



City of Fraser

CENTENNIAL COMMUNITY

CITY MANAGER
Elaine Leven
CITY CLERK
Cynthia Greenia

MAYOR
Michael Lesich
MAYOR PRO-TEM
Dana Sutherland
COUNCIL
Amy Baranski
Patrick O'Dell
Kenny Perry Jr.
Patrice Schornak
Sherry Stein

FRASER CITY COUNCIL MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
THURSDAY, FEBRUARY 8, 2024 - 6:30 P.M

A regular meeting of the City of Fraser City Council was held on Thursday, February 8, 2024 at 6:30 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Mayor Lesich.

2. PLEDGE OF ALLEGIANCE

Mayor Lesich called the meeting to order at 6:30 p.m.

3. ROLL CALL OF COUNCIL MEMBERS

PRESENT: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland
ABSENT: None

OTHERS: City Manager Leven, City Attorney DeNault, City Clerk Greenia

4. APPROVAL OF AGENDA

Mayor Lesich indicated that item 7h – Leaf Pick-Up Program was being removed from the agenda.

Council Member Schornak added Item 7o Bob Logan PC and ZBA Meeting Discussion

Motion by Sutherland supported by Schornak to approve the agenda for the February 8, 2024 meeting of the Fraser City Council meeting as amended.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland
NAYS: NONE

Motion Carried

5. CITIZEN PARTICIPATION ON AGENDA ITEMS

George Higgins, 18331 Breezeway, Fraser spoke regarding the Resolution Opposing State Water Affordability Legislation. He asked City Council to table this item and investigate it additionally prior to making a decision.

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6. CONSENT AGENDA

The following items were on the Consent Agenda for the February 8, 2024 City Council Meeting:

- a. City Council Meeting Minutes January 9, 2024
- b. City Council Meeting Minutes January 11, 2024
- c. Election Commission Meeting Minutes October 12, 2023
- d. Recreation Commission Meeting Minutes December 5, 2023
- e. Planning Commission Meeting Minutes December 6, 2023
- f. Zoning Board of Appeals Meeting Minutes December 7, 2023
- g. Civil Service Commission Meeting Minutes December 11, 2023
- h. Check Disbursements
- i. Revenue and Expenditure Report

Motion by Sutherland supported by O'Dell to approve the Consent Agenda for the February 8, 2024 Fraser City Council meeting as presented.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

7. NEW BUSINESS

a. Eagle Scout Myron Kruzel Recognition – Arbor/Arch at McKinley Park Sensory Garden

Mayor Lesich presented Myron Kruzel with a recognition resolution for his efforts on the Arbor/Arch at McKinley Park Sensory Garden.

b. Board of Review Appointment – Brian Krause

City Manager Leven reviewed that this was a request made by Assessor Deb Kopp to fill the vacancy left when Kenny Perry, Jr. was elected to City Council.

Motion by O'Dell supported by Schornak to approve the appointment of Brian Krause to the City of Fraser Assessing Board of Review with a term ending December 31, 2025.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

c. IFT Public Hearing – Fairway Packing

City Manager Leven reviewed this item for the City Council. The applicant, Baratta Brothers dba Fairway Packing, as well as Todd Siebert from Macomb County, were present to answer questions.

Mayor Lesich opened the Public Hearing at 6:47 p.m.

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Doug Hagerty, 31048 Richert, was present. He reviewed the history of the Industrial Subdivision and indicated that over the years much of the taxes for the City were paid by these business owners. He was in full support of this application.

There was no other public comment.

Mayor Lesich closed the Public Hearing at 6:53 p.m.

Mayor Lesich noted the change to the value on the application since it was first made. Mr. Siebert indicated that since they filled out the application the cost of construction had gone up quite a bit.

Gino Baratta was present to answer questions. He reviewed the history of Fairway Packing and shared what the company was about. They were hoping to move in around the end of July or early August.

Council Member O'Dell asked if there was any sort of connection between Baratta Brothers dba Fairway Packing and Carmella Foods. Mr. Baratta stated that Carmella Foods was a distribution partner of theirs.

Mr. Baratta stated they were wholesale with a retail presence. They intended to have a pick-up area at this store in Fraser. Council Member Stein asked how many employees they would be hiring for here in Fraser. Mr. Baratta noted they were thinking they would be hiring about 100 people.

Motion by Schornak supported by Lesich to adopt Resolution #2024-01 granting Baratta Brothers dba Fairway Packing an IFEC for a new manufacturing facility located at 18300 15 Mile Road for a term of twelve (12) years with a total real value being \$3,266,459.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

d. CDBG Public Service Allocation

City Manager Leven reviewed that the Public Hearing on the CDBG funding was had at the January 11, 2024 meeting. The public service entities that attended the meeting were C.A.R.E. House, Turning Point and Interfaith Caregivers.

Motion by Stein supported by O'Dell to award 2024 CDBG Funds for the City of Fraser in the following amounts:

\$2,400 to C.A.R.E. House

\$2,500 to Turning Point

\$2,850 to Interfaith Caregivers.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

e. CDBG Bricks & Mortar Grant Application

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City Manager Leven reviewed this item with City Council. The limit for award of CDBG funding for one project was \$150,000.

Discussion was had on whether or not the City would be purchasing the Senior Activity Center in the future or not. City Manager Leven had done quite a bit of research on how this would work and how much it would cost the City. She added that she felt like it might be time to make a firm decision on whether or not the City Council felt they might be interested in purchasing the building or not so we could move forward with applications for needs and/or improvements at this site. The HVAC units that had not been replaced yet were in need of replacement. City Manager Leven then explained that the County was the body who administered these grants as the money actually came from HUD. They would like to know that if they approve a grant the City is not going to be looking at purchasing the building then.

Further discussion ensued

Motion by Baranski supported by Sutherland to authorize City Administration to submit an application for \$150,000 in CDBG Funding to pay for HVAC Roof Top Unit(s) at the Senior Activity Center.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

f. Audit Presentation

Alan Panter and Ira Marti were here from Yeo and Yeo to present the FY 22/23 Audit to City Council.

A lengthy discussion ensued between Council, City Administration and the Auditors. For the most part the City had made quite a few improvements from the last audit. City Manager Leven and Finance Director Anjilee Bansal indicated that they were continuing to work on fixing the problems still existed. Mayor Pro-Tem Sutherland asked City Manager Leven if she would keep them updated on the progress of the concerns and asked what City Council could do to help with them.

g. Garfield Road Cost Share Agreement – REVISED

City Manager Leven explained that she received a revised cost share agreement from Macomb County for Garfield Road. The original cost share agreement that was approved by the City was for \$1,269,125 and the revised agreement was for \$1,915,252. The additional cost is based on inflation since the 2021 time of the original agreement. There was about \$2,000,000 available for this project at this time.

Motion by Baranski supported by Stein to approve the Revised Garfield Road Cost Share Agreement with Macomb County in the estimated amount of \$1,915,252.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

i. FY 2023-2024 Budget Amendments

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City Manager Leven reviewed the proposed budget amendments with City Council. Discussion was had.

Motion by O'Dell supported by Sutherland to approve the budget amendments to the City of Fraser FY 23/24 Budget as proposed by the City Manager.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

h. FY 2024-2025 Budget Timeline

City Manager Leven went over her proposed dates for the upcoming Fiscal Year budget review and adoption. Discussion was had by City Council.

Motion by Sutherland supported by Baranski to approve the Fiscal Year 2024/2025 Budget timeline as presented.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

i. FY 2024-2025 Budget Planning

Discussion was had on matters regarding the upcoming budget including millage amounts, possible change in water and sewer rates, and capital purchases.

The following concerns were mentioned:

Mayor Pro-Tem Sutherland – Steffens Park, reducing PA 33 if possible, water and sewer rates

Council Member Schornak expressed her concerns with how to fix the roads – both residential as well as Industrial Park Roads and reducing PA 33 if possible

Council Member O'Dell wanted to keep PA 33 at the same millage level, Steffens Park was a capital improvement area he would like to spend money on and he was concerned with helping get the roads at the Industrial Park repaired.

Council Member Baranski wanted to reduce PA33 – that was her priority

Council Member Stein agreed to reduce PA 33, work to get a resolution to the Industrial Road situation as well as address the residential roads, Steffens Park.

Council Member Perry agreed with the concerns already mentioned and stated he really had nothing extra.

Mayor Lesich stated that he would like to see for the Public Hearing at least the PA 33 millage set at 2 and it could go down, he really did not want to see any changes to the water and sewer rates until after the rate study is completed. He stated that they used to put a million dollars from the General Fund into our road fund.

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City Manager Leven thanked everyone for their input it was very helpful.

Mayor Lesich asked for any comments from the public.

Doug Hagerty, 31048 Richert indicated his concerns with the city's water system.

j. OPEB Actuarial Services Proposal

City Manager Leven went over the proposal from Gabriel, Roeder, Smith and to perform actuarial services regarding the City of Fraser Retiree Health Care funding.

Motion by Lesich supported by O'Dell to approve the proposal from GRS to do actuarial valuation; and prepare GASB Statement Nos. 74 and 75 Reports for 6/30/24 and 6/30/25. A total of \$30,500 is to be paid I the fiscal year 2024-025, with the remaining \$10,000 scheduled for payment in the 2025-26 fiscal year.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

k. Resolution Opposing State Water Affordability Legislation

City Manager Leven explained to City Council that the resolution before them was requested by Candice Miller. She stated that if approved the legislation would add fees to everyone's water and sewer bill to help pay for those people in the State that could not afford to pay for their own. She noted that Fraser was already in a program that served the residents in Macomb County.

Motion by Schornak supported by Baranski to table this matter until the next meeting.

Motion rescinded by Schornak support rescinded by Baranski for that motion.

Motion by Schornak supported by Baranski to postpone the Resolution Opposing State Water Affordability Legislation until the next regular meeting of the Fraser City Council.

Sylvia Orduno, non-resident, patron of a local dental practice commented on the Resolution. She was appreciative of the Council being willing to wait for more information before making a decision on whether or not to adopt this Resolution. She added she had been to many meetings in the County to speak on this matter.

Paul Cilluffo, 31640 Cyril, commented on this matter.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

l. Marijuana Law Update

City Attorney DeNault reviewed the current status of the marijuana law in Michigan.

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m. Bob Logan Attendance at Planning Commission and Zoning Board of Appeals Meetings

Council Member Schornak stated she had been approached by both Planning Commission and Zoning Board of Appeals members telling her that it would be beneficial to have Mr. Logan at their meetings to help with consistency. Discussion was had on who attended the meetings at this time. City Manager Leven felt that communication between the Planner, Lauren Sayre, and Mr. Logan had been improving and would help with the concerns of the Commission and Board Members. She is concerned that Mr. Logan already has quite a bit to take care of. She did state that there was a program called Citizen Planner that might be beneficial for him to take if he wanted to do so.

City Council discussed this matter for quite some time.

Paul Cilluffo, 31640 Cyril, commented on this matter. He stated he appreciated Bob and does not feel we should give him additional work as he has enough work as it is. He did state that he knew the Boards and Commissions did their job very well and hoped that City Council members would take advantage of the knowledge these people had in light of the fact that City Council may be asked to make a very difficult decision soon that would involve planning and zoning.

8. RETURNING BUSINESS

a. Labor Attorney RFP

City Manager Leven reviewed the history of the Labor Attorney RFP item. She indicated that Council Member Schornak asked to have this item on the agenda.

Council Member Schornak stated that she asked for this item to be on an agenda. Right now the City was not embroiled in any legal issues with employees and the contracts were all in good shape. It was an ideal time to perhaps look at a new labor attorney.

Motion by Schornak supported by Baranski to authorize City Administration to go out for an RFP for Legal Services related to Labor Attorney.

Discussion was had on procedure at this time. Mayor Lesich added that the item needed to formally be added to the agenda.

Motion by Schornak supported by Baranski to add "Labor Attorney RFP" to the agenda

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

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Mayor Lesich noted this would be item 7p

Consideration of a Labor Attorney RFP

Council Member Schornak stated this was a good time to go out for an RFP for a labor attorney.

Motion by Schornak supported by Baranski to authorize the City Administration to go out for RFPs for Labor Attorneys.

Mayor Pro-Tem Sutherland was happy with our current Labor Attorney. She did not see a reason to do this right now.

Council Member O'Dell agreed that he was very satisfied with the current Labor Attorney after going through negotiations.

Sherry Stein indicated she was not here for the negotiations. She asked City Manager Leven how she felt working with the current attorney was. City Manager Leven noted that he had a lot of history of the City but any of the applicants she felt would be a good fit for the City.

Council Member Baranski stated she was in favor of seeking RFPs for a new Labor Attorney.

Mayor Lesich stated he worked with Mr. Fantuzzi for many years and was happy with him at this time.

Council Member Perry agreed that they were not on City Council at that time but he added that he felt it was always good to go out for bids to see if someone could maybe offer something better.

ROLL CALL VOTE:

AYES: Baranski, Perry, Schornak

NAYS: Lesich, O'Dell, Stein, Sutherland

Motion Fails

9. REPORT OF CITY ADMINISTRATION

City Manager Leven stated she attended the sentencing hearing of Michelle Kwiatkowski. There was \$70,000 in escrow funds that would be coming to the City. She was given 11 months until her next court appearance, January of 2025.

The Utility Rate Study Committee interviewed firms that submitted proposals.

She met with SEMCOG in a web meeting recently and a planner that she had worked with in St. Clair County was now working for them. She added that she asked if there was any available monies for the Industrial Park Roads.

She had a site visit to the library today with their insurance representative and other representatives from the library. They have requested a spot on the March agenda to discuss the building.

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10. REPORT OF MAYOR AND CITY COUNCIL

Council Member Perry stated he was going to ask about the library but City Manager Leven just shared that information.

Council Member Stein noted that the Fraser High School had a Skills USA Competition and many of those that participated from our high school are now going on to compete at the State Level. Her daughter was going to be one of those heading to State level competition.

Council Member Baranski wished everyone a Happy Valentine's Day.

Council Member Schornak stated that the Historical Commission was having an open house on Sunday between 1:00 and 4:00 p.m. They were going to have an Easter Pre-Sale. She encouraged everyone to go and support them.

Council Member O'Dell spoke of a program called SMART 911.com. This was a good program where you could share information about maybe an elderly parent that would help upon arrival of emergency services. He wanted to wish his son, Greyson, a happy 11th birthday!

Mayor Pro-Tem Sutherland stated that the Blue Jean Ball was this Saturday and it was sold out. They were still accepting donations if anyone wanted to do so. Fraser Parks and Recreation was having a Marshmallow Drop in March. They could register at the Parks and Recreation website or stop in to City Hall. Congratulations to the Fraser High School Wrestling Team for won at Districts and will be going on to wrestle further.

Mayor Lesich added to the SMART 911 program information. He and Director Kretzschmar attended a coffee hour at the Lions Club put on by the Eastpointe Roseville Chamber. He spoke to Amy O'Leary, the Executive Director of SEMCOG, and asked for some funding for the Industrial Roads as well. He asked for the financials and Audit to be posted on the website. He wished everyone a Happy Valentine's Day.

11. CITIZEN PARTICIPATION

Joe Bologna stated that he had become involved in selling properties that were involved in the marijuana business. He would like the opportunity to talk to City Council about this in depth in the future.

Paul Cilluffo, 31640 Cyril, stated he felt the City did not need to get involved with the marijuana industry in his opinion.

Laura Lesich, 15201 Fairview stated she thought everyone on this new City Council looked good! The Blue Jean Ball was this Saturday, and it is the biggest fund raiser of the year. All of the proceeds go directly back into Fraser.

The next Fraser First Booster Club meeting is February 21, 2024 at 6:00 p.m. at the library at 15 Mile Road.

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She is also a member of the Garden Club which is now called the Beautification Club. They will meet next on March 27, 2024 at 6:00 p.m. at the library on 15 Mile Road.

The VFW is having their spaghetti dinners again. The first one will be held on February 28, 2024.

She has been attending the Recreation Commission meetings and is very impressed with the new coordinator. She would like to see Focus on Fraser come back. Finally, as you are talking about the budget there was no real discussion as to what the City wants to be – she would

12. ADJOURNMENT

Motion by Sutherland supported by Stein to adjourn the meeting at 9:32 p.m.

AYES: Baranski, Lesich, O'Dell, Perry, Schornak, Stein, Sutherland

NAYS: NONE

Motion Carried

Respectfully submitted:

Cindi Greenia, City Clerk
City of Fraser

Michael Lesich, Mayor
City of Fraser