

# VIENNA TOWNSHIP SPECIAL MEETING

## THURSDAY, JANUARY 15, 2015

### CYNTHIA J. BRYAN, CLERK

**Roll Call: Present:** Taylor, Bryan, Cain, Lemieux, Belill, Thomas  
**Absent:** Fuller

**Public Comment:** None

**New Business:**

1. 2015 BDA Budget. Taylor stated that the intention of this meeting was review the budget and any discussion held should be from this day forward and in a positive manner. Bryan questioned the \$1,000 meeting per diem, Curtis stated that mileage expenses have been incurred in the past and that he wanted to leave a little in just I case for reimbursements. Belill questioned whether confirmation from the attorney was received from the attorney or MTA on the per diem pay, Bryan stated that it was in the responsibility book, Act 197 and the Bi-Laws of the BDA. Belill questioned if the ruled applied to other Boards and Bryan stated that she was checking into it. Cain stated that stated that he understood that the per diem was an oversight on the part of everyone. Moved by Cain, seconded by Bryan to approve the 2015 BDA Budget as presented. Lemieux questioned if the electrical and water expenses were for the storage facility or office rental. Curtis stated that the expenses were for the lighting and watering of flowers. Lemieux questioned \$14,000 for maintenance and repair on equipment. Curtis stated that it was for repairs on equipment, and truck repairs.

ROLL CALL: Yeas – Taylor, Bryan, Cain, Lemieux, Belill, Thomas

Nays – None

Motion carried

2. Open Discussion on future plans of the BDA Board of Directors and Charter Township of Vienna Board of Trustees. Taylor stated that the brakes have been put on all BDA projects for 2015. Curtis stated that water lines on Linden Road and Saginaw Road and the renewal of curb and gutter, but the funding for these projects are not currently available. He stated that the intention was to continue to maintain the existing beautification project for which many awards had been granted. Bryan stated that she had added documentation in the packets of information regarding other BDA's and their structure. Bryan stated that she felt that more development was necessary in the district and encouraged the BDA board to attend neighboring BDA meetings in communities such as Fenton or Birch Run, and determine where there emphasis is. Bryan felt that if the BDA was spending money that is great, but there should be a return on the investment and stated that she didn't necessarily think a waterline is the best investment. Curtis stated that this particular waterline is a safety issue. Bryan acknowledged that she always thought the waterline was intended for future development and felt any incoming business could provide their own. Bryan stated that

she thought the BDA should focus their efforts on what they could offer potential businesses, such as, low interest loans, hiring a BDA director or investing in a marketing and feasibility study with the Shriner Park that would also serve the BDA district. Curtis stated that while he is only one vote on the BDA, he agreed with Bryan. Curtis stated that he felt the BDA should work closely with the Planning Commission to look at what the public wanted to see happen as was done with the Master Plan. Curtis presented a sample booklet that he would like to see be created for Vienna Township listing all available property and what Vienna Township has to offer to be distributed to potential investors. Curtis expressed concerns over investors being deterred because of the water line not being complete. Bryan questioned whether the \$50,000 allocated to water engineering could take care of looking into what could be done with the water line. Belill stated that her understanding was that the water line on Linden Road was more of a safety issue because there is not enough pressure, even with their fire suppression systems that there would not be enough water to support it. Curtis questioned who is liable, whether it was the Township responsibility because of the pressure. Cain stated that he didn't know and that the Fire Department is aware of the issue. Cain stated that there are both of the buildings have external hydrants to boost pressure for the suppression systems. Curtis questioned where the hydrants are fed from and Cain stated through a truck or the water line and that there was a fine line between whether you are getting volume or pressure. Cain stated that if the issue is whether there is not enough pressure because of the size of the line, it can be taken care of with fire equipment. Cain stated it is a safety issue and the questions have been asked. Cain stated that he would love to see a listing of properties available, as there are calls regularly at Vienna asking for that information. Curtis it is necessary to remain bias in what properties are presented as some members of the BDA are owners of the properties, Cain stated that he understood. Lemieux brought up the possibility of listing agricultural land as a possibility, Belill stated that she didn't think it was a good idea to list them as possibilities as you can't promise that the property could be rezoned if they decided to come to Vienna. Curtis stated that he couldn't say how the Planning Commission would vote on rezoning of agriculture. Bryan stated that she liked the idea of the brochure listing available properties and questioned whether it would only include those zoned commercial. Curtis stated that it would. Belill suggested setting up a website for the information and Lemieux suggested a possible Facebook page. Cain expressed his pleasure at the dialogue that has taken place in this meeting and is hopeful that it becomes more the norm and asked members of each Board to force the dialogue to remain open. Cheri Johnston with the BDA stated that she was grateful to hear Bryan vision for the future and that many of her ideas have been discussed at BDA meetings and they just hadn't gotten around to them. Johnston asked the Board to put together a list of things they would like to see the BDA accomplish. She stated that she felt confident that the feasibility study was something that would be acted on this year, especially known that it was supported by the Township Board. She also expressed her pleasure in hearing that an executive director was something the Board would be open to as the BDA guidelines provide for one. Johnston stated that she was thrilled to be having discussions and feels positive about the two boards moving forward together. Johnston stated that the BDA welcomes the Township Boards input. Curtis stated that

much of the information that could be found through feasibility studies is information that is available. Lemieux questioned whether past demographic studies could be obtained. Bryan reiterated that she thought the BDA joining the feasibility being done by the Shriners would give them a wider scope and give them more for their money. Curtis stated that he has experience with conducting feasibility studies and it is doable for them to be obtained in house or by contacting a local college and ask if they would be interested in doing it as a project. Johnston stated that having an executive director would make it easier to obtain feasibility information because it would allow the BDA which is comprised of volunteers a resource dedicated to looking into it. Taylor stated that he understood where Johnston is coming from, but felt that the BDA is not at a point where it needs the executive director.

**Public Comment:** None

Moved to adjourn at 6:17pm

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Cynthia J. Bryan  
Clerk

CERTIFICATION:  
STATE OF MICHIGAN  
COUNTY OF GENESEE

I, the undersigned, do hereby certify that the foregoing is a true and complete copy of the minutes of the special meeting of the Township Board of the Charter Township of Vienna, Genesee County, Michigan, held on the 15<sup>th</sup> day of January, 2015.

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Randy Taylor  
Supervisor

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Cynthia J. Bryan  
Clerk