

BERRIEN COUNTY BOARD OF COMMISSIONERS
Committee of the Whole Meeting Minutes
April 28, 2022

CHAIRMAN TO CALL THE MEETING TO ORDER:

Vice Chairperson Teri Sue Freehling called the regular COW meeting to order at 8:37 A.M. in the Board of Commissioners' (BOC) room at the Berrien County Administration Center, 701 Main Street, St. Joseph, Michigan.

ROLL CALL:

The Vice Chair instructed the Clerk to take a roll call with the following results:

12 PRESENT: Rayonte Bell, Jim Curran, Don Meeks, Teri Sue Freehling, Robert Harrison, Jon Hinkelman, Michael Majerek, Ezra Scott, David Vollrath, Julie Wuerfel, Mamie Yarbrough and R. McKinley Elliott (Arrived at 8:39 A.M.).

0 ABSENT.

APPROVAL OF MINUTES OF THE APRIL 21, 2022 MEETING:

Commissioner Scott moved and seconded by Commissioner Meeks, to approve the Committee of the Whole minutes held on April 21, 2022. Motion carried, no nays.

REQUISITION REVIEW - Annette Christie:

Executive Administrative Assistant Annette Christie presented the requisitions to the Board for their review and discussion.

ROAD DEPARTMENT UPDATE – INTERIM ROAD DEPARTMENT DIRECTOR KEVIN STACK:

Interim Road Department Director Kevin Stack gave an update on the Napier Avenue Bridge closure. He discussed the West Abutment and the East Abutment of the bridge. He discussed a temporary repair for the bridge for the use of police and ambulance service. This does not include fire departments due to the weight of the vehicles. Discussion included maintenance, safety and a timeline of the Napier Avenue Bridge. Discussion was held on other bridges in Berrien County.

PUBLIC HEARING – BROWNFIELD PLAN - Community Development Director Dan Fette:

Motion:

Commissioner Scott moved and seconded by Commissioner Freehling, to recess the regular meeting at 8:58 A.M. and open the public hearing for the Speedway LLC Brownfield Plan.

The Chair instructed the Clerk to call the roll with the following results:

12 YEAS: Curran, Freehling, Harrison, Hinkelman, Majerek, Meeks, Scott, Vollrath, Wuerfel, Yarbrough, Bell and Elliott.

Motion carried, no nays.

Community Development Director Dan Fette gave a PowerPoint presentation on the Speedway LLC Brownfield Plan and discussed the following:

- Project Summary:
 - Speedway LLC plans to construct a new retail gasoline station and convenience store on a commercial property located at 2699 M-139 in Sodus Township.
 - Developer will raze the approximately 32,000 square foot condemned motel building and associated site features to prepare the site for redevelopment.

- A new single story 96' x 48' retail building consisting of 4,608 square feet of area designed to accommodate 64 occupants and additional proposed features.
- Estimated total investment of \$9,975,307.
- Estimated tax value of \$3,824,907.
- Total of 12 full time equivalent jobs.
- Description of the Site
- Location of the Site
- Site History
- Basis of Eligibility
- Section 13 Requirements
 - Total construction cost is estimated at \$9,975,307 and it is anticipated upon completion in 2023.

There were no public comments.

Motion:

Commissioner Scott moved and seconded by Commissioner Vollrath, to conclude the public hearing at 9:06 A.M. and return to regular session.

The Chair instructed the Clerk to call the roll with the following results:

12 YEAS: Freehling, Harrison, Hinkelman, Majerek, Meeks, Scott, Vollrath, Wuerfel, Yarbrough, Bell, Curran and Elliott.

Motion carried, no nays.

PUBLIC COMMENTS – Per the Berrien County Board of Commissioners' Bylaws those speaking during public comments may do so no longer than two minutes and shall identify themselves by name and city, township, or village. (Article III, 3.9B-C):

Tony Benhart, Sodus Township, spoke about the Napier Avenue Bridge.

OTHER BUSINESS: None.

ADJOURNMENT:

The meeting was adjourned at 9:10 A.M.

R. McKinley Elliott, Chairperson

Sharon J. Tyler, County Clerk

Minutes are to be approved at the next Committee of the Whole meeting.