

City of Grand Blanc City Council
Minutes of February 13, 2018

Present: Mayor Soderstrom Jamie Weasel John Creasey Julie Nielsen
Chris Douglas Paula Nas Lisa Blondell

Staff: Wendy Jean-Buhrer, Bethany Smith, Barbara Hunyady, Chris Rhind, Dianne Waterworth, Joshua Andrykovich, Bob Burdette.

Guests: Ronny Medawar, Jet Kilmer, Paula Schmidt.

The meeting was called to order by Mayor Soderstrom at 7:00 P.M.

1. Pledge of Allegiance.
2. Approval of Minutes. Motion by Creasey supported by Weasel to approve the minutes of January 10, 2018 as submitted. Motion carried.
3. Approval of Bills. Motion by Nielsen supported by Creasey to approve payment of February invoices in the amount of \$445,564.25. Motion carried.
4. Public comment: There was no public comment.
5. New Business.
 - a) Ronny Medawar – 11410 S. Saginaw St.

Mr. Medawar discussed with Council a larger scale proposal than the initial project accepted by Council for the 11410 S. Saginaw Street parcel. This proposal would include the Big Boy restaurant property and 108 and 110 Grand Blanc Road as part of the bigger project. Mr. Medawar requested from the Council an agreement to sell the 113 Reid Road parcel to him for \$1.00 to be used for parking.

Motion by Blondell to gain more information on the project and pursue the concept of the sale of the 113 Reid Road property to Mr. Medawar for parking. Motion failed for lack of support.

Motion by Creasey supported by Weasel to produce a letter of intent to pursue a purchase agreement on the 113 Reid Road property contingent on the resolution of issues for the proposed development. Motion failed.

Motion by Blondell supported by Weasel to provide a letter of intent to pursue a purchase agreement on the 113 Reid Road property contingent on clearing of issues for the proposed development. Motion failed.

Motion by Douglas supported by Nielsen to approve the development of a purchase agreement with Mr. Medawar for 113 Reid Road at a cost of \$1.00.

Councilman Creasey offered a friendly amendment approved by both support and motioner to add the language: with the same contingencies as the proposed purchase agreement on the 11410 S. Saginaw St. property.

Motion as amended reads: Motion by Douglas supported by Nielsen to approve the development of a purchase agreement with Mr. Medawar for 113 Reid Road at a cost of \$1.00 provided the purchase agreement has the same contingencies as the proposed purchase agreement on the 11410 S. Saginaw St. property. Motion carried.

b) Grand Blanc Chamber Request for Banners.

Motion by Nielsen supported by Blondell to amend the approved request for lamp post banners from August 1 through September 15, 2018 for the “Taste of Grand Blanc” and the “Ally Challenge” on lamp posts from Center Road to Perry Road on Saginaw St. Motion carried.

c) AT&T Cable Franchise Agreement - Renewal

Motion by Blondell supported by Douglas to approve the renewal agreement as presented. Motion carried.

d) Grand Blanc Arts Council – Annual Art Fair Request.

Motion by Blondell supported by Nielsen to approve the request from the Grand Blanc Arts Council to hold the annual Art Fair and Physicians Park August 4th and 5th, 2018 with the following conditions: A park reservation application is completed by the Arts Council establishing a contact person and a \$300 returnable deposit is paid. The fee for the park reservation is waived. One month in advance of the fair the responsible party must contact the Police Chief and DPW Director to review the plan for the fair. In addition, the Arts Council must make every effort to leave the park in the condition that it was found. Motion carried.

e) Grand Blanc Parks and Recreation – Hard Times Party Request.

Motion by Blondell supported by Creasey to approve the request and donate to Parks and Recreation 2 boxes of trash bags for the Hard Times Party. Motion carried.

8. Other Business

- a. Lt. Rhind – report received and filed.
- b. DPW Director – not in attendance.
- c. Building Inspector’s Report – received and filed.
- d. Fire Chief Burdette – The fireworks request from the Chamber for the Grand Blanc Family Fun Fest has been approved and needs the Mayor’s signature.
- e. City Attorney Hunyady – nothing to report.
- f. City Clerk/Assistant City Manager – nothing to report.
- g. Finance Director/Treasurer. – nothing to report.
- h. City Managers Report

Perry Creek Curb and Gutter Program Invoice. – Motion by Nielsen supported by Douglas to approve the Perry Creek curb and gutter invoice in the amount of \$37,925. as part of the 2017-18 Local Streets Projects. Motion carried.

On-Line Services for Building Department. – Motion by Nielsen supported by Blondell to approve the cost not to exceed \$2,825 for implementation of the BS&A software Access My Gov Building Department services. Motion carried.

i. Members of Council

Councilman Douglas – requested Council support for a letter to the editor as a response to the inaccuracies of the article in the *Grand Blanc View* regarding the fire issue.

Dear Editor,

This letter is to correct some misconceptions in the article entitled “City review of dissolution prompts Twp. Concerns” that appeared in the *Grand Blanc View* on Feb. 8, 2018.

The City has negotiated in good faith with the Township over the Fire mileage and ordinance. However, all of our requests were rejected. Township representatives have told us that if we did not agree to their mileage and ordinance requests, the joint agreement that funds and operates the Fire Department could be dissolved. There is no provision to dissolve the joint agreement in the current fire ordinance. At the Township’s request, a provision that would allow for this was inserted in the newly proposed ordinance.

The City did not review dissolving the joint agreement as one of our options. Instead, we are looking at what our options are should this dissolution happen. Our desire is for the joint agreement to continue. Knowing what all of our options are for providing fire protection to our residents is simply being responsible.

Fire Department is funded by a 0.5 mil property tax paid for by both City and Township residents, as well as an additional 0.5 mil contributed from both the City’s and Township’s general funds. This ensures that funding for the Fire Department is equitable. A City resident pays the same amount of taxes towards the Fire Department as a Township resident. For example, someone with a \$100,000 assessed taxable value home pays \$50 per year in taxes for the Fire Department in both the City and Township.

The vehicle replacement fund was not fully funded under the current fire mileage, due to the decline in property values during the recession. This underfunding could be covered by an additional 0.25 mil. **This would also result in a surplus of approximately \$1.4 million by the end of the 10-year millage cycle, which is a healthy fund balance equal to 68.63 percent of yearly Fire Department expenditures.** The Township is demanding that the City agree to an additional 0.5 mil property tax. This is higher than what is needed to cover the shortfall and would double the taxes residents pay to fund the Fire Department. A resident with a \$100,000 assessed taxable value home would see taxes raise from \$50 to \$100 per year. A 0.5 additional mil would result **in a surplus of almost \$6 million by the end of the 10-year millage cycle, which would be a fund balance equal to 300% of yearly Fire Department Expenditures.**

The City also asked that Fire Station #1 be guaranteed to remain open in the new fire ordinance. Station #1 is located in downtown Grand Blanc and is key to providing fire protection to City residents. This request was rejected by the Township. We would be hard-pressed to ask for a tax increase on our residents without a guarantee that our fire station will remain open.

The City will not leave our residents without fire protection. We will explore all of our options for providing fire protection to our residents’ while being fiscally responsible to them.

Councilwoman Nas voiced her opposition to the letter, she is questioning what the letter will accomplish. Nas is disappointed with the divide between the City Council and the Township Board on the fire department issue and has concerns about the future of all joint ventures between the City and Township.

Motion by Douglas supported by Blondell to support the letter to the editor as presented with the addition of the proposed fund balance numbers. Motion carried 5-1.

Councilman Creasey – Motion and support by Nas to convene an executive session pursuant to the Open Meetings Act to discuss labor negotiations. Roll call vote: Creasey, yes; Nas, yes; Blondell, yes; Douglas, yes; Nielsen, yes; Weasel, yes. Motion carried 6-0.

Mayor Soderstrom closed the regular meeting at 8:35 P.M.

Mayor Soderstrom re-opened the regular meeting at 9:15 P.M

j. Mayor Soderstrom - Happy Valentine's Day.

The meeting adjourned at 9:16 P.M.

Respectfully submitted,

Bethany J. Smith, Assistant City Manager/City Clerk