

CHARTER TOWNSHIP OF FLUSHING

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REGULAR BOARD MEETING MINUTES

DATE JULY 15TH, 2025 TIME: 6:00 P.M.

ADMINISTRATION MEMBERS

SUPERVISOR: Frederick R. Thorsby

CLERK: Wendy D. Meinburg

TREASURER: Terry A. Peck

TRUSTEES

William Bain

Linda Minarik

Joshua Upleger

Andrew Eichorn

I. DATE AGENDA POSTED: JULY 3TH, 2025

II. MEETING CALLED TO ORDER at 6:00 P.M. by SUPERVISOR THORSBY followed by The Pledge of Allegiance to the American Flag and Roll Call.

ROLL CALL: Eichorn, Thorsby, Peck, Upleger, Bain, Minarik and Meinburg

MEMBERS ABSENT: None

OTHER INDIVIDUALS PRESENT: Twenty Five (25) others present.

APPROVAL OF AGENDA FOR ~~JULY 8TH, 2025~~ July 15th, 2025.

TREASURER PECK MOVED, supported by Clerk Meinburg to approve ~~JULY 8th~~ July 15, 2025 Agenda. Amending, by adding Item CHARTER TOWNSHIP OF FLUSHING COUNTY OF GENESEE STATE OF MICHIGAN 25-10 RESOLUTION AUTHORIZING ISSUANCE OF SPECIAL ASSESSMENT BONDS, SERIES 2025 (GENERAL OBLIGATION LIMITED TAX) AND OTHER MATTERS RELATING THERETO, to number 5 moving all other items down one.

THE MOTION CARRIED

APPROVAL OF PREVIOUS MINUTES for JUNE 10TH, 2025.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve JUNE 10th, 2025 minutes as presented.

THE MOTION CARRIED.

APPROVE PAYMENT OF BILLS LISTED

TREASURER PECK MOVED, supported by Clerk Meinburg to approve the payment of bills as presented.

After some discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE

AYES: Minarik, Upleger, Thorsby, Bain, Peck, Meinburg and Eichorn

NAYS: None

ABSENT: None

THE MOTION CARRIED

III. PUBLIC COMMENTS:

OPEN TO PUBLIC COMMENT at 6:05 P.M.

One resident expressed concerns about cost of project for Apple Hill Estates

CLOSED TO PUBLIC COMMENT at 6:08 P.M.

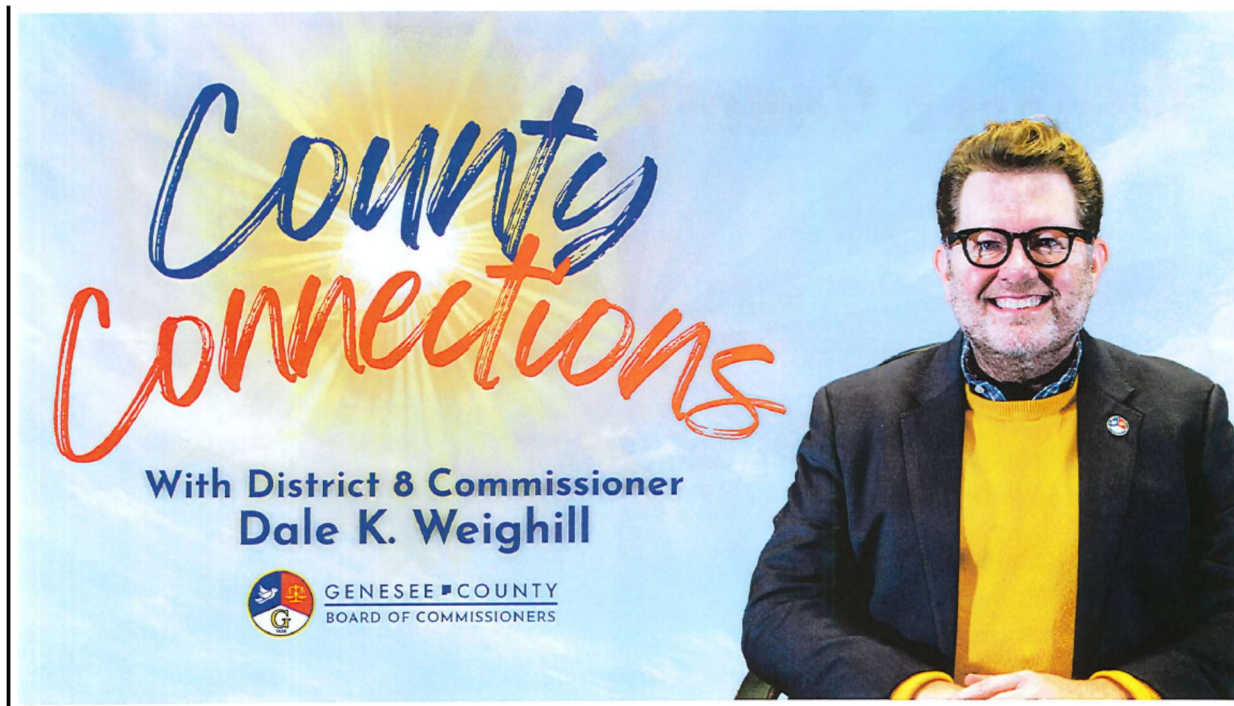
IV. UNFINISHED BUSINESS:

None

V. NEW BUSINESS:

1. Commissioner Dale Weighill County update.

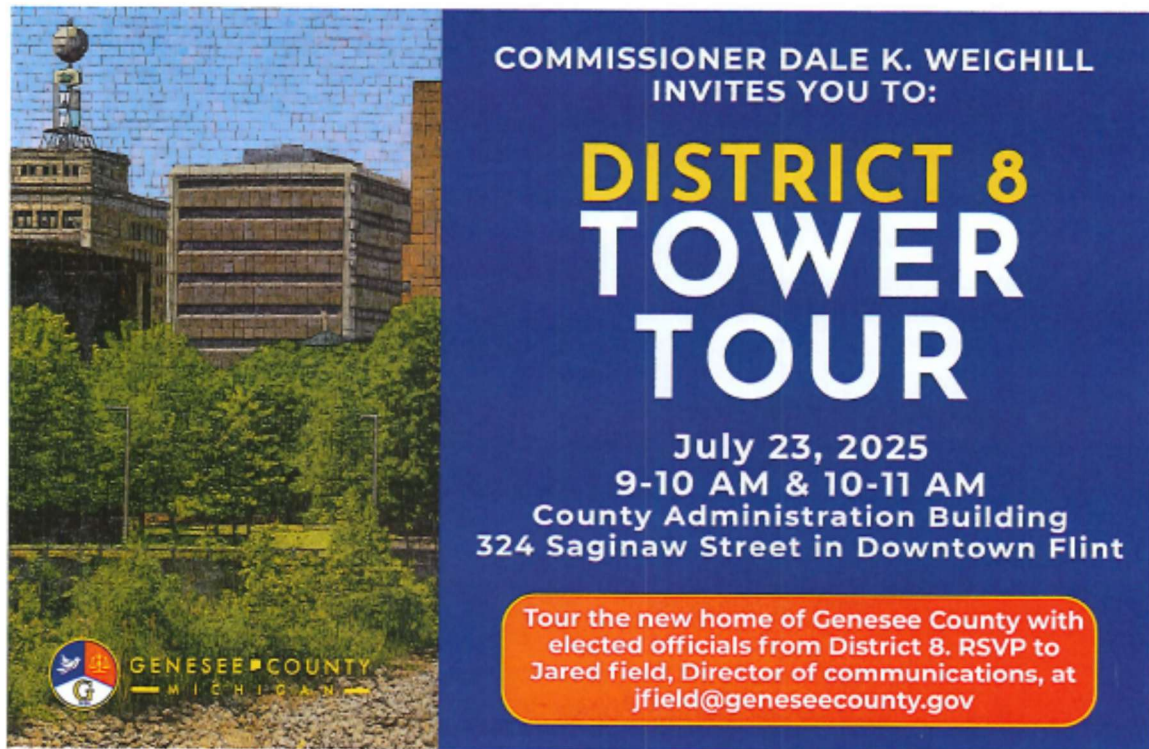
Commissioner Dale Weighill went over changes being made on the County level. And handed out the following flyer.



Genesee County Update

- **Tower Project**
 - Overview and Timeline
 - Long-term Savings
- **Capital Improvement Plan**
 - District Court Consolidation
- **Budget Season**
 - Update for Fiscal Year 2026
- **BOC Strategic Planning Session Themes**
 - Economic Development
 - EMS Study
 - Future of Genesee Valley Center
 - Millage Oversight
 - Sports Tourism
- **What can Genesee County do for you?**





2. Discussion and possible motion on plans for bids by H2A architects.

Jackie from H2A went over building project and answered Board of Trustee questions. And the process for bids.

TREASURER PECK MOVED, supported by Trustee Bain to approve moving forward on bids by H2A architects, amending typographical errors and under GENERAL REQUIREMENTS 1.09 COMPLETION TIME AND LIQUIDATED DAMAGES B. changing \$250 to \$1,000.

After little discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Thorsby, Eichorn, Upleger, Peck, Meinburg and Bain

NAYS: Minarik

ABSENT: None

THE MOTION CARRIED.

3. Public Hearing on Resolution 25-06 A RESOLUTION PURSUANT TO MCL 41.725 AND 41.726 TO CONFIRM SPECIAL ASSESSMENT ROLL TO REPAIR AND REPAVE THE ROADS IN APPLE HILL ESTATES SUBDIVISION; TO LEVY SPECIAL ASSESSMENT; AND, TO PROVIDE FOR INSTALLMENT PAYMENTS OVER FIFTEEN YEARS

Public Hearing Opened at 6:53 P.M.

M. Urbonas – split between 88 parcels approximate cost will come out to about \$13,900. Is there an option to pay it off?

Supervisor Thorsby – Yes. We hire experts to take care of getting lowest price. 88 parcels we will send you a list of what exactly the costs are, what the interest rate is, what the payments will be. Everyone wants to know what it costs, but we won't know until we finalize tonight's process and get the bonds sold, we won't know what it's going to cost you.

Trustee Minarik – I think what he is asking is if he pays it off ahead of bond will he still have to pay interest?

M. Urbonas – Yes.

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – We would like to set a date that prepayments are due by for those that would like to prepay without interest. Once we know what those prepayments are we will reduce the bond issue by the amount that was prepaid. Any resident can prepay at any time. Recommends to adjust owed interest to so the resident isn't paying on the full 15 years of interest. The Township will be responsible to still pay that interest. So we recommend to putting that 1% buffer in there to make up for the fact that payment can come in after the bond is sold.

Trustee Minarik – I am still not understanding, you need to clarify that so we can understand. That is very confusing.

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – I'm sorry what exactly are you not understanding.

Supervisor Thorsby – They aren't understanding the reason for the 1% if somebody pays it off after we started the bond, we already borrowed the money and we are paying interest out.

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – Let's say you borrowed the money at 4% on the borrowed money. The Township is going to be using the special assessment over 15 years with residents coming in. If some residents come in after the bonds were sold to pay their assessment off, the Township will cease to be collecting interest on those special assessments because they have been paid off. So now the amount of revenue from the special assessment will be less because they were paid off early. So, the interest we calculated into the 15 years coming back. The Township won't receive that.

Trustee Minarik – Where's the money sitting for the people that pay it off? Is there not potential for interest to make it up?

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – The revenue coming in from the special assessments that the residents are paying is going to use to pay the debt service on the bond each year. And the money that was borrowed will be used to pay contractors and everyone doing the work on the roads.

Trustee Minarik – It's still not clear because if a person is paying off the entire \$13,900 or whatever it is. And you no longer have that debt.

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – Right, so that is where that kinda plays into this. When the Township lets say receives \$14,000 after the bonds are already sold. The Township can't turn around and pay the bonds off with that. The Township can't pay the bonds off until the 15 years is up.

Trustee Minarik – So we can't pay it off until the 15 years are up.

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – And still pay the interest still on the money that is no longer coming in that was paid off. So that is where the extra 1% is there for, to act as a buffer

Clerk Meinburg – But that is only after the bond is established, if somebody pays off their assessment before we get the bond then it doesn't play into it.

Trustee Minarik – So you got 5 years down the road and a guy wants to pay off his last \$9,000. We have the \$9,000. We had the \$9,000 even though the Township is only allotted to pay a certain amount each year. Is there a way we can put this in a place to earn interest on it?

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – Yes, but you are restricted. I think Rob would be better at explaining it.

Rob (Managing Partner Shifman & Carlson, P.C.) – By Federal Law, tax exempt bonds cannot earn more interest on their debt service reserve or while in construction proceeds will be invested as well and will be earning some interest. But we can not earn more interest than what we paid on the bonds. That is called arbitrage and is forbidden by Federal Law.

T. Suttles - So hypothetically nobody pays it off early after the deadline. So the Township is pocketing that 1%, on our backs? When we are already paying \$14,000, how does that money get divvied back out?

Supervisor Thorsby – There will be people paying it off.

T. Suttles – Well sure there may be and won't be. It could snow tomorrow, we don't know.

Trustee Minarik – Is it possible that if there is money the last 15 year payment could be adjusted based on the amount of people that prepaid and what the balance is? If you are assessing the additional 1%, say that final payment is \$926 or whatever it is, I calculated it out. Say your final assessment may only be \$792 instead of \$950? Is that a possibility, based on the balance that is owed, or no?

Rob (Managing Partner Shifman & Carlson, P.C.) – My understanding of it would be somewhat along those lines. We would have to true things up we are only supposed to levy in the special assessment district as much as we are using. I don't know if the Township Attorney has anything, because I have not went over the Resolutions prepared by the Township tonight for the district and the allocation of these costs. But that is my recollection of how it would work. Does it get true'd up in some way shape or form. I would have to pull up the specifics on that, look into it to come up with an answer. Specifically, to that question, I cannot remember of the top of my head the exact rules.

Supervisor Thorsby – What do you think Ben, is there a possibility that the board in 15 years could pass a resolution to send that money back out?

Township Ben Stoltman – Special assessment bonds are not revenue generating they are not designed to get more money into the City or Township. At the end of it you have to only collect what was spent.

Trustee Minarik – So you collected more by assessing the additional 1% on that final year, their final assessment may be significantly reduced.

Township Ben Stoltman – Correct.

Treasurer Peck – More people are wanting to pay. I had a someone call today that wants to pay it off as soon as he can.

M. Urbonas – Is it discounted if you pay it upfront?

Supervisor Thorsby – You don't pay the interest. So yes, it would be less than if you paid it over 15 years.

Stephen (Bendzinski & Co. Municipal Finance Advisors A Michigan Firm Working For Michigan) – The resident perspective, principal paid is the same each year. However, it is not like a mortgage, you pay the same amount every year. And the split between principal and interest changes. This would be a declining payment over 15 years. So the payment will get smaller each year. The principal payment will stay the same every year, but the interest will lower. So, the first year of interest will be more than the last year of interest.

L. Hurst – A couple of years ago. They said we would get a grant from some other company.

Supervisor Thorsby – Yes, you did and we will. The Genesee County Road Commission has agreed to pay 10% of the cost and we pay 10%. So, they do not charge the residents all the cost of engineering and design of these projects. As you can see there are Road Commission trucks sitting out there the whole time the guys are working. Those are inspectors that work for the road commission and engineers that keep track of what's going on. That is about 25% of the cost.

And on top of that they have agreed to pay 10% and Township is paying another 10%. So that knocks 45% off the total cost of this project. That is why the construction cost is down.

Trustee Minarik - \$639,500

Supervisor Thorsby – Yes.

L. Hurst – Is that shown in the 1 million 200?

Supervisor Thorsby – Right, that is why you are paying 1.8 million, you are paying 1.2 million.

Trustee Minarik – The dollar amount on the repaving project is \$1,862,500.

L. Hurst – Will this raise our property taxes?

Supervisor Thorsby – No not at all. I spoke to the assessor specifically for that. We do not reduce your property taxes because they are bad. And we do not increase your taxes when we improve your roads. Because those are a governmental function.

T. Suttles – Is there any way you can possibly take some of the cosmetic budget, that you guys are talking about with your architect and apply it to our road balance?

Supervisor Thorsby – No because, here is the way this works. The subdivisions are really for the use of the residents. Why would a person that lives on Peirson Rd want to take their tax money and pay for your subdivision that they may not ever drive into. The general roads, McKinley Road, Mt. Morris Road are paid for by the Genesee County Road Commission. The subdivisions, this how it is done all across Michigan, are paid by the residents.

T. Suttles – But, our roads are plowed?

Supervisor Thorsby – Exactly.

M. Urbonas – Is there a way that as a resident in the area can be informed of the construction that transpire day to day. This morning my granddaughter couldn't get out to go to work and my daughter couldn't get into the subdivision because road was blocked. Two trucks parked side by side and blocked the road. My neighbor had to park in the road, because he couldn't get in his driveway. If I knew a little bit of what was going to happen. I understand having to block my drive for a day. But I am not going to park all my cars in my driveway and not be able to get out.

Supervisor Thorsby – I understand. I am not sure what they can do to notify us. I do know that they are going to do the cement work first, cement cure and then the asphalt.

M. Urbonas – In some areas, and in a nondisclosed period of time.

Supervisor Thorsby – Yes, it is really hard to say with the rain and everything that what they are doing exactly today and that tomorrow. I know they spend a lot time down on Applewood. Working down in that area.

M. Urbonas – Especially after they hit the gas line.

Supervisor Thorsby – That is the best we can do, we can contact the contractors and see if there is any way they can text us or something. We just started a email system, where you can sign up on our webpage and then we can send you notices, if they notify us then we can put it on there. But you would have to sign up for it.

M. Urbonas – I mean even if you can see about a map on the website, just coloring it in red. Here, here, here.

Supervisor Thorsby – Yep, we will have to see what we can do. They have done that for some subdivisions. I am not sure what they can do.

T. Suttles – Wanted objection on record doesn't agree on the bonds, roads, we are paying an unknown number for something we don't own. Why are we getting a bond before we know the interest rate? I don't take a loan out before I know the interest rate.

E. Campbell – Wanted objection on record. Doesn't agree with the fact that whomever pays theirs off first, the remaining people that haven't paid theirs off don't know what the interest rate is going to be on the loan that we are paying for on property that we don't own. We don't know how much it's going to increase value on our home. I want my objection on record.

Public Hearing Closed at 7:25 P.M.

4. Discussion and possible motion on Resolution 25-06 A RESOLUTION PURSUANT TO MCL 41.725 AND 41.726 TO CONFIRM SPECIAL ASSESSMENT ROLL TO REPAIR AND REPAVE THE ROADS IN APPLE HILL ESTATES SUBDIVISION; TO LEVY SPECIAL ASSESSMENT; AND, TO PROVIDE FOR INSTALLMENT PAYMENTS OVER FIFTEEN YEARS

Cost of project and bonds was discussed.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve Resolution 25-06 A RESOLUTION PURSUANT TO MCL 41.725 AND 41.726 TO CONFIRM SPECIAL ASSESSMENT ROLL TO REPAIR AND REPAVE THE ROADS IN APPLE HILL ESTATES SUBDIVISION; TO LEVY SPECIAL ASSESSMENT; AND, TO PROVIDE FOR INSTALLMENT PAYMENTS OVER FIFTEEN YEARS as presented.

After very little discussion.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Bain, Eichorn, Minarik, Meinburg, Thorsby, Upleger and Peck

NAYS: None

ABSENT: None

THE MOTION CARRIED.

5. Discussion and possible motion on CHARTER TOWNSHIP OF FLUSHING COUNTY OF GENESEE STATE OF MICHIGAN 25-10 RESOLUTION AUTHORIZING ISSUANCE OF SPECIAL ASSESSMENT BONDS, SERIES 2025 (GENERAL OBLIGATION LIMITED TAX) AND OTHER MATTERS RELATING THERETO.

After very little discussion.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve CHARTER TOWNSHIP OF FLUSHING COUNTY OF GENESEE STATE OF MICHIGAN 25-10 RESOLUTION AUTHORIZING ISSUANCE OF SPECIAL ASSESSMENT BONDS, SERIES 2025 (GENERAL OBLIGATION LIMITED TAX) AND OTHER MATTERS RELATING THERETO.

No more discussion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Upleger, Thorsby, Eichorn, Meinburg, Minarik, Peck and Bain

NAYS: None

ABSENT: None

THE MOTION CARRIED.

6. Discussion and possible motion on MERS UNIFORM 457 SUPPLEMENTAL RETIREMENT PROGRAM RESOLUTION 25-09

Supervisor Thorsby went over MERS and reason for switching from John Hancock.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve MERS UNIFORM 457 SUPPLEMENTAL RETIREMENT PROGRAM RESOLUTION 25-09

After much discussion pertaining to the current issue of social security and the townships 218 agreement affecting the Board of Trustees, the motion was withdrawn by Clerk Meinburg and Treasurer Peck.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve MERS UNIFORM 457 SUPPLEMENTAL RETIREMENT PROGRAM RESOLUTION 25-09, amended to include up to 5% match for Board of Trustees voluntary 457 Plan.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Peck, Bain, Meinburg, Thorsby, Upleger, Minarik and Eichorn

NAYS: None

ABSENT: None

THE MOTION CARRIED.

7. Discussion and possible motion on RESOLUTION 25-08 ESTABLISHING AUTHORIZED SIGNATORIES FOR MERS CONTRACTS AND SERVICE CREDIT PURCHASE CREDIT PURCHASE APPROVALS

After some discussion on reason for needing authorized signatures.

TRUSTEE BAIN MOVED, supported by Trustee Minarik to approve RESOLUTION 25-08 ESTABLISHING AUTHORIZED SIGNATORIES FOR MERS CONTRACTS AND SERVICE CREDIT PURCHASE CREDIT PURCHASE APPROVALS

No more discussion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Meinburg, Eichorn, Bain, Peck, Minarik, Upleger and Thorsby

NAYS: None

ABSENT: None

THE MOTION CARRIED.

8. Motion on RESOLUTION 25-07, A RESOLUTION TO ALLOW BIKES ON THE BRICKS TO RIDE THROUGH FLUSHING TOWNSHIP ON SEPTEMBER 6, 2025.

Little discussion on event was had.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve RESOLUTION 25-07, A RESOLUTION TO ALLOW BIKES ON THE BRICKS TO RIDE THROUGH FLUSHING TOWNSHIP ON SEPTEMBER 6, 2025.

After little discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Peck, Minarik, Eichorn, Bain, Upleger, Thorsby and Meinburg

NAYS: None

ABSENT: None

THE MOTION CARRIED.

9. Discussion and possible motion on User Fees.

Explanation on User Fees was had.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve motion on User Fees changing New Building Construction/Alterations Each additional \$1000 Value from \$7.50 to \$8 and Commercial Plan Review Final Inspection \$40 to \$60.

No further discussion.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Meinburg, Minarik, Bain, Eichorn, Upleger, Thorsby and Peck

NAYS: None

ABSENT: None

THE MOTION CARRIED.

10. Discussion and possible motion to approve Quarterly Budget Ending June 2025.

After some discussion.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve motion to approve Quarterly Budget Ending June 2025.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Minarik, Eichorn, Bain, Thorsby, Upleger, Peck and Meinburg

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VI. REPORTS:

1. Supervisor's Report – Supervisor
Monthly Building Report
FANG Activity Report

Supervisor Thorsby

- Spoke about vote that was made on Accessory Structure Ordinance last month – and how important it is to not take voting on these Ordinances lightly. The Planning Commission worked on the Accessory Structure Ordinance for 6 months plus \$5,000 in expenses before it came to the Board of Trustees.

- And offered Board of Trustees to partake in a 2 day Seminar for Planning Commissioners, so they can see how the ordinances are put together and why they are important. Most of our Board of Trustees are unable to take 2 day Seminar, so an Ordinance workshop will be put together here at the Township instead in the near future.
- Explained Criminal Ordinances are taken care of by law enforcement and Township Ordinances are taken care of by the Township.

2. Clerk's Report – Clerk

Clerk Meinburg

- Property Fraud Alert is on our website for residents to take advantage of.

3. Treasurer's Report – Treasurer
Financial Report March 2024
Water Report

Treasurer Peck

- Went over reports.
- Praised Brooke on a job well done.

4. Zoning Administrator
Zoning and Code Enforcement Report

Zoning Administrator Czyzio

- Rezoning parcel will be coming soon; resident is wanting to build a new home in future.
- Planning Commission is working on the Sign Ordinance.

5. Flushing Township Police Department – Chief

Chief VanAlstine

- Police Department is doing well.
- Went over reports.

VII. PUBLIC COMMENTS:

Opened for public comment at 8:45 P.M.

One comment made about building permit concerns.

Closed for public comment at 8:52 P.M.

VIII. BOARD COMMENTS

Opened for board comments at 8:53 P.M.

Ultralight aircrafts were brought up about how low and hovering over homes.

Closed for board comments at 8:57 P.M.

IX. NEXT REGULAR MEETING:

7-15-2025 BD MINUTES

AUGUST 12th, 2025 AT 6:00 P.M.

X. ADJOURNMENT

TRUSTEE BAIN MOVED, supported by Trustee Minarik to adjourn the meeting at **8:58 P.M.**

WENDY D. MEINBURG, Clerk

APPROVED DATE

FREDERICK R. THORSBY, Supervisor

Any red lined items are typographical items fixed