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Village Manager:
Sarah Moyer-Cale

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 JUNE 16, 2015

CALL TO ORDER

President Schneider called the Regular Meeting to order at 7:34 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	Sarah Moyer-Cale
	Clerk/Treasurer	Kimberly Keesler
	O.E.O.	Joe Israel (7:47)
	Police Chief	Pat Nael (8:04)

Guests Present:	County Commissioner	Ian Kempf
	ROWE Prof. Svcs.	Doug Scott

COMMUNICATIONS

President Schneider read a letter from Eva Bassier at 7858 East Ridge Drive. She thanked council for the private donation and stated they had restored her faith in her hometown.

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT AGENDA ITEMS

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

1. Special Meeting Minutes, June 2, 2015.
2. Public Hearing Minutes, June 2, 2015.
3. Budget Hearing Minutes, June 2, 2015.
4. Regular Meeting Minutes, June 2, 2015.
5. Warrant #15-06-B, Gen Ck #33979-34024, Equip EFT #75-76
6. May Water Report
7. May DPW Activity Report
8. May WWTP Report
9. May Police Report
10. Payroll Report, Ck #16018-16029, DD #1403-1426, EFT #134-138
11. Financial Position Report



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PUBLIC COMMENT

County Commissioner Ian Kempf notified Council the Michigan State Housing Development Authority (MSHDA) is granting Lapeer County \$300,000 for another Homeowner Rehabilitation Program to be split among three communities. The Commission's original motion granted those funds to Dryden, North Branch and Columbiaville. However, since Columbiaville captures DDA funds from the Suncrest millage, they were ineligible. Therefore, another motion was made to give the funding to Almont since they were one of the first communities to approve not capturing DDA funds from the Suncrest millage. Once a management firm is awarded the project, Village Manager Moyer-Cale will be notified of the eligibility and application requirements.

Council thanked Commission Kempf for getting the funds for the Village.

REGULAR AGENDA

1. First Reading of Ordinance 159.29

Manager Moyer-Cale handed out a revised form of Ordinance No. 159.29, to rezone 614 N. Main from Professional Office (O-1) to the Single Family Residential (R-1) zoning district.

It was the consensus of Council to hold a first reading of Ordinance 159.29.

2. George Tencza Water Bill

Manager Moyer-Cale gave a synopsis of Mr. Geroge Tencza's request to waive the high water bill due to the fact the pipes froze and burst at his property located at 606 S. Main. She explained the village office staff has not received the proper paperwork to either shut the water off or pull the water meter. Discussion was held.

Councilmember Peltier moved, Councilmember Love seconded, **PASSED UNANIMOUSLY**, to deny the request to waive the fees on the water bill for 606 S. Main.

3. 631 Heim Ct. – Late Water Payment

It was the consensus of Council to postpone discussing this item to give the resident time to arrive.

4. Rental Ordinance Revisions: Part 2

Ordinance Enforcement Officer Israel explained the Village's existing ordinance lacked a definition for rental property. Discussion was held.

It was the consensus of Council that if the Village has a property that is non-homestead, it should assume it is a rental and is subject to rental fees and inspections unless the owner and occupant are immediate family members. Then, both the owner and occupant would have to sign an affidavit to that effect.

5. Approval of Pay Application #5 for E & L Construction

Mr. Doug Scott from ROWE Professional Services recommended Council move to the next agenda item before considering this item as the pay application for E & L Construction included Change Order #1.

It was the consensus of Council to move to agenda item #6.



6. Approval of Change Order #1 for E & L Construction

Mr. Scott explained the six different changes in change order #1. The largest item was a credit due to the fact the owner's contingency money was not used. Discussion was held.

Councilmember Lauer moved, Councilmember Dyke seconded, **PASSED UNANIMOUSLY**, to approve Change Order Request #1, accepting a credit of \$30,756.81.

5. Approval of Pay Application #5 for E & L Construction (Cont.)

Mr. Scott explained the payment application provided by E & L Construction. He explained the remaining \$26,000 was retainage of \$20,000 and mechanical costs of \$6,000 that were to be completed next month. Discussion was held.

Councilmember Dyke moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve pay application #5 to E & L Construction in the amount of \$111,332.65.

7. ROWE Invoice #0076607

Councilmember Dyke moved, Councilmember Lauer seconded, **PASSED UNANIMOUSLY**, to approve payment to ROWE Professional Services Company in the amount of \$3,948.75 for Invoice #0076607.

8. Resolution #15-06-07 – Update Official Fee Schedule

Manager Moyer-Cale presented Council with a proposed update to the fee schedule. Discussion was held.

Councilmember Lauer moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve Resolution #15-06-07, Updated the Official Fee Schedule of the Village.

ROLL CALL:

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

9. Resolution #15-06-08 – Establish FOIA Policies and Fees

Manager Moyer-Cale presented Council with a proposed freedom of information act policies and fees that follow state law. Discussion was held.

Councilmember Lauer moved, Councilmember Peltier seconded, **PASSED UNANIMOUSLY**, to approve Resolution #15-06-08, Establishing Freedom of Information Act Policies and Fees.

ROLL CALL:

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

10. WWTP Pole Barn Addition Change Order Request

Manager Moyer-Cale presented Council with a change order for the building of the WWTP Pole Barn. Discussion was held.



Councilmember Peltier moved, Councilmember Steffler seconded, **PASSED UNANIMOUSLY**, to approve payment of \$15,590 to K.A. Heim Enterprises Inc. for improvement to the WWTP pole barn, which included the additional \$1,090.00 Change Order #1.

11. FY 2015 – 4th Quarter Budget Amendments

Manager Moyer-Cale presented Council with the fiscal fourth quarter budget amendments. She also explained the Village had received payment for the selling of the generator.

Councilmember Peltier moved, Councilmember Lauer seconded, **PASSED UNANIMOUSLY**, to approve the fourth quarter budget amendments as presented.

OPEN DISCUSSION

1. AE Building

President Schneider explained the Almont School Board had its meeting Monday night and the motion to postpone the sale of the old elementary building after the November election was defeated due to a 3-3 tie. Council voiced their disappointment in the school board's decision and Councilmember Peltier stated the school should donate the baseball fields to the Park Board. Discussion was held.

COUNCIL/MANAGER COMMENT

Councilmember Peltier reminded Council that Music in the Park starts this Thursday. Bob Marshall will be performing.

Councilmember Love indicated there should be larger safety locks and hasps at the new booster station. He will send a picture of the kind they should have to Manager Moyer-Cale.

Councilmember Dyke stated he did not understand the school board's decision. The Building Committee had many hours of unseen effort invested into the project and he was disappointed in the school's "hands off" approach.

Councilmember Tobias reiterated Councilmember Dyke's disappointment.

Councilmember Lauer expressed his disappointment in the residents of this town that do not treat our water and sewer system as a utility.

Manager Moyer-Cale notified Council the WWTP pole barn is completed and looks nice. She also stated that the Property Management Hearing that was scheduled for 606 S. Main had been postponed to July 16th.

President Schneider indicated he would like Manager Moyer-Cale to follow up regarding the height of the fence around the new booster station. He would like to see more protection for the amount of investment the Village has put into it.

ADJOURNMENT

The meeting adjourned at 9:33 p.m.



Kimberly J. Keesler
Clerk/Treasurer

Steve Schneider
President

Approved Date: July 7, 2015



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