

COUNCIL PROCEEDINGS FOR SEPTEMBER 14, 1998

Meeting called to order at 7:03 pm by Mayor Pro-Tem Jerry Johnson.

Pledge of Allegiance led by Councilman Mike Lents.

PRESENT: Councilmembers—Kelly Pavel, Judy Murray, Mike Lents, Marvin Ford, Jerry Johnson, City Clerk Julie Miller, City Manager Clint Holmes, City Attorney Marilyn Zimmerman.

Moved by CM Pavel supported by CM Lents to accept the minutes of the August 24, 1998 as written. MC.

PUBLIC QUESTIONS AND COMMENTS:

Sharron Tebo presented a letter of concern and request to the council due to the smoke tests done in town, and the letter she had received from the City. Sharron requested a new letter stating that her home was indeed free of problems and her \$40.00 consultation fee for the plumber.

Moved by CM Murray supported by CM Ford to reimburse Sharron Tebo her \$40.00 consultation fee for plumber. MC.

PETITIONS AND COMMUNICATIONS:

1. Moved by CM Pavel supported by CM Lents to approve the permit for reshingling house and garage for Laura Patula, 4084 Second Street. MC.
2. Moved by CM Pavel supported by CM Ford to approve the permit to enclose car port and add a door in it for Abigail Bailey, 4437 Vine Street. MC.
3. Moved by CM Pavel supported by CM Lents to approve the permit for a small addition 12x8x21 ½ to home for Richard Gaubatz, 6883 Thelman Avenue. MC.
4. Moved by CM Pavel supported by CM Lents to approve the permit for a 10x15 storage shed on skids, with adjustment to be 3 ft from back lot line. MC.

PUBLIC HEARING REGARDING THE BROWN CITY SIDEWALK ORDINANCE OPENED TO PUBLIC AT 7:15 PM.

City Attorney explained the changes in the sidewalk ordinance. No comments from the public.

PUBLIC HEARING CLOSED AT 7:19 PM.

Council discussed the ordinance with the changes and decided to make up a separate policy for sidewalk billings in the future. Moved by CM Pavel supported by CM Lents to adopt the sidewalk ordinance as written in final draft. Roll Call Vote: Pavel-yes, Murray-yes, Lents-yes, Ford-yes. 4-yes—0-no—2 absent. MC.

PUBLIC HEARING REGARDING THE PROPOSED WATER AND GARBAGE PICK-UP RATE INCREASE OPENED AT 7:33 PM.

CM Lents explained the increase to be 25% for water and 14 % garbage, due to repairs in the water lines and taking a loss, and increase of \$4.25 per ton to drop garbage at the landfill. Discussion on future rates of possibly raising 3% per year or to follow inflation,

also a fee of \$1.00 to be charged to send out late notices. Rose Albertson questioned the increase for Senior Citizens. DPW Supervisor suggested there be a separate turn on fee for those who are turned off. Council also discussed a fee for filling pools with city water, separate from the fee already charged by the fire department. Many questions were asked, with response that Mayor Brown checked many other cities rates on this issue. Bill Grace, from Crusty's Pizza questioned getting water meters for homes in the city, due to carefree use from neighboring citizens. City Manager said that was also being looked into but is very expensive.

PUBLIC HEARING CLOSED AT 7:59 PM.

Council decided to wait until later to vote on a 3% increase per year.

Moved by CM Lents supported by CM Pavel to increase water rates 25% effective October 1, 1998. MC.

Moved by CM Lents supported by CM Murray to increase garbage pick-up rates \$3.00 per user per quarter effective October 1, 1998. MC.

PERSONAL APPEARANCES:

Superintendent Richard Gaubatz presented to the council information regarding the proposed new school issue. A fact sheet along with other information, including pictures and taxes were presented.

ORDINANCES:

City Attorney requested that the council give some direction for ordinances chapters 1-4, before moving on to chapter 5 due to 2 year completion deadline.

NOTE: CM Carpenter came in at 8:30 PM.

RESOLUTION:

City Manager requested the council to appoint 4 people to renew treasury bill. Moved by CM Lents supported by CM Ford to adopt the resolution to appoint Clinton Holmes, David VanCura, William Walters and Ken Brown the authorization to renew Treasury Bill. MC.

PAY BILLS:

CM Murray questioned the premium for the Insurance Policy and stated that there should be a credit after the new policy is put into effect. Moved by CM Murray supported by CM Lents to pay the bills as presented in the following funds: General Fund – \$18,290.19, Payroll Fund - - \$20,823.25, Sanitary Sewer Fund- - \$16,076.33, Major Street Fund -- \$1,200.00, Water Recreation Fund--\$5,333.04, Investment Fund - - \$122,612.32. MC.

ATTORNEY'S REPORT:

City Attorney reported that she, the Mayor and Manager went to court regarding the Snoblin house. The court will make a decision within 30 days to approve pending offer through the city or to allow Snoblin to sell the property at a higher price, with the court making sure he pays the city for their attorney fees.

OLD BUSINESS:

CM Lents questioned the remaining 22 minor breaks in the sanitary sewer from Wells Street to Maple Street. City Manager responded that INLAND Waters is prepared to do the repairs. CM Lents requested a relatively firm estimate.

COMMITTEE REPORTS: NONE

MANAGER'S REPORT:

1. City Manager presented to the council a Water Tower Point Paper with 5 options to pay for the repairs needed.

1. Special Assessment: Water bills are currently being sent to 615 residents. \$195,000 divided by 615 = \$317.00/household, a one time charge.

2. Special Assessment (extended payments): Payments could be added to quarterly water bills over either three or five years (\$26.42 or \$15.85 per billing cycle). {Would require coupling with 3, 4 or 5 below.}

3. Commercial/Municipal Loan: Available through Tri-County, Comerica or other bank. Loan could be for either one year (renewable) @ 4.25%; five year at --- 5.50% to 5.75%; or 10 year at --- 6.50%. No fee.

4. Drinking Water Revolving Fund (DWRF) Loan: If we qualify, funds would be available at 2.5% over 20 years. However, DWRF is unlikely to lend for a single project. For approval they would (probably) require upgrades in water generation (wells) and distribution system also. They require a full engineering study and a city approved 20-year plan for improvements.

5. Municipal Bond Issue: Requires both voter and City Council approval. Significant costs and fees involved. Interest and principal payments due two times per year.

City Manager recommended options 1-4, with preference to investigate in detail option #4, and in addition to fixing water tank drag the entire Brown City water system into the new millenium. Council discussed all options. City Manager requested to have the authority to check further into options with DEQ and to explore qualifacaitons. User fees would be used to pay back all options.

2. City Manager reported that Dave Kinney, DPW Supervisor requested to purchase a reconditioned trailer: Sewer Jet w/Root Cutter for \$13,850.00 to replace current machine that doesn't work. Money to come out of equipment fund and fund equity equipment fund if approved. Moved by CM Ford supported by CM Lents to purchase Sewer Jet w/Root Cutter from the following funds: \$573.72 out of Fund Equity, Equipment Fund; and the rest out of the equipment fund. MC.

Moved by CM Carpenter supported by CM Pavel to extend meeting beyond 9:00pm deadline. Lents opposed. MC.

3. City Manager reported that the DPW tentatively hired an employee, to be hired after council approved. Manager Holmes recommended that he (Valley Virgil Balmgarden, to be called Virgil), be hired in at \$10.00 per hour with a .50 cent raise after each completion of the four licenses required, to be completed within a 24 month period.

Moved by CM Ford supported by CM Pavel to hire Valley Virgil Balmgarden as new DPW employee starting at \$10.00 per hour, with a .50 cent raise after completion of each of the four licenses required to be completed within a 24 month period.

4. City Manager reported he is currently on the Internet at his own expense, until local Internet is available.

5. City Manager requested \$370.00 to purchase 20 Public Works Vehicle Marking stickers for all DPW vehicles. Moved by CM Lents supported by CM Carpenter to purchase Vehicle Identification stickers for the DPW at \$370.00. CM Pavel and CM Murray opposed. MC.

6. City Manager to hold off on rezoning request due to Snoblin house being tied up in court.

7. City Manager reported on attending the MML Conference, along with a written report.

8. City Manager reported on Laydon Tax Abatement, also including Almont Screw...paperwork disappeared and needs to be refiled. Moved by CM Ford supported by CM Pavel to hold a public hearing for inclusion of Laydon Co., expanding industrial development district to include Laydon Co. on October 12, 1998 at 7:15PM. MC.

Moved by CM Pavel supported by CM Ford to adjourn at 9:30PM. MC.

Respectfully submitted,

Julie P. Miller
City Clerk