

CITY OF CARO REGULAR COUNCIL MINUTES

Regular meeting called to order November 21, 2011 at 7:30 p.m. by outgoing Mayor Thomas Striffler

Present: Outgoing Mayor Thomas Striffler, Incoming Mayor Dick Pouliot, Council Members Joe Greene, Rick Lipan, Mike Henry, Amanda Langmaid, Charlotte Kish (arrived at 7:45 p.m.)

Absent: None

Others in Attendance: Brent D. Morgan – City Manager, Karen Snider – City Clerk/Treasurer and other guests

SWEARING IN CEREMONY – Clerk Snider administered the Oath of Office to Mayor Pouliot and Council persons Langmaid and Taggett. Striffler presented Mayor Pouliot with the gavel.

AGENDA APPROVAL: Moved by Greene, seconded by Langmaid to approve the agenda with the following additions: Regular Agenda 4. Discussion of Council Seating; and renumber remaining items on agenda. Motion carried.

PUBLIC COMMENT/VISITORS:

Sara Dost gave a history of her past experience with the DDA building explaining the community involvement in the project. Expressed concern with parking availability and the music system. Encouraged Council to vote no on the sale of the property.

Mayor Pouliot stated he needed to interrupt public comment long enough for Ms Kish to be sworn into office. Clerk Snider administered the Oath of Office to Charlotte Kish. Mayor Pouliot reconvened public comment.

Dennis Gilkey, past and present member of the DDA explained that he voted in favor of the sale of the building at the DDA level and explained his reasons for the vote. He explained the importance of understanding the concept of the DDA and especially how it relates to TIF's. DDA is all about developing businesses in the downtown. Gilkey also explained that as property values increase, so does the tax capture which allows for more development.

Herbert Sheardy felt the City should not sell for less than fair market value and questioned it being tied into other pieces of property. Sheardy feels HH Purdy should buy the other property first and prove to the City they are developing that property before the City property is sold at a discount.

Brian Rickwalt questioned if an appraisal had been done. Rickwalt would like a list made available to the public of the amounts that went into the DDA building for repairs such as the roof and furnace and the value of the separate lot including demolition.

OPEN PUBLIC HEARING – Proposed Ordinance #439 – Sale of property - Moved by Lipan, seconded by Henry to open the public hearing on Proposed Ordinance #439. Motion carried.

Mark Ransford – Expressed his appreciation for all the hard work and dedication that Sara Dost and the community have put into the DDA building and in no way is any part of the purchase of

property personal. There are structural issues with the building. There is an opportunity for development. Mark reviewed the Ransford-Wasik Development proposal known as “The Renaissance Project” which includes three other properties and handed out proposed changes to Exhibit A.

Discussion regarding how to determine if the proposal has met the expectations and the use of a third party.

Rickwalt - Questioned the development plan for the courtyard.

Ransford stated that it is the intent to continue to have public events as usual. There will be a public easement on the vacant lot.

Discussion regarding the location, size and legal description of the easement as well as being used for pedestrian and other non-motorized passage.

Councilman Henry – Asked for an update on the other land purchases.

Mr. Sheardy - Felt that if three other buildings are being purchased, this is showing good faith.

COMMUNICATION:

Mayor Pouliot noted the communications. Caro Manager stated the City received a letter from the Tuscola County Board of Commissioners saying that at the November 10 meeting, the Commissioners made a decision to discontinue allowing the capture of the Downtown Development Authority Tax Increment Financing. Mayor Pouliot also read a thank you card from outgoing Mayor Striffler.

CONSENT AGENDA:

1. Minutes – Regular Council Minutes – November 7, 2011
2. Invoices
3. Department Reports
 - a. Police Report – (Not available)
 - b. Fire Report – Chief David Mattlin
 - c. Parks & Recreation – (Not available)
 - d. DPW/Water Report – Charles Sundblad
 - e. Blight Report – Jerry Thorp
 - f. WWTP – Curtis Wells
 - g. Municipal Parking Violations Bureau Report – Karen Snider

Moved by Kish, seconded by Taggett to approve the consent agenda including the invoices for payment as presented. Motion carried.

REGULAR AGENDA: (action required)

1. Discussion/Close Public Hearing – Sale of Property – No further public comment.
Moved by Henry, seconded by Langmaid to close the public hearing on proposed Ordinance #439, Sale of Property. Motion carried.
2. Decision on Public Hearing – Henry questioned Exhibit A and felt the City Attorney should review. Would hate to see PA system moved outside and commends Ransford for his proposal to keep it inside a building. Discussed vacant lot and that the back fill

- may not be structurally sound to build on lot. Density was discussed. **Moved by Langmaid, seconded by Lipan to adopt Ordinance #439 with the revised Exhibit A. Roll Call Vote: 3 yes, 4 no. Motion failed. Moved by Greene, seconded by Langmaid to table ordinance 439 and to review the revised exhibit A and Ordinance 439 and bring back to a special meeting on November 28, 2011 at 7:30 p.m. Roll Call: 5 yes, 2 no. Motion carried.**
3. Selection of Mayor Pro Tem - **Moved by Taggett, seconded by Lipan to nominate Mike Henry as Mayor Pro Tem. Motion carried.**
 4. Discussion as to Council Seating –**Moved by Lipan, seconded by Greene that the Mayor Pro Tem sit next to the Clerk and Mr. Taggett sit where Mr. Henry had previously sat. Motion carried.**
 5. Resignation of Janet Ihle – **Moved by Langmaid, seconded by Kish to accept the resignation of Janet Ihle from the Historical Commission with regrets. Motion carried.**
 6. Bank Account Signatures – **Moved by Langmaid, seconded by Greene to approve the recommendation of the Clerk to authorize the Clerk to do new signature cards to include the City Mayor Richard Pouliot, Mayor Pro Tem Mike Henry, Joseph Greene and City Clerk Karen Snider to be authorized signatures on checks for all accounts except payroll with payroll to continue to be signed by the City Manager and City Clerk and in the absence of either/or the City Manager and City Clerk, the above signature(s) would be used. Motion carried.**
 7. Request to Hang Banner – **Moved by Langmaid, seconded by Kish to approve the request from the Caro 150 Winter Fest to hang a banner from January 9, 2012 – January 23, 2012. Motion carried.**
 8. Special Meter Purchase/Budget Amendment for Well #6 – **Moved by Henry, seconded by Lipan to approve the purchase of a Smith Blair Meter in the amount of \$3,275 from capital outlay – meters from ETNA Supply. Motion carried.**
 9. Resolution to Adopt 80/20 Healthcare Sharing Cost - **Moved by Greene seconded by Kish to approve the Resolution to Adopt 80/20 Cost Sharing Model as set forth in Public Act 152. Roll Call Vote: 7 yes, 0 no. Motion carried.**
 10. Economic Vitality Incentive Program – **Moved by Henry, seconded by Kish to approve the Caro Cooperation Plan and authorize the City Manager to submit them to the MI Department of Treasury in order to be in compliance and eligible for the Economic Vitality Incentive Program and payments. Motion carried.**
 11. Closed Session – **Moved by Henry, seconded by Lipan to go into closed session for the POLC Union Negotiations. Roll Call Vote: 7 yes, 0 no. Motion carried.**
 12. Decision on POLC Contract – Council returned to open session. **Moved by Henry, seconded by Kish to approve the POLC contract with certain changes and authorize the approval of the POLC Contract as presented and to further**

**authorize the City Manager, City Clerk and City Mayor to execute same.
Motion carried.**

ITEMS PENDING/TABLED:

1. None

COMMITTEE/LIAISON POSITION REPORTS:

1. Historical – A shopping list was submitted to the City Manager for items the Commission desires to purchase. The City Manager contracted Martin Electric for a quote on additional electrical at the roadhouse. Discussion regarding the railing on the front porch. Henry will donate material for railing. Also discussed the need to winterize the roadhouse and monitor the heat bills. Putnam has agreed to another term as Chair of the Historical.
2. DDA – Did review on the lights for the parking lot. Gilkey is seeking information regarding businesses that qualify for the Better Business award.

Watershed program in Cass City – Kish and Taggett gave a report on the watershed program that they attended. They received free books on resources.

Division of Assets – Moved by Greene, seconded by Lipan to authorize Mayor Pro Tem to represent the City in the Division of Assets along with Mayor Pouliot who already serves. Motion carried.

If you are interested in serving on a certain committee, contact either Mayor Pouliot or Clerk Snider.

MANAGER COMMENTS:

1. The City Manager congratulated new council members.

CLERK'S REPORT:

1. None.

ADDITIONAL PUBLIC COMMENT: Sheardy felt it was good for the Council to go to legal council with the ordinance.

Moved by Lipan, seconded by Kish to adjourn the meeting at 10:57 p.m. Motion carried.

Meeting adjourned.

Karen J. Snider, City Clerk/Treasurer