

Village of Concord Council Minutes

The Village Council of Concord met on November 14, 2017 at 7:00 pm in the Village Office.

Council Members Present: Jeremiah Bush, Tom Norris, Jason Mockeridge, Tim Casey, M. Lovitt and Ashley Meeks.

Council Members Absent: Jeff Jackson

Public Present: K. Wyatt, A. Losey, K. Mills, K. Herendeen, M. Berryhill, J. Alexander, Deputy Jacobson, DPW Director J. Blossom, and Village Clerk J. Lefere.

For their review, Councilmembers were e-mailed or given: Bills to be Paid in Amount of \$26,557.21; Revenue and Expenditure Report through 10/31/2017; 10/25/2017 Fire Board Meeting Minutes; October 2017 Fire Run Report; October Concord Police Blotter; November Village Voice; Former Buddy's Gas Station Conditional Use Permit/Zoning Amendment Email; James Buffalino Shannon's Building/MDEC Grant Correspondence Email; Gerald Ford Wolverine Commemorative Statue Correspondence Email; 10/24/2017 Village Council Meeting Proposed Minutes; 11/14/2017 Council Meeting Agenda.

Motioned by J. Mockeridge, seconded by A. Meeks, to accept the minutes from the 10/24/2017 meeting, as presented. The motion was approved by all.

Public Comments:

K. Herendeen and M. Berryhill inquired about the minutes from a September Council Meeting regarding the completion of paving Jenks Street and the due date to pay for the water assessments on the lots they own within the Paddock Subdivision. J. Bush explained the contract from 30 years ago and informed them that they will have 5 or 7 years to pay the water assessment fee depending on who they had purchased the lots from. They also asked about the overgrown lots and what can be done to hold the lot owners accountable for mowing their lots. J. Bush, J. Blossom, J. Mockeridge and several others commented on how that has been an ongoing problem and because of the way in which the Paddock Subdivision contract was written thirty years ago the Village is limited in enforcing the mowing issue within the subdivision.

K. Wyatt asked if there have been any petitions yet for the transition of the Village into the City of Concord. The answer was no.

J. Alexander, State Representative of District 64, which Concord is a part of, informed everyone about the two biggest issues that will affect our area. 1. There was a House vote on a previous Thursday about allowing auto insurance coverage choice, the vote failed to pass. 2. Discussed local government pensions that were promised to retirees and lack of funding from local government units to pay for these pensions.

The Payment of Bills in the amount of \$26,557.21 was presented. Motioned by M. Lovitt, seconded by A. Meeks, to approve the payment of bills in the amount of \$26,557.21. Motion approved by all.

Deputy L. Jacobson mentioned the new parking tickets are in and he issued the first one prior to the meeting. He also mentioned that the blue tarp house had removed the tarp for some time this summer but recently a new shiny blue tarp has reappeared, but N. Snay was still working on the project and the Council would need to decide if something needed to be done in the near future to address the blue tarp if it remained up. J. Mockeridge questioned if N. Snay needed to reapply for a new construction permit as it had been almost a year since he applied for the last permit and the project was not completed. L. Jacobson stated the Watson's the owners of the former Hasbrouck building, now housing Monkey Run Naturals did meet the deadline for the blight repairs.

J. Blossom mentioned the holiday lights. J. Bush thanked T. Casey and his wife for the \$500.00 match of donations, residents with \$585.00 in donations and stated that he and his wife would like to donate \$415.00 for a total of \$1500.00 toward the purchase of holiday lights for the downtown business district. The cost of the lights will be \$2,299.66.

Motioned by A. Meeks to purchase holiday lights in the amount of \$2,299.66, seconded by T. Casey. All were in favor. Motion approved.

J. Blossom also mentioned the he and J. Lefere have been working on changing uniform companies as there have been problems with the current company. J. Lefere will draft a letter to get out of current contract. They have received bids from a couple of other companies which could be a savings of over 19%. J. Blossom informed the Council that he and the office have had several complaints about the Village Building Inspector. Two large projects were going on in the Village and numerous messages had been left for the inspector before he returned calls just to inform the residents that he does not do inspections on Fridays. A formal letter will be drafted and approved by the Council before mailing to let the inspector know of these complaints.

J. Blossom updated the Council on the Water System Asset Management Program. The Village has completed about 99.99% of the plan and is ahead of schedule for submission to the State. He also explained the process of the plan and what may need to be done. J. Bush and J. Blossom met with John Holland from Michigan Rural Water Association to review the plan. In roughly the next fifteen to twenty years the Village has about three million dollars in water system infrastructure which will need to be replaced. J. Holland will be attending the next Council Meeting to present the plan, explain the purpose of the plan and get approval of the Council to submit the plan to the State. J. Blossom informed the Council that the old Buddy's Gas Station had been operating under a conditional use permit. The planning commission will address research the issue and recommend amending the zoning ordinance to accept Automobile Service Stations in General Commercial District.

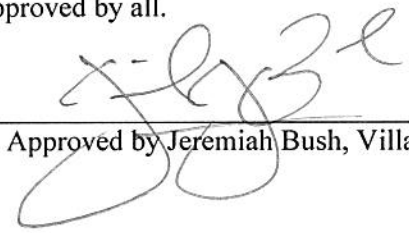
J. Bush mentioned he had recently met with J. Buffalino, owner of the former Shannon's Building. Mr. Buffalino intends to apply for a grant through the MDEC to renovate the building. He has plans to put loft apartments upstairs and commercial space on the main level. In order for this to occur, J. Bush and J. Mockeridge will be required to attend two days of training through the MEDC and the Council work towards making the Village's Downtown Business District a Redevelopment Ready Community. Once the Village is a Redevelopment Ready Community these grants would be available to the majority of the buildings in the Downtown Business District. J. Bush mentioned the Village would also have to come up with way to contribute to show their interest in completion of these projects such as land give away, fee waivers, tax abatements, etc. J. Bush mentioned the most likely contribution for Mr. Buffalino's project would be tax abatements. Mr. Buffalino intend to apply for a 20% match grant as opposed to a 50% match so it should be easier to get approval.

J. Bush made a public apology to Murdock Family for referring to the old Hasbrouck Building, now owned by the Watson's and current home of Monkey Run Naturals as the Murdock Floor Covering Building in multiple Village publications. The Murdock Family wanted it known they have never owned the building, were only tenants and therefore were not responsible for the condition the building was in during and after the time their business was located there. J. Bush also wanted to publically thank the Watson's for their recent improvements to the building and assisting the Village in their efforts to beautify the Downtown Business District.

Council Comments:

J. Mockeridge thanked T. Casey, J. Bush and the residents who made donations to the Holiday Decorative Lights for the Downtown Business District.

With no other business to discuss, it was motioned by A. Meeks, seconded by M. Lovitt, to adjourn at 8:15 pm. Motion approved by all.


Approved by Jeremiah Bush, Village President

11/28/17
Date