

Village of Concord Council Minutes

The Village Council of Concord met on November 28, 2017 at 7:00 pm in the Village Office.

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

Council Members Absent: None

Public Present: K. Wyatt, A. Losey, K. Mills, K. Herendeen, H. England, 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 \$15,965.11; Water Asset Management Report; Garbage Ordinance Email; Christmas Program Email; 2018 Fire Fund Budget; 11/15/2017 Fire Board Meeting Minutes; October 2017 Fire Run Report; 11/14/2017 Village Council Meeting Proposed Minutes; 11/28/2017 Council Meeting Agenda.

Motioned by J. Mockeridge, seconded by A. Meeks, to accept the minutes from the 11/14/2017 meeting, as presented. The motion was approved by all.

Public Comments:

K. Wyatt was curious about Concord Township passing a resolution to opt-out of the State of Michigan medical marijuana licensing and how that affects the Village. J. Bush stated that the Village is its own entity and is able to allow or not allow State medical marijuana licenses for dispensaries, grown operations, labs for testing, and storage and transport. The Village intends to address this issue when the State of Michigan Licensing Board finishes putting together the language of the law as many municipalities are waiting on. Bush also noted before the Village would make a decision on this issue there would be a well advertised open meeting and ample opportunities for the public to comment.

K. Herendeen inquired about whether the work at Jenks St. was completed and is concerned about vehicles making a turn from Paddock St onto Jenks St. could drop on the edge of the street into a deep ravine if they failed navigate the turn. J. Blossom offered to reach out to the Village Engineer and they will take a look at it to determine if something needs to be done. She is also concerned about some reckless driving and empty beer/liquor bottles being thrown in yards and empty lots. J. Blossom stated he believes Deputy L. Jacobson has a suspect.

The Payment of Bills in the amount of \$15,695.11 was presented. Motioned by A. Meeks, seconded by J. Mockeridge, to approve the payment of bills in the amount of \$15,695.11. Motion approved by all.

John Holland from Michigan Rural Water Association, a free service to the Village, presented the Water Asset Management Plan Report which is required by the MDEQ. Holland worked on the Report in conjunction with J. Blossom. The Report is an inventory of the Village's Water Infrastructure, Cost Analysis of Water Fund Revenue and Expenditures, and a Plan to Address Future Water Infrastructure Fixes Which Will Be Needed. Part of the Report was a Water Rate Study, also provided by Holland for the Village. Holland discussed the Village's annual rate increase in water rates is sufficient to maintain the Village's water system in the short term but the Village will need to in the near future address some aging water mains which were constructed in 1952 and are near the end of their life expectancy. Holland estimated the project to replace the 66-year-old water mains to be about three million dollars with the price of the project to likely rise in the future with inflation. Holland discussed there were no grants at this time that he was aware of but there are low interest loans the Village could apply for through the USDA and the Michigan Drinking Water Revolving Fund. Holland also completed an estimate of the increase needed in water rates to pay for the three-million-dollar water main replacement project over a forty-year period and estimated water rates would need to rise about \$17.00 a month "give or take about \$3.00 either way" depending on the final cost estimate completed by an engineer. After discussion the Council decided they should explore the water main replacement further by getting more information, such as speaking to representative of USDA about the loan and having Village Engineer Jack Ripstra complete a detailed cost estimate for the water main replacement.

M. Lovitt motioned to approve the Water Asset Management Plan Report to be submitted to the State of Michigan. Seconded by J. Mockeridge. All were in favor. Motion approved.

J. Blossom discussed the W. River St. water main project which will run from the Water Tower along the back of Gottschalk Park to River St. He also stated that he met with Village Attorney F. Lucas to pick up the Paddock paperwork. Lucas and Blossom also discussed the Paddock Untended Lot Issue. F. Lucas stated that the Village can enforce their grass mowing and blight ordinances in the Paddock Subdivision. The Village will create a letter regarding the lot issues and mail to each home/lot owner in the subdivision before Spring so they are aware. Blossom also wanted information included in the letter about the cost if the Village has to mow the lot and the fee would be placed on the lot owners' taxes. Blossom also discussed his portion of the budget and some projects he has planned for 2018. He also mentioned the Christmas decorations arrived earlier in the day and he and his crew plan to have them up before the end of the week.

J. Bush discussed the Planning Committee recommended amending the zoning ordinance to accept Automobile Service Stations in General Commercial District this was needed to allow Lightning Quick to operate out of the former Buddy's Gas Station. Bush noted the Council also had to amend the ordinance but a public hearing had to occur first. It was motioned by M. Lovitt and seconded by T. Casey to have the public hearing at the next Planning Committee Meeting and to have J. Lefere put a Public Notice in The Salesman to inform the public that there will be a Public Hearing held on December 19, 2017 at 6:30 pm. All were in favor. Motion approved.

J. Bush discussed information he received from Leland Prebble, Association President for the South side of Swains Lake, regarding the South side of Swains Lake hooking into the Village sewer system. He also discussed an Act 425, which is an agreement between two municipalities (Village of Concord and Pulaski Township) to setup a zoning district (South side of Swains Lake) in which the Village collects their tax rate and pays out Pulaski their tax rate from the Village's share. An Act 425 is beneficial to both municipalities as it allows both municipalities to collect taxed funds. He will send an email to Leland Prebble and Pulaski Township Supervisor Bob Jones. J. Bush asked the Council if there was any interest in bidding a Request for Proposal on the maintenance of Maple Grove Cemetery for the 2018 season from Concord Township. The Council was interested but wanted more information from the Township before submitting. J. Blossom offered to lead it up getting the information and would work with J. Bush and the Council to come up with a figure to propose.

Council Comments:

T. Casey asked the status of the uniform situation which was discussed at the previous meeting. J. Lefere informed him that a certified letter had been sent to UniFirst stating the reasons the Village is unhappy with their service. They have 60 days to rectify the issues. He also asked about the Shannon's Building and what was going on with it. J. Bush stated that he along with J. Mockeridge will be attending two full days of trainings through the MEDC on Jan. 30th and Apr. 19th. The trainings are the first step in getting the whole downtown business district grant worthy status through the MEDC.

J. Jackson mentioned again how pleased he is with the downtown district improvements and would like the Council to send letters to the businesses who have made improvements acknowledging their hard work.

A. Meeks asked if everyone had time to look over the Fire Budget and if they were ready to approve it. Motioned by M. Lovitt to approve the 2018 Fire Budget as presented. Seconded by J. Mockeridge. All were in favor. Motion approved.

J. Bush brought up the fact that now that we have an additional full time DPW employee with commercial cleaning experience the Village DPW Department will be taking over the cleaning duties at the Concord Community Center. This will take effect on January 1, 2018.

With no other business to discuss, it was motioned by A. Meeks, seconded by T. Casey, to adjourn at 8:40 pm. Motion approved by all.


Approved by Jeremiah Bush, Village President

12/12/17
Date