



City of Fraser

CENTENNIAL COMMUNITY

CITY MANAGER

Elaine Leven

CITY CLERK

Cynthia Greenia

MAYOR

Michael Carnegie

MAYOR PRO-TEM

Patrice M. Schornak

COUNCIL

Amy Baranski

Kathy Blanke

Suzanne Kalka

Patrick O'Dell

Dana Sutherland

**FRASER CITY COUNCIL REGULAR MEETING MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
THURSDAY, JUNE 8, 2023 – 6:30 P.M.
As Approved July 13, 2023**

1) CALL TO ORDER

Mayor Carnegie called the meeting to order at 6:33 p.m.

2) PLEDGE OF ALLEGIANCE

Mayor Carnegie led the Pledge of Allegiance.

3) ROLL CALL OF COUNCIL MEMBERS

Present: Baranski, Blanke, Carnegie, O'Dell, Schornak, Sutherland

Absent: Kalka

Motion by Carnegie supported by Baranski to excuse Council Members Blanke and Kalka from the meeting.

AYES: Baranski, Carnegie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

Others: City Manager Leven, Attorney Don DeNault, City Assessor Deb Koop, Engineer Mike Vigneron, Recreation Coordinator Martez Seay, Director of Public Safety Samantha Kretzschmar, Deputy City Clerk Mary Matuz, City Clerk Cindi Greenia

4) APPROVAL OF AGENDA

Motion by Schornak supported by O'Dell to add to the agenda discussion of the bid from Midstates Recreation regarding the moving of park equipment at Somerset Park.

AYES: Baranski, Carnegie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

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Motion by Baranski supported by Schornak to add Approval of 2023 L4029 to the Consent Agenda.

AYES: Baranski, Carnagie, O'Dell, Schornak, Sutherland
NAYS: None

Motion Carried

Motion by Baranski supported by O'Dell to approve the Agenda for the June 8, 2023 meeting of the Fraser City Council as amended.

AYES: Baranski, Carnagie, O'Dell, Schornak, Sutherland
NAYS: None

Motion Carried

5) CITIZEN PARTICIPATION ON AGEND ITEMS

Ellen Bryans, 31052 Rykers comments on the matter of the truck running into the Library.

6) CONSENT AGENDA

The following items were on the consent agenda for the June 8, 2023 Fraser City Council Meeting:

- a. City Council Special Meeting Minutes May 4, 2023
- b. City Council Regular Meeting Minutes May 11, 2023
- c. Historical Commission Meeting Minutes April 3, 2023
- d. Historical Commission June Report
- e. ZBA Appointment – Matthew Goodell
- f. Check Disbursements
- g. Revenue and Expenditure Report

Motion by Sutherland supported by Baranski to approve the Consent Agenda for the June 8, 2023 Fraser City Council Meeting as proposed.

AYES: Baranski, Carnagie, O'Dell, Schornak, Sutherland
NAYS: None

Motion Carried

7) NEW BUSINESS

- a. **Public Hearing – Industrial Park Special Assessment District**

Mayor Carnagie opened the Public Hearing at 6:39 p.m.

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The following people spoke in opposition to the proposed Special Assessment District:

Jeff Siciliano	34673 Bennett
Doug Haggerty	31048 Richert
Sal Awada	34675 Commerce Drive
Michael See	34673 Bennett
Ken Emmmler	18500 Malyn
Kaitlin Fox	34600 Commerce Road
Chris Michelock	Complete Prototype Systems
Pat Fox	34600 Commerce Road
Dave Moore	17480 Malyn
Skip Gmeiner	34480 Commerce
Gerry Naski	33722 James J. Pompo Drive
Tim Krauss	18101 Malyn

At this time Council Member Baranski read into the record letters City Council had received in protest to this Special Assessment District as follows:

Greg Fritz, M & M Fritz
John Bayagich, Bay Products
Mark Kowal, Grossel Tool
Jeff Siciliano, Siseeo, LLC
Karen Fox, Trinity Tool
Sal Awada, Icons Inc.
Matthew Graca, New Dimensions Laser

Council Member Blanke commented on this Special Assessment and the history of the Industrial Park. She mentioned her concerns with the lack of communication between the business owners in the Industrial Park and the City. She was hoping to see this improve.

City Engineer Vigneron showed the map of the Park and reviewed the manner in which the per front accessible front was determined and how the City made every effort to make this a fair cost to everyone.

Mayor Pro-Tem Schornak stated that perhaps City Council could hold a Town Hall meeting, making sure to send notice to all owners of property in the Industrial Park with the date and time of the meeting and have a more in depth discussion of possible alternatives. She shared that the business owners would need to make sure that everyone from the Industrial Park was at that meeting if possible to discuss these ideas. She assured everyone that the intent was not to burden the business owners with additional expenses but rather to move forward in some manner to fix the roads in the Industrial Park.

Ken Emmmler appeared before City Council again. He asked everyone on City Council to please drive through the Industrial Park to make sure they knew the current condition of the roads. He then discussed what the cost in tonight's proposal covered. It was noted that it would cover a complete rebuild. He asked they please not be stuck on that dollar figure.

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Council Member Baranski then indicated City Council had received two (2) additional letters of protest from the following:

Kimberly Laforest, Garbide Technologies
Nicholas Souris, SEI Enterprises

Hearing nothing further, Mayor Carnegie closed the Public Hearing at 7:40 p.m.

Council Member O'Dell commented that he had been on the Street Committee. He understood the frustration from the business owners. There was no easy fix for this and he knew they would have to work together to come up with a solution to get the roads repaired at the Industrial Park. He was in favor of sitting down with the business owners in a Town Hall type meeting to work on this matter.

Mayor Carnegie reviewed his road and what rough shape it was in.

Council Member Baranski stated she was on the Street Committee as well. There was no easy fix to this and it is difficult to find a good solution that works for everyone.

Council Member Sutherland wanted to thank everyone who came and/or sent a letter tonight and was involved.

b. Resolution to Establish Industrial Park Special Assessment District

City Manager Leven reviewed this would be the next step in the process of establishing the Special Assessment District. She asked how deep City Council wanted to get into this process before they have a meeting with the business owners.

Discussion was had on things that may or may not change the roll. Was it a good idea to have these hard figures in front of everyone? Assessor Deb Koop explained how the process worked and how they arrived at the figures to apply to the front footage.

Approving the resolution would move the process forward in a manner that would set in motion another public hearing. At this hearing each business owner would know their specific cost for their property(ies) and would be then allowed to come and protest their specific assessment. City Council felt that there would be no downside to moving ahead with this. Approving this resolution and having the roll prepared specifically to each property would in no way mean the process was complete. The business owners would still have an opportunity to come and speak to City Council and protest. Assessor Koop noted that there were factors that could change the cost.

Engineer Mike Vigneron reviewed the current scope of the project, the assumptions of costs for this and then went over ways in which they could reduce the scope and cost of the project. He also commented on why he felt asphalt would not be a good method of trying to address the problems. He would have figures prepared for the Town Hall meeting for comparison.

Doug Haggerty, 31048 Richert, stated he felt if City Council would table this issue and consider a "bridge" repair to get the business owners to a better spot he felt that would be an optimum choice.

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Ken Emmler stated he felt the \$18,000,000 price was just too much. He felt we could do better.

Motion by Baranski supported by Carnagie to approve Resolution 2023-012, noting the next public hearing on this matter would be held at the August 10, 2023 Fraser City Council meeting, noting the City Council shall hold a Town Hall meeting with the Industrial Park business owners before the next regularly scheduled City Council Meeting in July, 2023.

AYES: Baranski, Blanke, Carnagie, O'Dell

NAYS: Schornak, Sutherland

Motion Carried

c. Urban County CDBG Agreement Extension

Motion by Schornak supported by O'Dell to approve Resolution # 2023-11 extending the Urban County CDBG Extension as presented.

AYES: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

Kenneth Craigo 16261 Gordon appeared before City Council at this time to discuss an issue he was having with dogs and puppies at his home.

City Council took a break at 8:25 p.m.

City Council reconvened at 8:38 p.m.

8. Returning Business

a. Library Building Future Plan

Marlene Hoeft, 18546 Davidson and Jim Sutherland, 31520 Schoolcraft, were present on behalf of the Library Board.

Marlene Hoeft addressed City Council regarding the current condition of the building that the Library was in after the accident. She noted their insurance Assessor stated the building might not be safe. She was frustrated with what she felt was a lack of communication with the City and indicated that much of her information came from the DPW.

They needed to get back into business. They have found a temporary site to rent and at this time they would not be moving forward with the purchase of the building from the City until it is brought up to a condition to be useable by both staff and patrons.

City Manager Leven updated City Council on the status of the insurance claim for the damages done to the building. We are working as the landlord/owner of the building and the Library is working as the tenant. The person that was in the accident had AAA Insurance and ultimately they would be seeking coverage from his insurance company to pay for the damages.

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The City has sured up the building in the interest of safety. Anderson, Eckstein and Westrick was out to inspect this work and noted that it was sound at this time.

Ms. Hoeft then told City Council that she would like our DPW to be directed not to start any construction on the building until such time as they have had a chance to remove their property from the building. She added that at this time everything in the Library is covered with dust and who knows what else. Before they could send anyone in there it needed to be tested to make sure there were no hazardous materials in there. City Manager Leven noted that she was aware of the concerns and knew that testing of the air quality needed to be done. The DPW was going to test tomorrow.

Further discussion was had on work being done prior to the Library getting their items out of the building. Marlene Hoeft stated that they were moving and she needed an assurance from City Council that no work would be done until they could get everything out.

Council Member Baranski then stated that it was news to the City Council that the Library was moving. Discussion was had on what happened with the purchase agreement. Ms. Hoeft stated that they were presented with the purchase agreement from the City at their April meeting. They did not act on it at that time. In May they sent City Council back a revised version of the agreement. It was on tonight's agenda with the Library Board's proposed amendments for approval by City Council.

Discussion was had on the length of time it would be until the repairs were completed. Mr. Sutherland stated he felt they were responsible to the residents of the City of Fraser to get their Library open and running again. They could not wait any longer than need be. They have decided to make a temporary move so they could open up for business again until repairs can be made to the current building or whatever the case may be. Discussion continued about how long it would be until the move would take place. Mr. Sutherland again reiterated that they did not want to send anyone into the building without knowing it was safe.

Mr. Sutherland stated they were moving to a temporary location at 15 Mile and Hayes Road. Ms. Hoeft stated they had a moving date of July 1. She added that they were here asking for City Council to work with them on this so they can get their property out before work is done on the building.

Council Member O'Dell asked if their intention was still to purchase the building. Ms. Hoeft stated that at the time the Library building is repaired and ready for use the Library Board will consider purchasing the building along with consideration of whatever else is available in the City of Fraser. Mr. Sutherland noted that there was a clause in the contract that basically states the City and the Library Board will meet with an inspector to go into the building and come up with a list of repairs that are needed that they both agree upon.

Council Member Blanke commented on this matter. She stated that she had asked for communication from the Library after they broke off from the City a few years ago. She stated that it was her belief that communication was everything – and it needed to get better between the City and the Library. City Council discussed this and agreed that communication between the two entities needed to improve. Everything needs to go through the City Manager.

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At this time Attorney DeNault gave his opinion on the request from the Library Board for the City to wait to until they had all of their property moved out of the building to begin repairs. He stated that at this point it was not really up to City Council but rather the contractors that would be doing the work. He agreed improving communication would be beneficial. At the end of the day it is AAA and their contractors will have more input as to when the Library Board will be able to get into the building and get their items out.

Motion by Baranski supported by Sutherland to ratify the Real Estate purchase agreement between The City of Fraser and the Fraser Public Library Board for sale of the building located at 16330 East Fourteen Mile, Fraser, MI 48026.

AYES: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

b. Lion's Fair/ City Picnic Contract Addendum

Derek Damico, Fraser Lion's Club, was present to discuss this item with City Council. He stated that the addendum was basically the same as last year's contract. Mayor Carnagie noted it was the last year of the contract. Mr. Damico stated they would like to see it extended. Mr. DeNault indicated that if the Lion's Club wished to extend the contract they should make a formal request to either City Manager Leven or Recreation Coordinator Seay and that should begin the process of moving the extension forward.

Motion by Baranski supported by Blanke to approve the Lion's Club Carnival Contract addendum for the 2023 Carnival as presented.

Discussion on Motion:

Council Member O'Dell mentioned that he understood that Lion's Club would like to ask for a consolidated bill with reports of how each of our department's used their time in the bill. Review was had on what the Lion's Club did with the money they raise on fundraisers like the carnival.

AYES: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

c. Capital Improvements Discussion

Council Member Baranski indicated she asked for this item to be on the agenda for discussion. She felt City Council needed to set a date for a special meeting to review the items of Capital Improvement that were discussed during the budget workshop and maybe get them in some kind of order based on the wishes of City Council. She was also hoping that Mayor Carnagie noted he would be sending out some dates next week to City Council for both the Town Hall meeting for the Industrial Park Special Assessment District and the Capital Improvement/Finance Director meeting.

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d. Park/ Playground Base Material

Motion by Baranski supported by O'Dell to waive competitive bidding to have bark placed at all parks/playgrounds so that we can ensure that this summer the parks have a safe base as required by safety experts.

AYES: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

Motion by Baranski supported by O'Dell to approve the contract for the purchase of wood chips for the park as submitted last month by DPW Superintendent Mark Ragsdale at a cost of _____.

AYES: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

e. Move Play Structure at Somerset Park

Motion by Schornak supported by O'Dell to waive competitive bidding on the project to move the large play structure at Somerset Park due to the fact it is a sole source bidder because the company is the manufacturer of the equipment and using them will allow the City of maintain the warranty on the equipment.

AYES: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

Motion by Schornak to approve the proposal by Midstates Recreation to move the large play structure at Somerset Park from it's current location to the area where the volleyball courts currently are at a cost of \$30,727.10.

Discussion on motion: City Council discussed the relocation of the play structure and how that would affect the park itself.

AYES: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

NAYS: None

Motion Carried

9. REPORT OF CITY ADMINISTRATION

City Manager Leven reported on the following items:

Tomorrow morning she would be meeting with Department Heads regarding traffic complaints at Mulvey and Grove;

Voters will be receiving absent ballot applications, there will be a box on these applications to check if you want to be on the permanent ballot list.

Work is starting on City Hall parking lot this Saturday

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Welcome to Nicole Adams, the new HR Coordinator

We are one step closer to completing the audit and hopefully it will be done in July or August

She updated them on the Pension Grant status

We need to make some choices on what to do with the tennis courts.

10. REPORT OF MAYOR AND CITY COUNCIL

Council Member Baranski stated she attended the Recreation Commission Meeting on Tuesday and was impressed with the energy of the Commission members. Discussion was had on the small piece of property in front of CVS. Discussion was also had on the Recreation Commission By-Laws.

City Manager Leven noted that Attorney DeNault and she had been working on updating these already. She would be able to provide them something in the near future. She wished all the father's a happy Father's Day!

Council Member Sutherland gave a shout out to the Historical Commission for their Barn Sale last weekend. Happy Father's Day to all the fathers.

Council Member O'Dell asked about the LED sign for the Senior Activity Center sign and the grant. He also asked what the status was of getting some verbiage on the water bills regarding the upcoming election for the road millage.

City Manager Leven had been working on preparing something for this. Tonight's meeting was a great turn out for the Public Hearing and he was looking forward to working with the business owners in the Industrial Park. Happy Father's Day to everyone.

Council Member Blanke wanted to acknowledge Patrice and Don regarding Mr. Pascaretti's passing. He was a wonderful gentleman and a great loss to the City of Fraser and the surrounding residents.

Mayor Carnagie added that Mr. Pascaretti really was a great influence in our community. Attorney DeNault stated that he did indeed have a great impact on our City and school. He will be missed.

Council Member Sutherland stated that Mr. Pascaretti had a great impact on her life. She read the memorial information into the record.

Mayor Pro-Tem Schornak stated that the barn sale was very successful, and now they needed additional donations. There would be no open house or meeting for the Historical Commission next month. She wished everyone a happy Father's Day.

Mayor Carnagie said the FAME Awards was a very nice event. Last week Mary Matuz and he did an event with Emerson Elementary second graders. He wished everyone a safe 4th of July celebration and happy Father's Day.

Attorney DeNault shared that we could have an opportunity to name our baseball fields if we were revamping them and we may be able to pull in a donor to help with this. Added caution with fireworks in consideration of the current drought we are experiencing. He would not be in attendance at the next City Council meeting.

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11. CITIZEN PARTICIPATION

Tina Lenz, 31715 Slumber Lane was present at the meeting. She reviewed the history of the 2022 Water Main Replacement Project near her home and the frustration that she has encountered due to the project.

12. ADJOURNMENT

Motion by O'Dell supported by Baranski to adjourn the meeting at 10:33 p.m.

Ayes: Baranski, Blanke, Carnagie, O'Dell, Schornak, Sutherland

Nays: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser

Michael Carnagie, Mayor
City of Fraser