

CITY OF FENTON COUNCIL PROCEEDINGS
Monday, July 28, 2014
City Hall Council Chambers
301 South LeRoy Street

Mayor Sue Osborn called the meeting to order at 7:32 PM.

The invocation for the evening was the Lord's Prayer and was followed by the Pledge of Allegiance.

Present: Grossmeyer, Jacob, Lockwood, McDermott, Osborn.
Absent: Bland (excused), King (excused).
Others Present: Lynn Markland, City Manager; Stephen Schultz, Legal Counsel; Tim Juidici, Engineer and Dan Czarnecki, Director of Public Works.

MAYOR'S COMMENTS

Osborn commented there was an Oversight Committee meeting for the Community Center and things seem to be coming along well. She received a letter from the Silver-Marl Lake Homeowners Association expressing concerns regarding the bubbler ordinance. The Association would like to be notified the next time the ordinance is addressed and asked the City Manager to distribute copies of the letter to City Council.

CITY MANAGER'S REPORT

Markland commented he has been working with the Homeowner's Association for Eagles on the Water's Edge Special Assessment District, which is on the agenda tonight. He stated Carol Kelly is retiring this week and he is working on hiring a replacement and that Scott Lenhart was hired as the Building and Zoning Administrator and he starts August 4.

COUNCIL MEMBER COMMENTS

Lockwood commented the Holiday Lighting meeting for this Thursday may need to be rescheduled as a quorum may not be available to meet. She gave an update on the Land Bank meeting held last week stating new federal funds are available to help communities with assessments of property.

McDermott complimented the City Manager and the D.P.W. Director for their work on the different projects going on in town.

LEGAL COUNSEL REPORT

Schultz commented he will be attending tomorrow's Local Development Finance Authority meeting.

CITIZEN COMMENTS – None.

CONSENT AGENDA

Osborn reviewed all items that were on the Consent Agenda.

A motion was made by Lockwood and seconded by McDermott to approve the consent agenda containing the following items:

- Authorize payment of invoices in the amount of \$427,414.39.
- Approve and place on file the minutes of the April 7, 2014 Election Commission meeting, the May 8, 2014 Oakwood Cemetery Board meeting and the June 17, 2014 Downtown Development Authority meeting.
- Approve request from Turn the Towns Teal Campaign to tie teal colored ribbons and place signs in the public areas of the City in September, which is National Ovarian Cancer Awareness Month.
- Approve request from the Fenton Education Foundation to display banners on the light poles in the downtown area during the month of September.

Lockwood shared examples of the banner the Fenton Education Foundation will be displaying. She stated the banners will be displayed in September which is when homecoming activities occur. Ten banners will be displayed, a few in the Dibbleville area and the rest in the area around City Hall.

Grossmeyer commented regarding the request from Turn the Towns Teal. He stated there was an issue last year with the gazebo and feels it needs to be looked at so as to not interfere with gazebo rentals. He also stated a month is a long time and the ribbons need to be maintained for the entire month and not just put up and forgotten about. He supports the cause and the ribbons going up but stated the ribbons need to be maintained.

Lockwood agreed with Grossmeyer's comments. She doesn't think it's necessary to place ribbons on the gazebo and thinks ribbons on the poles is what draws people's attention and suggested half the amount of ribbons be placed which would still triggers awareness of cancer prevention.

YEAS: Grossmeyer, Jacob, Lockwood, McDermott, Osborn.

NAYS: None.

ABSENT: Bland, King. Motion carried by a roll call vote.

SET PUBLIC HEARING DATE FOR EAGLES ON THE WATER'S EDGE SPECIAL ASSESSMENT DISTRICT.

A motion was made by Osborn and seconded by Lockwood to set a Public Hearing for the purpose of hearing objections to the Eagles on the Water's Edge Townhomes Special Assessment District for Monday, August 25, 2014 at 7:30 p.m. Motion carried by a voice vote.

Czarnecki reviewed drawings of the area proposed for improvements as part of the Eagles on the Water's Edge Townhomes Special Assessment District (S.A.D.) for asphalt improvements/repairs. The proposed improvements for Eagle Drive and Eagle Drive East consist of removing the pavement and to cut out and replace some of the gravel base and concrete curb to improve drainage. Once the concrete work and undercutting is completed, the streets will receive 4 inches of asphalt. He stated five large parking areas are proposed to be removed and replaced similar to the street surface. To help extend the longevity of the parking lots, roof drains will be tied into the storm sewers (currently they drain directly onto the parking lots). Storm drains will also be installed in the parking lots between buildings 6 and 7 as well as buildings 8 and 9. These drains will be connected to the roof drains and will also handle parking lot run-off and the new parking lot storm sewer will be connected to the storm sewer on Eagle Drive.

Czarnecki further stated the parking areas in front of buildings 13 and 23 did not receive the top course of asphalt when originally constructed and will be redone as part of the project;

the remaining parking areas will receive joint and crack repairs and crack sealing and the entire surface will receive a surface seal treatment, which will help extend the useful life of the asphalt. He stated the turn-around in front of building 23 was originally constructed in a layout that is difficult to maneuver for the most easterly unit. OHM is looking at extending the turn-around area about 8-10 feet to the east and noted the area is limited by the quickly changing grade, existing decorative street light and accessibility to the building lot north of this area.

Lockwood asked how old the subdivision in question is. Jason Gieseler, 870 Eagle Drive, president of the Townhomes Homeowner's Association, responded 2001. Lockwood asked why these issues weren't taken care of then. Osborn responded because the subdivision was still being developed and the roads wouldn't be completed until the whole development was in.

Lockwood asked if any issues are anticipated with the roof drains being tied into the storm drains. Czarnecki responded the only issue he is concerned with is how the tie in works in the winter time; there needs to be a gap from where drainage comes off the roof and goes into the pipe so if something freezes, it doesn't back up. Lockwood asked how that is prevented. Czarnecki responded an air gap which is a gap between the downspout and the pipe going into the ground.

Czarnecki stated when buildings are being built the material is brought in on heavy trucks. Usually the base course is installed, the majority of construction is completed and then the roads are finished. Lockwood asked if this would have been the responsibility of the developer. Osborn responded yes, but they ran into financial difficulty.

Grossmeyer asked if the original site plan called for detention ponds. Czarnecki pointed out on the drawings the existing ponds. Grossmeyer asked if runoff was designed to go to the ponds. Czarnecki responded it is designed to go to the storm sewers which go to the ponds.

Markland pointed out the City owned property on the drawings and commented the area was planned for attached housing, which is difficult to obtain financing for. He has been reviewing with the Planner and Engineer the possibility of changing the plan to single family homes, which would require an amendment to the P.U.D. Markland stated the Homeowner's Association has asked the City to consider participating in the S.A.D. due to the property the City owns. He stated an option could be having whoever develops the property pay towards the assessment and that no commitment has been made to include the City in the S.A.D. as that is a Council decision.

Czarnecki stated the current construction estimate is \$500,000. Expenses of \$31,700 have already been incurred from OHM for preparing the design specifications and documents bringing the total estimated cost of the project to \$531,700. He stated there are 82 constructed living units in the Eagles on the Water's Edge Townhomes Association and the estimated cost breakdown per unit is \$6,484. The estimated life of these improvements is expected to be 20 years provided the Association performs routine maintenance including filling and sealing cracks, making sure the drainage is in working order and sealing the asphalt surface when required.

Osborn asked the status of the roads millage. Markland responded it's the Council's decision whether they want to put a millage on the ballot. This item will be placed on next week's work session agenda for further discussion.

CLOSED SESSION

A motion was made by Osborn and seconded by Jacob to enter into Closed Session to discuss ongoing labor negotiations and reconvene to Open Session.

YEAS: Jacob, Lockwood, McDermott, Osborn, Grossmeyer.

NAYS: None.

ABSENT: Bland, King. Motion carried by a roll call vote.

Council recessed to Closed Session at 7:42 p.m.

Council reconvened to Open Session at 7:52 p.m.

A motion was made by Osborn and seconded by Lockwood to approve a wage adjustment in the Unit #1 agreement.

YEAS: Lockwood, McDermott, Osborn, Grossmeyer, Jacob.

NAYS: None.

ABSENT: Bland, King. Motion carried by a roll call vote.

CALL TO THE AUDIENCE

Sheila Barr, 8304 Pleasant Court, Goodrich, thanked everyone who supported her during her campaign for Representative in State Legislature.

Meeting was adjourned at 8:18 PM.

Mayor Sue Osborn

City Clerk, Renee Wilson

Date approved: August 25, 2014