

Fraser City Council - Regular Meeting
Thursday –August 8, 2013 - 7:00 P.M.
Municipal Building

A Regular Meeting of the Fraser City Council was conducted on the above date at the City Municipal Building, located at 33000 Garfield Road, Fraser, County of Macomb, Michigan.

Present: Mayor Hagerty and Council Members Accavitti, Blanke, Carnagie,
Cilluffo, Jennings and Morelli
Absent: None
Also Present: Richard E. Haberman, City Manager
Kathy Kacanowski, City Clerk
Tim Tomlinson, City Attorney

1. **Call Meeting to Order** - Mayor Hagerty called the regular meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Approval of Agenda**

Member Accavitti moved, seconded by Member Blanke, to ADD UNDER THE CONSENT AGENDA THE REAPPOINTMENT OF HARRY HODGSON TO THE HISTORICAL COMMISSION.

The motion carried unanimously.

Member Accavitti moved, seconded by Member Carnagie, to APPROVE THE AGENDA AS AMENDED.

The motion carried unanimously.

4. **Citizen Participation on Agenda Items** - none
5. **Presentations** - none
6. **Public Hearings** - none
7. **Consent Agenda**

Member Accavitti moved, seconded by Member Jennings, to APPROVE THE CONSENT AGENDA ITEMS AS AMENDED.

- a. Approval of Minutes of the Regular Council Meeting of 7/11/13.
- b. Approval of Bills for the Month of July 2013 in the amount of \$1,424,343.88.
- c. Receive and file Minutes of the 6/5/13 Parks and Recreation Commission meeting.
- d. Reappointment of Harry Hodgson to the Historical Commission with term to expire June 30, 2017

The motion carried unanimously.

Mayor Hagerty requested a report of any pending tax tribunal cases and Manager Haberman stated this can be provided quarterly.

8. **Requests For Council Action**

- a. **Request Council approve a Precious Metals License for Advance America, located at 31900 Groesbeck Hwy, Fraser, MI.**

Ty Hilgendorf was present to represent Advance America. It was noted that although the business license application indicates they are applying for a Precious Metal License, the letter requesting a license uses the language Secondhand Dealer License. Ty stated they are only interested in applying for a Precious Metal License. Their primary business is payday lending and he

Fraser City Council - Regular Meeting
Thursday – August 8, 2013 - 7:00 P.M.
Page Two

explained they plan to accept gold for payment but will not resell it. After some discussion on this business, Member Morelli suggested a letter of clarification from the company indicating their intent is for a precious metals license only.

Juanita Parker, 16442 Clarkson, voiced her opinion on this item.

Member Jennings moved, seconded by Member Morelli, TO APPROVE A PRECIOUS METALS LICENSE FOR ADVANCE AMERICA, LOCATED AT 31900 GROESBECK HWY, FRASER, MI, WITH THE STIPULATION THEY PROVIDE A LETTER CLARIFYING THEY ARE REQUESTING A PRECIOUS METALS LICENSE ONLY.

The motion failed 3-4.

- b. Request Council authorize for the sum of \$32,516.86, the purchase of properties described as follows:**
03-14-06-476-049 known as 31565 Fraser, Unit 10 Kendall Place Condominium
03-14-05-477-026 known as 18365 Spring Ct North, Venetian Village Subdivision
03-11-31-429-016 known as 33362 Duncan, Klein Subdivision
3-11-31-100-011 Vacant property
03-14-05-229-002 known as 32640 Beacon Ln, Venetian Village Subdivision

Member Cilluffo shared his concern with the process of notifying Council regarding the interest in purchasing these properties. Member Haberman advised he will review the process and develop procedures in the event this situation comes up again. Member Carnegie suggested all fees associated with the purchase be included in the costs in the future. He also suggested placing a timeline clause in the event the developer does not bring property up to code or develop in a timely manner. Attorney Tomlinson cautioned on doing this but instead suggested code enforcement be notified.

Dave Stouder, Linden St., shared his concern relative to this item.

Member Accavitti moved, seconded by Member Jennings, to AUTHORIZE, FOR THE SUM OF \$32,516.86, THE PURCHASE OF PROPERTIES DESCRIBED AS FOLLOWS:

03-14-06-476-049 KNOWN AS 31565 FRASER, UNIT 10 KENDALL PLACE CONDOMINIUM
03-14-05-477-026 KNOWN AS 18365 SPRING CT NORTH, VENETIAN VILLAGE SUBDIVISION
03-11-31-429-016 KNOWN AS 33362 DUNCAN, KLEIN SUBDIVISION
03-11-31-100-011 VACANT PROPERTY
03-14-05-229-002 KNOWN AS 32640 BEACON LN, VENETIAN VILLAGE SUBDIVISION.

The motion carried unanimously.

- c. Request Council authorize the sale of properties so listed in item “b” to Mr. Paul Esposito for the sum of \$37,516.86.**

Dave Stouder, Linden St., shared his concern relative to this item.

Member Morelli moved, seconded by Member Jennings, to AUTHORIZE THE SALE OF PROPERTIES SO LISTED IN ITEM “B” TO MR. PAUL ESPOSITO FOR THE SUM OF \$37,516.86.

The motion carried 5-2
with no votes by Members Blanke & Cilluffo

Fraser City Council - Regular Meeting
Thursday – August 8, 2013 - 7:00 P.M.
Page Three

- d. **Request Council approve a request for a parade permit for the Fraser Homecoming Parade scheduled for October 11, 2013.**

Member Accavitti moved, seconded by Member Blanke, to APPROVE A REQUEST FOR A PARADE PERMIT FOR THE FRASER HOMECOMING PARADE SCHEDULED FOR OCTOBER 11, 2013.

The motion carried unanimously.

- e. **Request Council approve or reject proposal(s) received for redevelopment of the “Dairy Queen” property located at 33080 Groesbeck.**

Members Cilluffo and Jennings noted the only proposal the City received was from Mr. Jeff Fiore in the amount of \$10,000. He originally offered \$15,776, the same amount the City paid for the property and they prefer he go back to his original bid.

Mayor Hagerty stated the value of the corner is \$200,000 and he believes it is in the best interest of the taxpayers to have the building demolished and keep the land for future development in order to control the corner.

Jeff Fiore advised he can adjust his bid and return it to the original amount but was concerned that he paid for plans and there were delays.

Member Jennings noted no one else bid on this property and Mr. Fiore provided a creative plan for a virtually unbuildable property.

Mayor Hagerty read a portion of the background information provided with the proposal packet and noted his concerns relative building on this property. Manager Haberman explained the condition listed regarding variances and waivers only exist if over 50% of replacement cost and Mr. Fiore noted the footprint will essentially remain with only the roof being removed.

Anna Cameron, 34273 Garfield Circle, voiced her opinion on this item.

Member Jennings moved, seconded by Member Morelli, to APPROVE THE AMENDED PROPOSAL OF \$15,776 FOR REDEVELOPMENT OF THE “DAIRY QUEEN” PROPERTY LOCATED 33080 GROESBECK.

The motion 6-1 with
one no vote by Mayor Hagerty.

9. **Report of City Administration/Pending Items**

Manager Haberman advised a septic system failure at 32200 Fruehauf was reported. The homeowner’s only option is to connect to city water at an approximate cost of \$15,000. Manager Haberman asked Council if they would consider providing assistance to the homeowner by allowing time payments such as a special assessment or placing a lien on the property.

Manager Haberman advised there are additional homes in the city with septic systems but is unsure of the number. Mayor Hagerty stated he is concerned since he does not know how many homeowners may need this type of agreement.

Eric Oliver, 32200 Fruehauf, explained that he has lived in the home for 3½ years. When they purchased the house they had the well repaired instead of disconnected. Over the last six weeks, the field is not draining properly.

Fraser City Council - Regular Meeting
Thursday – August 8, 2013 - 7:00 P.M.
Page Four

Member Cilluffo stated this may be a homeowner's responsibility and is concerned this type of arrangement may set a precedence to become financially involved in future properties. He also inquired about Mr. Olivier's water bill and Eric stated he only pays for water, no fixed charge or sewer fees.

Member Blanke would like the City Manager to review and provide the number of other properties that this could affect. She compares this with tax tribunal cases and budgeting for hardships.

After further discussion, Manager Haberman advised he will provide additional information regarding the number of homes not connected to city sewers so Council can review and make a decision relative to this request.

On another subject, Manager Haberman advised there is a Veterans Stand Down Macomb on September 19, 2013 at the Macomb Sports & Expo Center.

10. Report of Mayor and City Council/New Business

Mayor and Council discussed various topics.

11. Citizen Participation

Juanita Parker, 16442 Clarkson Dr.
Richard Siecinski, 15666 Craig; requesting walkway to McKinley Park.
Vania Apps, 31641 York

12. Adjournment

Member Accavitti moved, seconded by Member Morelli, to ADJOURN THE REGULAR COUNCIL MEETING OF THURSDAY, AUGUST 8, 2013 AT 8:54 P.M.

The motion carried unanimously.

Respectfully submitted,

Kathy Kacanowski, City Clerk

Doug Hagerty, Mayor