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Village Manager:
Michael C. Deem

Village Clerk/Treasurer
Kimberly J. Keesler

Village of Almont

*817 North Main Street
Almont, Michigan 48003*

Village Council:
Steve Schneider, President
Tim Dyke, Pres. Pro-Tem
Richard Lauer
Dave Love
Gary Peltier
Melinda Steffler
Richard Tobias

ALMONT VILLAGE COUNCIL REGULAR MEETING SEPTEMBER 2, 2014

CALL TO ORDER

President Schneider called the Regular Meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

President Schneider led the Pledge of Allegiance.

ROLL CALL

Councilmembers Present: Dyke, Lauer, Love, Peltier, Steffler, Tobias, Schneider

Councilmembers Absent: None

Staff Present:	Village Manager	Michael Deem
	Clerk/Treasurer	Kimberly Keesler
	Police Chief	Pat Nael

Guests Present:	Mr. Tim Bush	
	Mr. Bob Parsell	
	Ms. Nancy Boxey	DDA Director

COMMUNICATIONS

MML Loss Control Services
DDA Newsletter

APPROVAL OF AGENDA

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve the agenda with the addition of Regular Agenda Item #9, Adoption of Fireworks Ordinance No. 192.

APPROVAL OF CONSENT AGENDA ITEMS

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve the following consent agenda items:

1. Public Hearing Minutes, August 19, 2014
2. Regular Meeting Minutes, August 19, 2014
3. Warrant #14-09-A Gen Ck #33091-33139, Equip EFT #47
4. Payroll Report #82-83, Ck #15778-12787, DD #938-956, EFT #86-88

PUBLIC COMMENT

Mr. Tim Bush from Almont Township read two Bible scriptures and commented by saying he appreciated what the Village Council does. Council thanked him for his kind words.



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REGULAR AGENDA

1. Proposed Amendment to Bob Parsell's Early Retirement Agreement

Mr. Bob Parsell was in attendance to field questions from Council regarding his request to amend his early retirement agreement to adjust how his health insurance stipend was paid out and to whom. Discussion was held.

Councilmember Lauer moved, Councilmember Tobias seconded, **PASSED** with Dyke dissenting, to approve the proposed amendment regarding the health insurance stipend contingent upon Mr. Parsell following up with a tax attorney.

Mr. Dyke stated that he was not opposed to the amendment; however, he felt more facts were needed to make an informed decision.

2. Resolution No. 14-09-02 – Resolution Setting Public Hearing for Amended Tax Increment Financing Plan and Development Plan Proposed by the Downtown Development Authority

DDA Director Nancy Boxey made a presentation regarding the amendment to the Downtown Development Authority Tax Increment Financing Plan and Development Plan. Discussion was held.

Councilmember Lauer moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve Resolution No. 14-09-02, a resolution setting the public hearing for amended tax increment financing plan and development plan proposed by the Downtown Development Authority on October 7, 2014.

ROLL CALL:

Ayes: Dyke, Lauer, Love, Peltier, Steffler, Tobias, Schneider

Nays: None

Absent: None

Abstain: None

3. Resolution #14-09-03 – Resolution of Intent to Amend the Boundaries of the Downtown District of the Downtown Development Authority and Designate a Public Hearing Date

DDA Boxey made a presentation regarding the proposed expansion of the Downtown Development Authority District. Discussion was held.

Councilmember Lauer moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to adopt Resolution #14-09-03, a resolution of Intent to Amend the Boundaries of the Downtown District of the Downtown Development Authority and Designate a Public Hearing Date on October 7, 2014.

ROLL CALL:

Ayes: Lauer, Love, Peltier, Steffler, Tobias, Dyke, Schneider

Nays: None

Abstain: None

Absent: None



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4. First Reading of Ordinance for the Amended and Restated Development and Tax Increment Finance Plan of the Downtown Development Authority

DDA Director Boxey presented Council with a proposed ordinance to amend and restate development and tax increment finance plan of the Downtown Development Authority. Discussion was held.

It was the consensus of Council to hold the first reading of Ordinance No. 193, Amended and Restated Development and Tax Increment Finance Plan of the Downtown Development Authority.

5. 121 W. St. Clair St. – Well House Re-siding

Village Manager Deem presented Council with the only bid the Village received regarding the re-siding of the well house at 121 W. St. Clair St. Director Boxey explained the reason the vinyl siding was chosen was to go along with the historic appearance of the downtown area.

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve the quote for \$3,300 submitted by K.A. Heim Enterprises, Inc. to replace the existing door and install new vinyl siding on the well house located at 121 W. St. Clair St.

6. Resolution No. 14-08-06 – Almont Elementary School and Complex Feasibility Study

President Schneider updated Council regarding the AE Building Committee meeting that was held on Saturday, August 23rd. He explained there has been much community interest in contributing to the AE feasibility study. Discussion was held.

Councilmember Tobias moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to adopt Resolution #14-08-06, a resolution approving the funding not to exceed \$3,250 of the completion of a feasibility study assessing the potential adaptive reuse of the Almont Elementary building.

ROLL CALL:

Ayes: Steffler, Tobias, Dyke, Lauer, Love, Peltier, Schneider

Nays: None

Abstain: None

Absent: None

7. Approve the Creation of a Dedicated Bank Account for the Almont Elementary School Project

Councilmember Dyke moved, Councilmember Tobias seconded, **PASSED UNANIMOUSLY**, to approve the creation of a dedicated bank account at Tri-County Bank for the purpose of depositing grant funds and contributions for the cost of the AE Feasibility Study and to appoint President Schneider, Clerk/Treasurer Keesler and Village Manager Deem as signors on the account.

8. Resolution No. 14-09-01 – Resolution Approving the Extension of Application of Industrial Facilities Exemption Certificate #2006-046 for Grabill, Inc.

It was the consensus of Council to table this item until the September 16th meeting, as indicated on the proposed resolution in the packet.



9. Adoption of Fireworks Ordinance No. 192

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED**, to adopt Ordinance #192, Fireworks Ordinance.

OPEN DISCUSSION

1. Discuss Potential Policy for Delinquent Water Bills for Customers Outside the Village

Discussion was held regarding the policy of delinquent water bills on non-village accounts. It was the consensus of Council to shut water the off, as per the ordinance. In regard to the account in question, Council directed Manager Deem to write a letter to the customer indicating a payment plan of no less than \$250 per month or the water will be turned off.

2. WWTP Refurbish Raw Pump

Discussion was held regarding the Waste Water Treatment Plant's need to refurbish the second raw sewage pump and the cost involved.

Councilmember Lauer moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to authorize the purchase order for refurbishing the raw pump, not to exceed \$13,152.50.

3. Legislative Link

COUNCIL/MANAGER COMMENT

Councilmember Love asked if the backup generators at the pump stations were secured against theft. Manager Deem will investigate and follow up with Council.

Councilmember Lauer apologized for not being at the August 19th meeting and informed Council he will be unable to attend the September 16th meeting. He also thanked Manager Deem for doing a good job.

ADJOURNMENT

The meeting adjourned at 9:52 p.m.

Kimberly J. Keesler
Clerk/Treasurer

Steve Schneider
President

Approved Date: September 16, 2014



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