

FREMONT CITY COUNCIL
MINUTES – REGULAR MEETING
Monday, April 5, 2010 – 7:00 PM

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

Present at Roll Call: Mayor James Rynberg and Councilmember's Dick Conley and Larry Breuker. Councilmembers James Breinling and Jane Drake were absent.

Staff Present: City Manager Bryan Gruesbeck and City Clerk/Finance Director Todd Blake

Public Present: Ray Arnett, Gary Rottier and Doug Berends

Approval of Meeting Agenda

City Manager Gruesbeck requested addition of consideration for approval of engineering and design services for an airport storm drain culvert replacement.

Motion by Councilmember Conley, seconded by Councilmember Breuker to approve the meeting agenda as amended; motion approved.

Proclamation to Celebrate Arbor Day

Mayor Rynberg presented a proclamation honoring Arbor Day on Friday, April 30th and noted the City has been designated as a "Tree City" for seventeen years now.

Consent Action Items

Motion by Councilmember Breuker, seconded by Councilmember Conley to authorize and approve the following Action Items:

- Minutes of the Regular Council Session held March 15, 2010
- Accept \$1,500 FAFG Grant for Special Kids Day Event at 2010 National Baby Food Festival
- Request from Pastor Norman De Jong of Fremont Presbyterian Church, for use of the Municipal Building for National Prayer Day on May 6, 2010
- Fire Department purchase of Automatic External Defibrillator (AED) for \$2,199.27 from Physio-Control, Inc.
- Fire Department purchase of firemen Wildfire Suits for \$4,050 from West Shore Fire Equipment and amend the FY 09/10 Budget (101-336.000-740.000)
- Approve Design Engineering Services Agreement with Paradigm Design for various Division Street/ Water Construction Projects for \$29,750, amend the FY 09/10 Budget (591-558.000-801.000) and approve Construction Engineering Services Agreement for \$51,668 with Paradigm for said Division Street projects for budget year 2010/11
- Accept State/Federal Byrne JAG Funding Grant for "In-Car Mobile Video Recording System"
- Authorize Approval of Easement Agreement with Scott Moore

Accept Bid for Construction of Public Works Garage Building

Motion by Councilmember Conley, seconded by Councilmember Breuker to accept a bid from Visser Brothers of \$503,843, for construction of the new Public Works garage; motion approved.

Authorize Replacement of Well-House Transformer & Amend FY 09/10 Budget Accordingly

Motion by Councilmember Conley, seconded by Councilmember Breuker to: 1) accept a bid from Consumers Power of \$13,560, for installation/replacement of the transformer servicing two wellhouses in Branstrom Park; 2) retain ownership of the transformer and maintenance responsibilities; and 3) amend the FY 09/10 Budget to accommodate purchase and installation of new transformer (591-571.000-930.000); motion approved.

Accounts Payable Check Register Report dated April 1, 2010 totaling \$141,985.46

Motion by Councilmember Breuker, seconded by Councilmember Conley to approve the 4/01/10 Accounts Payable Check Register Report totaling \$141,985.46; motion approved.

Public Hearing: To Receive Public Comment on the Downtown Parking Lot Maintenance Special Assessment

Mayor Rynberg opened the Public Hearing at 7:12 PM to receive public comment on the Downtown Parking Lot Maintenance Special Assessment. There were no public comments, but

City Clerk Blake summarized the annual program. Mayor Rynberg closed the public hearing at 7:16 PM.

Public Hearing: To Receive Public Comment on the Proposed Amendment to the Downtown Development Authority District and the DDA Tax Increment Financing Plan

Mayor Rynberg opened the Public Hearing at 7:16 PM to receive public comment on the proposed amendments. City Clerk Blake summarized the DDA District and Tax Increment Financing Plan amendments, which include:

Adding Parcels: 62-17-02-230-006 62-17-02-234-001 62-17-02-232-007
 62-17-02-238-013 62-17-02-237-009

and removing Parcel 62-13-35-458-038 from the DDA TIFA Plan.

Fremont Area District Library Director Ray Arnett asked if the DDA was planning to increase their capture for the upcoming fiscal year's budget and noted the Library may opt out of the DDA's TIFA Plan amendments, which could potentially increase the future DDA tax-capture.

Mayor Rynberg closed the public hearing at 7:24 PM.

Resolution R-10-11: Ordering & Confirming Special Assessment Roll for Annual Downtown Parking Maintenance during FY 09/10

Motion by Councilmember Conley, seconded by Councilmember Breuker to approve Resolution R-10-11 ordering and confirming the Downtown Parking Maintenance Special Assessment Roll; motion approved.

Ordinance O-10-01: Amending Sign Regulations within Chapter 22: Zoning Ordinance

Motion by Councilmember Conley, seconded by Councilmember Breuker to adopt Ordinance O-10-01 amending sign regulations in Chapter 22 "Zoning" of the Fremont City Code of Ordinances, and more specifically Sections 4.01 Estate District, 4.02 Neighborhood District, 4.04 West Main District and 4.05 Downtown Main District; motion approved by unanimous roll call vote of: Yeas: Rynberg, Conley, Breuker
 Nays: None
 Absent: Drake, Breinling

Ordinance O-10-02: Amending Chapter 7.2, Article II Downtown Development Area & Development Plan

Motion by Councilmember Breuker, seconded by Councilmember Conley to adopt Ordinance O-10-02 amending Chapter 7.2 "Downtown Development", and more specifically the District and Tax Increment Financing Plan to include additions and deletion of properties as noted above; motion approved by unanimous roll call vote of:

 Yeas: Rynberg, Conley, Breuker
 Nays: None
 Absent: Drake, Breinling

Novi Energy – Extension of Option Agreement for Industrial Park Property

City Manager Gruesbeck reported Novi Energy officials have requested a six-month extension of the purchase option agreement for Industrial Park property, which will currently expire on April 9th. He also noted they have requested consideration for waiver of the remaining unpaid balance of \$74,718.

Following discussion, Councilmember Breuker motioned, seconded by Councilmember Conley to approve a six-month extension of the purchase agreement to October 9, 2010 and reduce the remaining purchase price by a percentage similar to recent industrial park property valuation decreases in west Michigan; motion approved.

Accept Bid for Engineering Services for Fremont Municipal Airport Construction Project

City Manager Gruesbeck reported Mead & Hunt has submitted a proposal for design and construction engineering services for the repair of a culvert/storm drain under the north/south runway. They've proposed \$12,737 for the services with the City being responsible for 10% (\$1,273.70.)

Motion by Councilmember Conley, seconded by Councilmember Breuker to accept the proposal for engineering services for \$12,737 and authorize the City Manager to execute the agreement; motion approved.

Reports

City Manager Gruesbeck reported filing the MDNR grant application for help in funding the proposed expansion of the Fremont Lake Park Campground and its facilities.

Councilmember Breuker asked if the City planned to water the downtown hanging flower pots on Saturday's this summer and noted the City should not invest in the program without plans for appropriate watering of the plants.

The Following Communications were transmitted for Council Information:

- Staff Report: City Projects
- FCJPC Meeting Minutes (3/15/10)
- FCJPC Zoning Working Group Meeting Notes (3/15/10)
- FAF Grant Application for T&C Path Construction Fund Drawdown
- FAF Grant Application for Economic Development Construction Fund Drawdown
- MML notice of FY 10/11 League Dues decrease by 12%
- MSU Extension The Land Connection Winter 2010 edition: "Ethic for Public Officials"
- Public Notice Request: Release of Funds from MSHDA Grant Program DT Parking Lot Project
- Fremont Fire Department Minutes (3/22/10)
- Sherman Township Board Meeting Minutes (3/1/10)

Adjournment

Motion by Councilmember Breuker, seconded by Councilmember Conley to adjourn the meeting at 7:59 PM; motion approved.

James M. Rynberg, Mayor

Todd M. Blake, City Clerk