

Municipal Offices:
(810) 798-8528
(810) 798-3397 FAX
www.almontvillage.org

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 October 7, 2014

CALL TO ORDER

President Schneider called the Regular Meeting to order at 8:03 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:

Ms. Tara Antonelli	DDA Treasurer
Ms. Nancy Boxey	DDA Director
Mr. Tim Bush	Resident
Mr. Jim Gostomski	Owner, 612 S. Main
Ms. Lisa Jessen	Owner, Mandy J Florist
Mr. Terry Roach	DDA Board Member
Mr. Doug Scott	ROWE Professional Services
Dr. Jay Vanderest	Owner, 106 S. Main
Mr. Jeremy Yarborough	Owner, 134 S. Main
Ms. Lynn Zarate	DDA Board Member
3 Citizens	
21 Students	

COMMUNICATIONS

None

APPROVAL OF AGENDA

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve the agenda.

APPROVAL OF CONSENT AGENDA ITEMS

Councilmember Peltier moved, Councilmember Tobias seconded, **PASSED**, with Schneider abstaining, to approve the following consent agenda items:

1. Regular Meeting Minutes, September 16, 2014, with corrections to Councilmembers present, and in item #1 in the Regular Agenda, replacing "the agenda" in the second paragraph, with "Resolution No. 14-09-01, Extension of Industrial Facilities Exemption for Grabill, Inc."
2. Warrant #14-10A Gen Ck #33192-33265, Equip Ck #1319, EFT #49-50, Park #2



3. Payroll Report Ck #15802-15826, DD #982-1021, EFT #92-93
4. August Water Report
Council expressed concern as to the significant drop in readings. It was the consensus of Council for Village Manager Deem to investigate and report his findings at the next meeting.

PUBLIC COMMENT

None

REGULAR AGENDA

1. Booster Station Project Bids

Village Manager Deem presented Council with the results of the September 9, 2014 bid opening for the Booster Station project. Council was concerned and voiced their strong displeasure over the significant difference between the actual bids received and ROWE's estimate of the cost of the project. Doug Scott from ROWE indicated the reason for the difference was due to changes in the construction market. ~~was in attendance to answer questions from Council.~~ Council instructed ROWE to inform Village staff of any market changes sooner to avoid this issue in the future. Discussion was held.

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED**, to approve the bid submitted by E & L Construction Group for the Booster Station Project in the amount of \$672,750.

ROLL CALL:

Ayes: Dyke, Lauer, Peltier, Steffler, Tobias, Schneider
Nays: Love
Abstain: None
Absent: None

2. Second Reading and Adoption of Ordinance #139.2

Councilmember Peltier moved, Councilmember Lauer seconded, **PASSED UNANIMOUSLY**, to approve Ordinance #139.2, Amended and Restated Development and Tax Increment Finance Plan of the Downtown Development Authority.

3. First Reading of Ordinance #139.3

It was the consensus of Council to hold a first reading of Ordinance #139.3, an ordinance to amend Ordinance No. 139 to amend the boundaries of the downtown district of the Downtown Development Authority.

4. Resolution #14-09-04 – Amendment of Installment Purchase Contract

DDA Director Boxey explained the need to extend the installment purchase contract for the DDA parking lot project to help decrease the impact on cash flow for this fiscal year. Discussion was held.

Councilmember Lauer moved, Councilmember Dyke seconded, **PASSED UNANIMOUSLY**, to adopt Resolution #14-09-04, Amendment of Installment Purchase Contract for DDA Parking Lot Project.



ROLL CALL:

Ayes: Love, Peltier, Steffler, Tobias, Dyke, Lauer, Schneider
Nays: None
Abstain: None
Absent: None

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve Village Manager Michael Deem as an authorized signor on the Installment Purchase Contract, replacing previous Village Manager Oliver Turner.

5. Resolution #14-09-05 – Authorization of Application Submission to MSHDA

DDA Director Boxey explained the need to apply for the Michigan State Housing Development Authority (MSHDA) rental-rehab program. Discussion was held.

Councilmember Dyke moved, Councilmember Lauer seconded, **PASSED UNANIMOUSLY**, to approve Resolution #14-09-05, Authorizing the Submission of an Application for a Grant in the Amount of \$94,400 for the Creation of New and Redevelopment of Existing Downtown Rental Housing Properties to the Michigan State Housing Development Authority (MSHDA).

ROLL CALL:

Ayes: Peltier, Steffler, Tobias, Dyke, Lauer, Love, Schneider
Nays: None
Abstain: None
Absent: None

6. Resolution #14-09-06 – Designation of Street Administrator

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve Resolution #14-09-06, Designating Village Manager Michael Deem as Street Administrator.

ROLL CALL:

Ayes: Steffler, Tobias, Dyke, Lauer, Love, Peltier, Schneider
Nays: None
Abstain: None
Absent: None

7. Designate Authorized Signor on MSHDA Bank Account

Councilmember Lauer moved, Councilmember Dyke seconded, **PASSED UNANIMOUSLY**, to approve Village Manager Michael Deem as an authorized signor on the MSHDA Bank Account.

OPEN DISCUSSION

- 1. Legislative Link**
- 2. DDA Monthly Report**
- 3. DDA Annual Report of Activities**



COUNCIL/MANAGER COMMENT

Councilmember Love informed Council the new Chinese restaurant will open Thursday, October 8th, instead of Monday, October 6th.

Councilmember Dyke commended DDA Director Boxey and Board for all they do for the community.

Councilmember Lauer complimented DDA Director Boxey for her presentation. He also inquired as to whether we were receiving cooperation from Howard's regarding the Property Maintenance Code and Manager Deem gave Council an update. 606 S. Main was also brought into question as to complying with the Property Maintenance Code. Manager Deem will investigate and follow up on that issue.

ADJOURNMENT

The meeting adjourned at 9:23 p.m.

Kimberly J. Keesler
Clerk/Treasurer

Steve Schneider
President

Approved Date: October 21, 2014, as corrected

