

**FREMONT CITY COUNCIL**  
**MINUTES – REGULAR MEETING**  
**Monday, August 2, 2010 – 7:00 PM**

Mayor James Rynberg called the regular meeting to order at 7:00 PM and 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, Jane Drake, Larry Breuker and James Breinling.

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

**Public Present:** Michael Abbott II, Steve Watkins, Larry & Debbie Brant, John & Diane Peters, Anita Meeuwenberg, Nevonda Lankhorst, Justin Taylor

**Approval of Meeting Agenda**

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

**Consent Action Items**

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

- Minutes of the Regular Council Session held July 19, 2010
- Black Diamond Fitness' request for use of Branstrom Park disc golf coarse and pavilion for Disc Golf Tournaments on 8/22/10 and 9/26/10
- Accept \$97,634 Bid from Hallack Contracting for Street Resurfacing Projects
- Fremont Junior Packer Football Club's request for use of Cherry Hill Park for their junior football program practices August thru October
- Extend existing Metro Act Right of Way Permit to MI Bell Telephone ending 8/31/2012
- Appointment of City Treasurer Winchel as the Officer Delegate and City Clerk Blake as the Alternate to attend Annual MERS Meeting
- Approve 1% Loans through the DDA Revolving Loan Fund Program to:
  - Lon Vredeveld, Vredeveld's Shoes, 8 W. Main Street \$24,850
  - Randy Robart, One East Main & Side Street Café, 1 E. Main St. \$25,000
- Approve DDA Building Façade Improvement Grant of \$9,000 to Paul & Mary Burk, of 16 W. Main Street
- Approve changes to the DDA Revolving Loan Fund Program Guidelines to allow loans and Façade Improvement grants to be coordinated on the same project
- Approve contract for design and creation of an additional mural at the Co-op Streetscape Project location along Main Street

**Accounts Payable Check Register Report dated July 29, 2010 totaling \$1,194,449.41**

Motion by Councilmember Breinling, seconded by Councilmember Conley to approve the 7/29/10 Accounts Payable Check Register Report totaling \$1,194,449.41; motion approved.

**Public Hearing to Receive Comment on the Proposed Special Assessment District for North Division Avenue**

Mayor Rynberg opened the public hearing at 7:05 pm to receive public comments on the proposed special assessment district for North Division Avenue, between Daisybrook and Pathfinder schools.

Residents Diane Peters, Larry Brant, Justin Taylor, Anita Meeuwenberg and Mike Abbott all expressed their dissatisfaction with the proposed assessment, whereas they do not want to pay for the curb, gutter and sidewalk improvements and questioned the City's decision to not extend sanitary sewer with the project. Following discussion, Mayor Rynberg closed the hearing at 7:15 pm.

**Resolution R-10-19: Ordering a Special Assessment District for North Division Avenue**

City Manager Gruesbeck and City Clerk Blake addressed their questions and explained the

special assessment process, why it was necessary and why installation of sanitary sewer along this project is so cost prohibitive.

Motion by Councilmember Breinling, seconded by Councilmember Drake to approve Resolution R-10-19 ordering the special assessment district for street curb, gutter and sidewalk improvements along North Division Avenue; motion by Councilmember Breinling, seconded by Councilmember Drake to amend the motion to allow the special assessment period to be up to nine years instead of seven; motion to amend approved; main motion approved.

**Ordinance O-10-04: Amendments to Chapter 22 "Zoning Ordinance" to permit Pawn Shops**

Motion by Councilmember Conley, seconded by Councilmember Breuker to adopt Ordinance O-10-4 amending Chapter 22 "Zoning Ordinance" to permit Pawn Shops in the West Main District of the Zoning Map; motion approved by unanimous roll call vote of:

*Yeas:* Rynberg, Conley, Drake, Breinling, Breuker

*Nays:* None

*Absent:* None

**Agreement to Transfer Liquor License into Escrow**

City Clerk Blake submitted an agreement presented by Huntington Bank, agreeing not transfer the City's Class C license, currently held by Danior, Inc., to someone outside the city limits. In the Agreement, the City agrees to adopt a Resolution supporting a transfer of the license in to escrow under Huntington Bank's name. The agreement also requires Huntington to pay the City all proceeds, but nothing less than \$25,000, if they should sell the license to someone outside of the city limits.

Motion by Councilmember Breinling, seconded by Councilmember Drake to approve the Agreement with Huntington Bank and authorize the City Manager to execute; motion approved.

**Resolution R-10-20: Transfer of Liquor License in to Escrow with Huntington Bank**

Motion by Councilmember Drake, seconded by Councilmember Conley to approve Resolution R-10-20 supporting the transfer of rights to renewal of a Class C Licensed Business with Entertainment Permit, located in Escrow at 19 W. Main Street, from Danior, Inc. to Huntington National Bank with license to be held in Escrow, resolution approval pending execution of an Agreement with Huntington Bank; motion approved by unanimous roll call vote.

**Reports**

City Manager Gruesbeck reported the Planning Commission performed a site plan review of Novi Energy's methane bio-digester project to be located in Fremont Industrial Park. The City will hold another informational meeting regarding the project on August 19<sup>th</sup> at the District Library and the Planning Commission will meet again on August 24<sup>th</sup> to consider approval. If approved, the Zoning Board of Appeals will consider a height variance on Novi's storage tanks.

**The Following Communications were transmitted for Council Information:**

- Fremont Fire Department Minutes (7/26/10)
- Dayton Twp Board Minutes (6/10/10)
- NC Board Resolution Opposing the City of White Cloud's City Income Tax Ballot Proposal

**Adjournment**

Motion by Councilmember Breuker, seconded by Councilmember Drake to adjourn the meeting at 8:55 PM; motion approved.

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James M. Rynberg, Mayor

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Todd M. Blake, City Clerk