

### Village of Concord Council Minutes

The Village Council of Concord met on April 24, 2018 at 7:00 pm in the Village Office.

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

Council Members Absent: None.

Public Present: A. Losey, K. Wyatt, B. Schleede, A. Lewis, L. Prebble, B. Jacobs, L. Wetzel, K. Palon, 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 \$14,444.19; 4/10/2018 Village Council Meeting Proposed Minutes; March 2018 Fire Run Report; Citizen Concern: Lightning Quick Gas N Go Exit and S. Main St. a Dangerous Intersection Email; Public Notice of Open Meeting on Proposed Water Project & Intent to Apply for USDA Loan; J. Blossom's USDA Loan Update & Water Rate Study Information Email; J. Bush's Official Council Comment on USDA Loan & Proposed Water Project Email; Poling's Home Plans Information on River St. Email; 4/24/2018 Council Meeting Agenda.

Motioned by A. Meeks, seconded by J. Jackson, to accept the minutes from the 4/10/2018 meeting as presented. The motion was approved by all.

#### Public Comments:

L. Prebble attended the meeting to discuss a Swains Lake Sewer Project and gauge Village interest in accepting the sewage. He stated he currently has 37 signatures from residents on the south side of Swains Lake to put in a sewer. He is going to try to get a deposit from these residents to show their commitment. He has a potential contractor who may finance the project. The residents on the south side that are not in agreement with the sewer project have an adequate septic system at this time. However, in the future when they need a new septic system they will need to hook up to the system being put in. He would like to get as many people to hook up at the beginning by offering a lower connection fee and locked in rate. Those who hook up later will be charged a higher connection fee and a different rate. J. Bush stated Swains Lake resident service rates would raise the same as Village resident rates. Prebble asked if there was anything else he should tell his Lake Association Officers. J. Bush asked him if he had looked over the Michigan Legislature Act 425 agreement (an act to permit the conditional transfer of property by contract between certain local units of government; to provide for permissive and mandatory provisions in the contract; to provide for certain conditions upon termination, expiration, or nonrenewal of the contract; and to prescribe penalties and provide remedies) that had been emailed to him previously. He said yes but that he needed to discuss and share with his officers and the residents.

A. Lewis inquired about the water rates and the loan needed to complete the Water Main Replacement Project. J. Blossom stated he would be covering this information during his presentation later in the meeting.

K. Wyatt asked about the status of the resident that was in a few meetings ago who did not have the funds to pay her water bill and other utilities. Wyatt was curious about possibly completing a story on the woman and wondered what other utilities if any had been shut off. J. Bush stated we do not have that information but Deputy Jacobson has been to visit. J. Blossom stated a person cannot live in home without running water and news of the situation had been turned over to the Jackson County Health Department.

B. Jacobs asked if there could be a fire hydrant installed at the corner of Lake Hills Dr. and Pulaski Rd. J. Blossom stated this is something that can be considered and he will check into it cost and bring back to the Council.

A. Losey asked about the events for Concord Classic Weekend. J. Blossom stated he and M. Lehman had been spending a lot of time working on the events and there is a new Concord Classic Weekend Website with all the information. The link is: <https://sites.google.com/jcisd.org/concord-classic-weekend/homecalendar?authuser=0>.

The Payment of Bills in the amount of \$14,444.19 was presented. Motioned by A. Meeks, seconded by J. Mockeridge, to approve the payment of bills in the amount of \$14,444.19. Motion approved by all.

J. Blossom presented facts he collected about the aging water infrastructure in the Village. The cast iron water mains in the Village are 66 years old, cast iron water main has life expectancy of 50 to 70 years. Over the last 30-40 years much of the system has been replaced but the DPW Department is not able to continue keeping up with the cast iron water main breaks. The cast iron water main breaks have gotten more frequent and worse over the last 5 to 10 years. A water main break's average cost of fixing is \$5,000 per break. There have been over 50 breaks in the last 16 years. Continuing to patch the cast iron water main when we have breaks is a

huge waste of money because we are just repairing junk which needs replaced totally. Blossom offered his notes as a fact sheet which is available for residents to pick-up a copy of in the Village Office.

Blossom also stated the Village does not have the money in our savings to complete this project. Therefore, the Village is applying for a USDA RD loan at an estimated amount of \$3,795,000.00. The loan will be a 40-year term with a 2.75% interest rate. The estimated annual payment will be \$168,000.00. There are some requirements to receive the loan: The Village is required to build up and put aside one year's bond payment, the Village is also required to open an RRI (repair, replacement and improvement) account and put \$20,000.00 in the account each year, the money in this account cannot be touched until the loan is paid in full. This is a bonded project. The application is nearing completion for submission. Rate increase – the Village went about 30 years without a rate increase. In 2007 a water rate study was completed and it was determined the Village needed to start increasing their rates to better maintain the water system. Recently Michigan Rural Water Association completed another rate study and the Village must increase the water rates by \$23.22 each month in order to pay for the USDA Loan. The new rate for water will be \$50.24 for a ¾ inch meter (this is what most residents have). There will be no rate increase for usage. There also needs to be a cost of living increase on water and sewer rates each year to continue to maintain the water system which has been previously replaced.

J. Blossom discussed five areas in the Village where there have been water main breaks over the winter and the pavement needs to be repaired. He asked the Council for a decision on whether to pave these areas or temporarily patch these areas as they will be torn up again when construction on the USDA funded Water Infrastructure Improvement occurs. The Council agreed to cold patch since the areas will be paved next year when replacing the water mains.

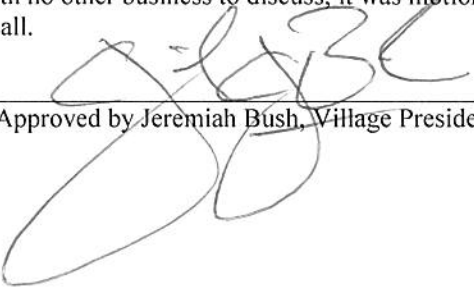
J. Blossom touched base with two business owners on S. Main St. about making the alley behind their businesses a public right of way in order for the Village to maintain the water and sewer system to their businesses (this is a requirement of the USDA loan). If it does not become a public right of way the businesses will be responsible for maintaining/replacing the water main and sewer if anything was to go wrong with it. One of the business owners was willing to sign that day, the other business owner needed time to discuss with family members. If it becomes a public right of way the Village will be responsible for maintaining it.

J. Bush discussed the property at 640 Hanover St. The property has been foreclosed by the Jackson County Treasurers Office for nonpayment of taxes. The Village has the First Right of Refusal. It was motioned by J. Bush, seconded by A. Meeks the Village of Concord has reviewed the parcel and made a determination that it does not want to purchase those under the aforesaid first right of refusal. Roll call vote as follows: J. Bush – aye, J. Jackson – aye, T. Norris – aye, T. Casey – aye, A. Meeks – aye, M. Lovitt – aye, J. Mockeridge – aye. Motion approved.

Council Comments:

J. Bush stated J. Mockeridge and he completed their two-day MEDC training in Kalamazoo and the Village is now closer to becoming an MEDC Rehab Ready Community which will open the downtown business district up to MEDC grants. They will be continuing to work towards getting this status by updating the Master Plan and other MEDC expected activities. Bush also stated he and other interested Concord community members including Township Supervisor Al Cavasin attended the Concord Library for Harwood Training where discussions occurred on pointed questions about what was being done right in the Concord community and what could be done to improve the community. More information on the meeting results will be forthcoming when notes are finished being typed up and other opportunities for community members to engage the process will occur if interested in joining.

With no other business to discuss, it was motioned by A. Meeks, seconded by J. Mockeridge, to adjourn at 8:07 pm. Motion approved by all.

  
Approved by Jeremiah Bush, Village President

5/8/18  
Date