

City of Grand Blanc City Council
Minutes of August 12, 2015

Present: Mayor Soderstrom Paula Nas Connie Lesley Lisa Blondell
Matt Telliga John Freel Lonnie Adkins

Staff: Paul Brake, Bethany Smith, Wendy Jean-Buhrer, Brian Lipe, Walter Griffin, Dave Servetter
Guests: Geric Rose, Cheryl Baumbach, Mark Merrill, Ed Abbot, Grand Fisher and family, Jonathan Nas, Kevin Groves, Don Becker, Spike Pearson, Laith Jonna, Frank Aremia, Pam Cassels and others.

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

1. Pledge of Allegiance.
2. Approval of Minutes. Motion by Blondell supported by Telliga to approve the minutes of July 15 and 29, 2015 as presented. Motion carried.
3. Approval of Bills. Motion by Nas supported by Blondell to accept the recommendation from Finance and approve payment of July invoices in the amount of \$230,706.94 Motion carried.
4. Mayoral Proclamation. Mayor Soderstrom proclaimed today “Grant Fischer Day” in the City of Grand Blanc.
5. Zoning Board of Appeals – 11232 S. Saginaw, Laith Jonna petitioner.

Mayor Soderstrom closed the regular meeting at 7:09 P.M and opened the Public Hearing at 7:09 P.M.

Laith Jonna attended the meeting to present the request to allow a variance from the zoning ordinance requirement for an installation of a wall between his property and the neighboring property to the West. His request includes and additional variance from the requirement of zero lot line lighting spillover. Mr. Jonna suggested that the spillover of lighting would not negatively affect a commercial property.

Public Comment:

Pam Cassels owner of the adjoining property Ziggy’s Ice Cream had some concerns about the wall and the parking easement on the property owned by Mark Merrill, Soap in the City.

Mark Merrill owner of the adjoining property Soap in the City Car Wash discussed safety issues with the ingress and egress drive and parking on the South side of the property abutting his.

Council asked several questions of the petitioner pertaining to the installation of the wall and the impact on the proposed parking spaces available. Mr. Jonna indicated that installation of the wall would not affect the number of spaces required in the Zoning Ordinance.

Motion by Blondell supported by Telliga to deny the variance requested for relief from installation of a wall on the property line between the proposed development and the Soap in the City Car Wash. Rationale: A hardship has not been demonstrated by the developer and for protection of neighboring properties the wall is necessary and required by ordinance.

Roll call vote: Blondell; yes, Telliga; no, Councilman Lesley abstained, she has a personal interest conflict. Nas; no, Adkins; no, Freel; yes.. Motion fails 3-2.

Motion by Telliga supported by Adkins to approve the requested variance from the petitioner and eliminate the requirement for the wall between properties. Rationale: It is a financial hardship to the developer.

Roll call vote: Telliga; yes, Adkins; yes, Freel; no, Blondell; no, Councilman Lesley abstained, she has a personal interest conflict. Nas; yes. Motion fails 3-2.

Motion by Freel supported by Telliga to deny the variance request for lighting spillover to adjoining properties. Rationale: The ordinance is sound as to lighting requirements and we must take in to consideration potential future property development of the adjoining properties.

Roll call vote: Freel; yes, Telliga; yes, Blondell; yes, Councilman Lesley abstained, she has a personal interest conflict. Nas; yes, Adkins; yes. Motion carried 6-0.

Mayor Soderstrom closed the Public Hearing at 7:31 P.M. and reopened the regular meeting.

6. Members of Council.

Councilman Lesley – had some concerns about the semi traffic at the ingress and egress on the proposed development at 11232 S. Saginaw St.

Councilman Freel – The Planning Commission approves site plans based on the Zoning Ordinance set by Council. The Zoning Ordinance is the toolbox that the Planning Commission uses to review and approve site plans that meet the ordinance.

7. Communications

a) Comcast Cablevision – channel lineup changes – received and filed.

8. New Business:

a) Resolution #2015-0801 First Merit Bank Signors. Motion by Telliga supported by Blondell to approve resolution #2015-0801. Motion carried.

b) Resolution 2015-0802 State of Michigan MDOT Contract Signors. Motion by Blondell supported by Telliga to approve Resolution #2015-0802. Motion carried.

c) Resolution #2015-0803 State of Michigan or other Government Entity Signors. Motion by Telliga supported by Blondell to approve Resolution #2015-0803. Motion carried.

d) Resolution #2015-0804 CDBG Signors. Motion by Telliga supported by Blondell to approve Resolution #2015-0804. Motion carried.

e) Next Michigan Development Corporation Appointment. Motion by Freel supported by Lesley to appoint Wendy Jean Buhner as the City's representative on the Next Michigan Development Corporation Board. Motion carried. 4-2.

f) Resolution #2015-0805 NPDES Phase II Amendment. Motion by Blondell supported by Adkins to approve Resolution #2015-0805. Motion carried.

g) Fleis and Vandenbrink – Contracts for Bella Vista Reconstruction and Jewett Trail to Physicians Park Pathway. – reserved for Committee Reports.

h) First Congregational Church Crop Walk, October 4, 2015. Motion by Adkins supported by Freel to approve the request from the First Congregational Church for the 37th Annual Crop Walk to be held on Sunday, October 4, 2015, providing all City Ordinances are followed and the event is coordinated with the Police Chief. Motion carried.

i) Grand Blanc Chamber of Commerce – Request for Use of Lamp Post Banners. Motion by Telliga supported by Blondell to approve the use of S. Saginaw Street banner poles from August 12, 2015 through September 13, 2015 provided they comply with all city ordinances, provide an insurance binder for the City and conditions from past approvals are met. Motion carried.

j) **Committee Reports.**

Finance

Motion by Nas supported by Adkins to accept the recommendation from Finance and approve the Rodwan Consulting Company invoice for the OPEB Actuarial Valuation in the amount of \$5,000. Motion carried.

Motion by Nas supported by Adkins to accept the recommendation from Finance and approve the Red Holman invoice for the purchase of a 2015 GMC Sierra in the amount of \$31,338.96. Motion carried.

Motion by Nas supported by Telliga to accept the recommendation from Finance and approve the Spaulding Manufacturing invoice for a 2015 Asphalt Buggy/Heater in the amount of \$10,640.00. Motion carried.

Motion by Nas supported by Adkins to accept the recommendation from Finance and approve the purchase of the BS&A Building Department Software in the amount of \$11,590.00 and training request in the amount not to exceed \$7,580.00. Motion carried.

Motion by Nas supported by Lesley to accept the recommendation from Finance and approve the Fire Commission Roof Replacement request at 117 High St. from Solomon and Son sheet metal roofing company at a quote of \$25,500.00. Motion carried.

Motion by Nas supported by Blondell to accept the recommendation from Finance and approve the Fire Commission passenger vehicle purchase request from Red Holman in the amount of \$34,337.00. Motion carried.

Motion by Nas supported by Blondell to accept the recommendation from Finance and approve the City of Grand Blanc Fee Schedule updates for the following items: Council Appeals Board for sign variance denials \$150.00 and Police Department fingerprinting \$10.00. Motion carried.

Motion by Nas supported by Telliga to accept the recommendation from Finance and approve the surplus of Two (2) police vehicles a 2008 Crown Vic and 2011 Crown Vic. Motion carried.

Public Works

Motion by Freel supported by Lesley to accept the recommendation from Public Works Committee and approve payment number 1 to Horizon Brothers in the amount of \$112,864.05 for the city of Grand Blanc – DWRP 2014 water system improvements 7387-01. Motion carried.

Motion by Freel supported by Telliga to accept the recommendation from Public Works Committee and approve the application of change order number 2 to Countyline Power LLC in the amount of \$1,800 for the Saginaw Street traffic signal modernization project. Motion carried.

Motion by Freel supported by Lesley to accept the recommendation from Public Works Committee and approve the application for payment #1 to Countyline Power LLC in the amount of \$38,805.53 for the traffic signal modernization project at Saginaw Street and Grand Blanc Rd. Motion carried.

Motion by Freel supported by Adkins to accept the recommendation from Public Works Committee to approve the bid of \$23,500 from Fleis and Vandenbrink for the preliminary engineering design and survey, as well as geotechnical investigation for the Bella Vista Road reconstruction project. Motion carried.

Motion by Freel supported by Lesley to accept the recommendation from Public Works Committee to approve the bid of \$18,000 from Fleis and Vandenbrink for the preliminary engineering and design for the Jewett Trail to Physicians Park connector project. Motion carried.

8. Other Business

- a. Police Chief Lipe – report received and filed. The department was busy with Back to Bricks in Grand Blanc.
- b. DPW Director – not in attendance.
- c. Building Inspector’s Report – received and filed.
- d. Fire Chief Servetter – The department staff is working on building maintenance and repairs.
- e. Finance Director/Asst. City Manager – nothing to report.
- f. City Attorney Griffin – nothing to report.
- g. City Clerk – nothing to report.
- h. City Managers Report.

1. Discussion of property at 11410 S. Saginaw St.

City Manager Brake discussed the proposed development and the potential for a larger development on the site. Council discussed the timeline since the purchase agreement had been established in 2011. Motion by Telliga supported by Adkins to support the prospect of a larger development and to direct the City Manager and Attorney to develop an amendment to the purchase agreement and shared parking agreement and bring amended agreement to the City Council at the September meeting. Motion carried.

i Members of Council.

Councilmembers thanked Paul Brake for his service to the community as City Manager.

Councilwoman Nas – discussed concerns of property owner on Reid Road over parking. Requested a response to his questions from City Administration.

Councilman Adkins – Motion by Adkins supported by Telliga to appoint City Clerk Smith as alternate to the Next Michigan Development Corporation. Motion carried 5-1.

Councilman Freel – Tenants in commercial property are not the purview of the Council or the City Administration.

Motion by Freel supported by Blondell to draft a letter to LSL requesting Paul Brake as the point person for the project at 11410 S. Saginaw St. Motion carried.

j Mayor Soderstrom - At this time, recommended negotiating with Wendy Jean Buhner for the City Manager position per Chapter 9 of the Charter of the City of Grand Blanc.

Motion by Blondell supported by Freel to accept the recommendation from Mayor Soderstrom to enter into negotiation with Wendy Jean-Buhner for the position of City Manager with review and approval of the proposed employment contract by City Attorney Griffin, and authorize the Mayor and City Clerk to sign the contract.

Council discussed the recommendation from the Mayor. They also discussed establishing a search process for hiring of the City Manager. After much discussion Mayor Soderstrom called for the vote.

Roll call vote: Blondell; yes, Freel; yes, Telliga; no, Lesley; yes, Nas; no, Adkins; no. Tie vote. Mayor Soderstrom; yes. Motion carries 4-3.

The meeting adjourned at 9:27 PM.

Respectfully submitted,

Bethany J. Smith, City Clerk, Treasurer