. He has previously worked with big box retailers, specifically on sanitary sewer related issues. Undersized sewer lines can wreak havoc on stores. Other clients have experienced big problems with such lines. Mr. Radke asked the DDA board to consider a gravity-fed line as a long-term solution.

Mike Burger (DPW) asked to reserve space for a comment near the end of the meeting.

**V. Communications and Information – None**

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**VI. Reports:**

a. Financials

Mr. Abbs noted a need to move additional funds out of Citizens Bank. DDA accounts need to use the Authority's new tax identification number. Mr. King will take care of this.

Mr. Davis asked if Citizens Bank funds needed to be reduced to \$250,000 to fully insure the amount. Mr. Abbs responded that this was correct.

Mr. Forester asked which bank would be used for additional deposits. Mr. Abbs responded that he did not yet know.

Mr. Loiacano noted that Wildfire Credit Union is offering a two-percent interest rate on high yield savings accounts.

Mr. Abbs said that the DDA is considering splitting additional funds to two or more different banks.

b. Police

Mr. Weber noted that a proposal was prepared for Saginaw County to contract for two deputies. He is in contact to begin negotiations, and is hoping to be able to report at the next DDA meeting on progress.

c. Entry Point Beautification

Mr. Forester provided conceptual photographs of potential decorative gateway locations within the DDA.

Rob Eggers (Spicer Group) noted that each considered intersection is quite busy. Signs must be placed outside of the right-of-way. Utilities and easements also must be dealt with. The sign at Bay and Tittabawassee Roads could be the most difficult to construct and install.

Mr. LaDouce asked who would maintain the gateway signs. Mr. Eggers replied that the DDA would.

Mr. Davis asked what the next steps should be on the project. Mr. Eggers said he would meet with landowners and secure easements for the project.

Mr. Loiacano asked about working with businesses to bring their signs into compliance with the city's ordinance. Mr. Davis asked when this compliance deadline takes effect. Mr. King answered August 2010.

**VII. Unfinished Business:**

a. Litigation Report – None

b. Kochville Road Bonding

Mr. Davis asked if the Township Board of Supervisors would discuss the Kochville Road bonding at its Tuesday, October 20 meeting. Mr. Loiacano replied that it would. He said there are no problems with the road bonding, but there may be with the sewer project bonding.

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Mr. Eggers provided a progress report handout for the Kochville Road project. A potential issue exists with ditch slopes. New topographic information highlights some potential grading and other issues to address.

c. Fashion Square Boulevard and Trautner Road Maintenance

Mr. Eggers provided an updated timeline for this project. The work dates were accelerated because of potential weather problems the following week. All work on Fashion Square Boulevard will be done on Sunday, October 18. Advertisements were published and notices were mailed to notify affected property owners of this work. Re-coloring and some painting and striping may have to wait until spring if the weather is too cold or too wet.

d. Wayfinding Project Update

Mr. Eggers noted that the low bid on this project came in under \$78,000, which he was recommending. Huron Sign Company (Ypsilanti, MI) is an experienced company, having contracted for the Midland wayfinding system. The company is doing a similar project in Utica.

Mr. Loiacano asked whether a single sign post design could sufficiently support the signs in Kochville Township. Mr. Eggers replied that the issue was brought up to Huron Sign Company as a concern. The company noted that engineering standards require the sign to withstand 90-mile-per-hour wind gusts for three seconds. The break-off bolt at the base of the post features a strength rating of 6, while only 2 is the recommended standard by the manufacturer. The design firm must provide a structural analysis of the signs.

Mr. LaDouce asked about the disparity in costs bid by the three companies. Mr. Eggers said that Huron Sign Company is experienced and meets the spec standards. Mr. LaDouce noted concern about the structural quality of the signs. Mr. Eggers said he would be concerned, too, but the submitted bids meet all of the project specifications.

Mr. Howell asked if Mr. Eggers feels comfortable with the recommended bid. Mr. Eggers replied that he was initially concerned, but the bid meets requirements.

- Motion by Weber to approve the bid for \$77,828.00 submitted by Huron Sign Company for a 35-sign wayfinding system. Seconded by Abbs. APPROVED.  
Support: Loiacano, LaDouce, Howell, Abbs, Weber, Forester, Davis  
Oppose: None  
Absent: Basil

e. Wal-Mart Bus Stop

Mr. Eggers noted that the bus stop project had been approved and was scheduled to be completed by November 2009. Mr. King noted that the expected project cost is \$13,950, though the budgeted amount was \$16,000.

f. Bay Road (M-84) Sewer District

Mr. Davis said a discussion took place with Dale Klein, the Township engineering consultant, regarding installing a four-inch force main sewer instead of a 12-inch gravity-fed sewer line. A gravity-fed line was approved at the September 2009 DDA meeting, but Mr. Davis requested comments from the board before proceeding with the project.

Mr. Eggers noted it would cost \$250,000 to run a force main along the stretch of Bay Road, which would be much

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cheaper than a gravity sewer, which is essentially a big pipe in the ground that flows downhill with gravity. The proposed system features a wet well with pump. The gravity line must be buried deep enough to allow waste to flow sufficiently to the pump. A force main system does not use gravity. Instead, sewage is ground in a private on-site grinder, which is then pumped into the line.

Mr. Eggers said a gravity sewer is generally preferred. Most sewer systems in the region are gravity fed. The issue was addressed at a meeting with Saginaw Valley State University. He said that Mr. Klein is correct, the force main would be less expensive. The decision is an issue of priorities. If long-term growth on Bay Road is a priority, then the board should approve a gravity system. If immediate access is the highest priority, then the board should approve a force main. The cost of the gravity-fed system will be approximately \$1 million, whereas the force main would cost about \$250,000. John Leuenberger has collected signatures from 81 percent of represented landowners for the project.

Mike Burger (DPW) noted that it is the Township's responsibility to maintain a pump station, while it is the private property owner's responsibility to maintain a grinder pump for a force main.

Mr. Loiacano commented that there is not much development along this portion of Bay Road right now. A force main could be installed by July. Mr. Eggers replied that August or September was more likely.

Mr. Loiacano said that value would be added to the land sooner with immediate sewer access. The gravity-fed system requires more money to install and attention to maintain. New business growth won't happen on this corridor right away. Getting sewer to the area quicker wouldn't cost much in the long run. The Township is trying to get away from maintenance expenses.

Mr. Abbs said a force main would be short-sighted by the DDA. He inquired about the system's capacity. Mr. Eggers replied that the entire area can be handled with a gravity sewer.

Mr. Abbs asked why Saginaw County Public Works hasn't been involved with the project. Mr. Eggers replied that Northwest Utility is involved with the design of the project. Mr. Loiacano stated that the Township is working with the County, who is aware of the project.

Mr. LaDouce asked if SVSU is involved with the project. Mr. Davis noted that SVSU was not interested in the project, which led to the concept of running a gravity line up Bay Road.

Mr. Weber asked what the Township Board's desire was for this project. Mr. Loiacano replied that communication is needed with the community through public hearings. If 10 percent of affected property owners don't want the project, the issue would go to a public vote. He would personally prefer the force main right now, since it reduces the Township's costs.

Mr. Howell said the DDA should focus on long-term growth.

John Leuenberger commented that a four-inch line does not provide enough capacity for a large development. He would be paying an assessment of more than \$250,000 for a sewer. There is currently no development north of Liberty because of the void in sewer service. He asked why the DDA would spend \$250,000 just to serve one person. He said the DDA should invest for everyone in the district.

Mr. Loiacano asked whether SVSU would use the new sewer line. Mike Burger noted that SVSU uses their own 14-inch sewer line with a lift station, which is different than what is being proposed.

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Mr. Howell asked what size line was proposed with the gravity-fed system. Mr. Eggers replied 12 inches.

Mr. Weber asked if it is possible to pump sewage for a half-mile on a force main system. Mr. Eggers replied that this is not possible on a force main system. If the power fails, individual pump stations face a large potential problem. The force main can't handle the same capacity as the gravity-fed system.

Don Scherzer (Spicer Group) asked the DDA to consider its goals. If the goal is to bring sewer access to the whole area, he advised approving the gravity system. If problems with individual private grinder pumps develop, residents will call the Township's department of public works. A force main would limit the township service district.

Mr. LaDouce commented that the DDA's purpose is long-term growth.

Mr. Forester said the DDA has to think long-term. Mr. Loiacano is doing his job with his concerns for the current situation. The DDA's job is to think long-term. Kochville's reputation is very important.

Mr. Howell said the gravity sewer is the best way to keep business growth on the Bay Road corridor.

Mr. Weber advised not looking at "band-aids." The DDA needs to look to the future and do this right.

Mr. Davis said that if the DDA is going to do the project, it must do it right. The DDA is working with the Township to guide development, which this project accomplishes. The community needs to be able to attract businesses. This sewer guides growth where the township wants it. The two people who didn't sign the petition have their own grinder pumps already. The gravity-fed sewer is the better choice.

- Motion by LaDouce to reaffirm approved motion from September 18, 2009 DDA meeting: to approve DDA support for, and recommend Kochville Township Board of Trustees approval of, development of a 12-inch gravity-fed sewer system on Bay Road from Liberty Road to Pierce Road, and east on Pierce Road from Bay Road to Fox Drive. Seconded by Howell. APPROVED.  
Support: LaDouce, Howell, Abbs, Weber, Forester, Davis, Loiacano  
Oppose: None  
Absent: Basil

Mr. Eggers passed out figures on the supported sewer project. The next step is to schedule a public hearing for the project. Kevin Kilby will meet with Mr. Loiacano and the Township board to work out this process. It doesn't make sense to do a topographic survey or design until after the public hearing takes place.

Mr. Scherzer agreed that a public hearing needs to be set. Two public hearings will take place for the project: the first is to set the district, and the second is to set the roll.

Mr. Loiacano said he is concerned about the petition format used to gather signatures for the project.

g. DDA Project Signs

Mr. Eggers said the DDA promotional project signs would be built this week. One will be placed on Fashion Square Boulevard, and one will be placed on Kochville Road. Sign Image will hold onto the other two signs for future projects.

Mr. Forester requested that Charter School be added to future DDA agendas.

### **VIII. New Business**

#### a. Saginaw Future

Mr. Davis noted that Saginaw Future has asked for a three-year, \$1,000-per-year commitment for its county economic development efforts.

- Motion by Forester to approve Kochville Township DDA funding commitment of \$1,000 annually for three years to support Saginaw Future, Inc. Seconded by Weber. APPROVED UNANIMOUSLY.
- b. Kochville Township Reimbursement (Bay Road Sewer Project) – None
- c. Kochville Township Reimbursement (Kochville Road Repaving) – None
- d. Sub-committee Meetings – None
- e. Worker’s Compensation

Mr. Davis noted that a quote was received from the DDA’s insurance representative, Norm Bamberger, for worker’s compensation insurance on the DDA Director, Mr. King. The quoted premium amount is \$878.00.

Mr. Abbs said he was frustrated with the quote, as Mr. King must be classified as “municipal.” He said that he was okay with the policy, however.

- Motion to approve worker’s compensation insurance policy through Bamberger, Inc. for DDA Director King for \$878.00 premium amount. Seconded by Loiacano. APPROVED UNANIMOUSLY.

### **IX. Township Supervisor’s Report**

Mr. Loiacano noted that a Breast Cancer Awareness walk took place the previous weekend at the park. Regarding the Trautner Road school zone, any road not posted with a speed limit in the county is officially a 55 miles-per-hour zone. 35 miles-per-hour is the suggested speed in the school area right now. The most that can be done by the County Road Commission at this time is to reduce the speed on the school section of Trautner to 35 mph. The new sign should hopefully be up next week.

Mr. Forester asked if the Township or DDA can still put lines on the crosswalk. Mr. Loiacano said he would check on this.

### **X. Director’s Report – None**

### **XI. Board Member Comments**

Mr. Eggers gave an overview of costs for a potential Project 1A sewer extension on Bay Road from Pierce Road to Freeland Road. The total anticipated project cost is \$405,000. The cost per square foot is \$73.58. These figures do not include the water line. A second handout provided information on a proposed water line along the same route. The project would be easier to treat as separate water and sewer projects, rather than one combined project. The estimated total project cost for the water line is \$356,000. SVSU would not be assessed for the project.

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Mr. Scherzer provided another estimated showing figures if the DDA picked up SVSU's costs for the sanitary sewer and water lines. Because SVSU would not pay toward the project, the cost is borne by only one side of the road. The DDA picking up SVSU's proportional cost would make the project much more affordable for the district. Without this DDA contribution, this will be a very expensive project for assessed property owners.

**XII. Other Business**

a. Payment of the Regular Bills

- Motion by Abbs to pay regular bills. Seconded by LaDouce. APPROVED UNANIMOUSLY.

b. Next Board Meeting – November 20, 2009

Mike Burger noted that Eye Care Specialists of Michigan are considering a new building just west of Family Physicians on Trautner.

Meeting adjourned at 9:49 a.m.

- Minutes prepared by Steve King