

**FREMONT CITY COUNCIL**  
**MINUTES – REGULAR MEETING**  
**Monday, March 3, 2008 – 7:00 PM**

Mayor James Rynberg called the meeting to order at 7:00 PM and gave the Invocation and led the Pledge of Allegiance to the American Flag.

**Present at Roll Call:** Mayor James Rynberg and Councilmember's James Breinling, Larry Breuker, Dick Conley and Jane Drake

**Staff Present:** City Manager Chris Yonker and Clerk/Finance Director Todd Blake

**Public Present:** Doug Berens, Randy Kessler and Mathieu Garvi

**Approval of Meeting Agenda**

Motion by Councilmember Breinling, seconded by Councilmember Conley to approve the meeting agenda; motion approved.

**Resolution R-08-04: Honoring Dale Hansen for 30 Years of Service to the City Planning Commission**

Mayor Rynberg reported Mr. Hansen is stepping down from the Fremont Planning Commission and noted the City will hold a reception for Mr. Hanson in the Council Chambers on March 25<sup>th</sup> to honor his service.

Motion by Councilmember Drake, seconded by Councilmember Breinling to approve Resolution R-08-04 honoring Dale Hansen for his 30 years of service to the Fremont City Planning Commission; motion approved.

**Consent Action Items**

Motion by Councilmember Breinling, seconded by Councilmember Conley and approved to approve the following Consent Action Items:

- Minutes of the Regular Council Session held February 18, 2008
- Short-Term Lease/Rental Agreement for the recently purchased City-Owned Property at 1203 Ramshorn Drive, with sellers Matt & Sarah Pawlowski
- Updated Fremont Area Parks & Recreation Capital Improvements Schedule: 2008-2012, as recommended by the Fremont Area Parks & Recreation Advisory Committee
- Renew the Fremont Lake Park Campground Management Agreement for 3 years with Park Manager Grace Baker
- Contract with Quality Air for installation of three Variable Frequency Drive (VFD) Dampers on City Hall HVAC system for \$12,473

**Accounts Payable Check Register Report dated February 28, 2008 totaling \$132,060.62**

Motion by Councilmember Breinling, seconded by Councilmember Conley to approve the February 28, 2008 Accounts Payable Check Register totaling \$132,060.62; motion approved.

**Employee Wellness Program Guidelines**

Motion by Councilmember Conley, seconded by Councilmember Drake to approve the Employee Wellness Program Guidelines, to include all full-time employees, their spouses and members of Council. City Manager Yonker reported the City attorney advises the proposed benefit be treated as compensation, whereas in order to include Councilmembers a compensation commission pursuant to State statute would have to be established or a revision to the City Charter would have to take place.

Following discussion, a motion was made by Councilmember Conley, seconded by Councilmember Drake to amend the motion to preclude spouses and Councilmembers from the program; motion to amend approved; amended motion approved.

**Ordinance O-08-01: Amending the "Official Zoning Map" of the City Hybrid Form-Based Zoning Ordinance**

Motion by Councilmember Conley, seconded by Councilmember Drake to adopt Ordinance O-08-01 amending the zoning map to rezone parcel #62-13-35-355-011 from "Neighborhood District" to "West Main District" to accommodate development of a new Walgreens Store; motion approved by unanimous roll call vote.

### **Ordinance O-08-02: Amending Chapter 22 “Zoning” of the City Code**

Motion by Councilmember Breinling, seconded by Councilmember Conley to adopt Ordinance O-08-02 amending Sections 4.04 amending requirements for “wall’ signs” 4.05 adding “Aerobics and dance studios” as an “Entertainment & Recreation” permitted use; and 5.04 redefining the minimum lot area in the Industrial District to be 0.75 acres. The City Manager recommended the Council not approve the proposed amendment to Section 4.05 and request the Planning Commission to reconsider its recommendation.

Following discussion, a motion was made by Councilmember Breinling, seconded by Councilmember Conley to amend the motion to remove the amendment to Section 4.05 from the proposed ordinance; motion to amend approved; amended motion approved by unanimous roll call vote.

### **Consideration of Pairing with the City of Saint Louis for '08 Mayors Exchange Day Program**

Motion by Councilmember Drake, seconded by Councilmember Breinling to accept the City of St. Louis’ invitation to pair up for 2008 Mayors Exchange Day; motion approved.

### **Fremont Local Development Finance Authority (LDFA) Appointment**

Motion by Councilmember Breinling, seconded by Councilmember Conley to appoint Brian Scarbrough of Lakeshore Signs, to fill a 4-year term on the LDFA expiring 11/21/11; motion approved.

### **Board of Review (BOR) Appointment**

Motion by Councilmember Breuker, seconded by Councilmember Drake to appoint Jim Sloan to fill the vacancy of Thomas Thompson on the Board of Review, for the remainder of an elected term ending November 2009; motion approved.

### **Reports**

City Manager Yonker reported the City will coordinate a ‘City’ booth again at the annual Community Expo on Saturday, March 28, 2008.

There was discussion on the Hemlock Street right-of-way deed the City purchased from Ben Landheer and Ben’s unwillingness to give his final signature to complete the transfer. Council directed staff to have the City Attorney pursue the deed on behalf of the City.

### **The Following Communications were transmitted for Council Review:**

- City Manager’s “Friday Newsletter,” Work Log and Calendar
- City Clerk’s “City Desks” article for Times Indicator 3/5/08
- Fremont Area Parks & Recreation Advisory Committee Minutes of the 2/20/08 Meeting
- Mailing to Downtown Business/Property Owners: “Snow Removal Policies in Downtown Fremont”
- MSU-Ext. Citizen Planner Program Continuing Education Notice: “Locally Selected Agricultural Topics for Newaygo County”
- MML Report: “Mortgage Foreclosures & Empty Houses”
- Senator Carl Levin 1/31/08 Letter: “Congratulations on Designation as ‘Tree City, USA’”
- NCCS 2/15/08 Letter: “Thank You to City Employees- Donation of 74 Pairs of Socks to Children’s Christmas Program 2007”
- The Atlantic Magazine March ’08 Article: “The Next Ghetto?”
- CEO’s for Cities President’s Speech @ Flint: “Community Challenge Town Hall”
- The Center for Michigan 2/21/08 Article: “Announcement of a New Michigan Scorecard”
- The Center for Michigan Publication: “2008 MI Scorecard- Benchmarks for Michigan’s Transformation”
- Executive Summary: Michigan Future, Inc. 1<sup>st</sup> Annual Report: “Michigan’s Transition to a Knowledge-Based Economy” (Rest of Report is @ <http://www.michiganfuture.org/Reports/ProgressReport2008Final.pdf>)
- Univ. of MI Center for Local, State & Urban Policy Report No. 9: “MI’s Economic Transition: Toward a Knowledge Economy”
- MI Dept. of Community Health Conference Announcement: “Designing Healthy Livable Communities” The Power of Policy”
- Fremont Fire Department Minutes of the 2/25/08 Meeting
- MML Home Foreclosure Prevention & Assistance Materials
- Fremont Area Parks & Recreation Advisory Committee Materials:
  - Minutes of the 1/24/08 Meeting

- Agenda for the 2/20/08 Meeting
- 2008-2012 P&R Capital Improvements Schedule
- Fremont Community Joint Planning Commission Agenda for 3/10/08 Special Meeting
- DDA Marketing Committee Draft “Downtown Fremont Marketing Plan Three-Year Implementation Schedule, January 2008”
- Notice of 3/13/08 LDFA Board Meeting
- Dayton Twp. Board Minutes of the 1/10/08 Meeting

**Closed Session: Collective Bargaining Agreements- Negotiation Strategy**

Motion by Councilmember Drake, seconded by Councilmember Breinling to close the Regular Session at 8:23 PM and enter into a Closed Session to discuss negotiation strategies for the collective bargaining agreements; motion approved.

The Closed Session ended at 8:42 PM and the Regular Session reconvened.

**Adjournment**

Motion by Councilmember Breinling, seconded by Councilmember Breuker to adjourn the meeting at 8:42 PM; motion approved.

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James M. Rynberg, Mayor

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Todd M. Blake, Clerk/Finance Director