

**City of Marine City
City Commission
February 15, 2018**

A regular meeting of the Marine City Commission was held on Thursday, February 15, 2018 in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Mayor Vandebossche at 7:00 pm.

After a prayer by Pastor Thick, the Pledge of Allegiance was led by Mayor Vandebossche.

Present: Mayor Dave Vandebossche; Commissioners Terrance Avery, Elizabeth Hendrick, William Klaassen, Rebecca Lepley, David Simpson, James Turner; City Manager Elaine Leven; City Clerk Kristen Baxter

Also In Attendance: City Attorney Robert Davis

Communications

Received:

- Pension Board Regular Meeting – July 25, 2017
- Retiree Health Care Regular Meeting – July 25, 2017
- Departmental Activity Reports
- MCAFA Run Report
- Sewer Rate Computation for Cottrellville Township – Year Ending June 30, 2017
- Sewer Rate Computation Estimate for Cottrellville Township – Year Ending June 30, 2018

Motion by Commissioner Simpson, seconded by Commissioner Klaassen, to receive and file the Communications. All Ayes. Motion Carried.

Public Comment

No members of the audience addressed the Board.

APPROVE AGENDA

Motion by Commissioner Simpson, seconded by Commissioner Avery, to approve the Agenda with the following additions:

Item #9-C	Resolution No. 013-2018	Lease-Purchase Agreement for Camel Vacuum Truck
Item #10-C	Resolution No. 014-2018	In Support of Bluewater Ferry

All Ayes. Motion Carried.

APPROVE MINUTES

Motion by Commissioner Simpson, seconded by Commissioner Klaassen, to approve the City Commission Meeting Minutes of February 1, 2018, as presented. All Ayes. Motion Carried.

CONSENT AGENDA

None.

UNFINISHED BUSINESS

Friends of City Hall -- Lease

City Attorney Davis advised the Board that the body of the lease had been updated, based on the Board's discussion and guidance from the February 1, 2018 meeting. He asked for feedback on the lease so it could be finalized and brought back for approval at the next meeting.

Several areas of concern were brought up, including the doorway to the old police department, and the need for emergency siren wires to be secured. It was also noted that, due to amendments to the Friends of City Hall lease, that the River Rec Teen Zone lease would need to be amended as well.

Revised leases to be placed on the March 1, 2018 agenda.

City Offices

City Manager Leven, in a memo to the City Commission, outlined possible options for future city offices. Using criteria and feedback from the Special Meeting held on January

11, 2018, she created a spreadsheet/chart and highlighted positive and negative outliers for the following:

- Guy Center
- Ward Cottrell
- Washington Life Center (formally Washington Elementary School)
- Existing Commercial Site
- Existing Industrial Site
- New Construction

She asked the Board for feedback on narrowing down the list and further pursuing one or more options.

Commissioner Lepley commented that she appreciated the chart and said she would like to see Washington Life Center kept on the list.

Commissioner Avery asked how much space was currently utilized at the Ward Cottrell and Washington Life buildings. He asked if the city was looking at using the entire buildings or use a portion.

City Manager Leven replied that only administrative offices and minimal storage would be onsite.

Commissioner Simpson commented on the audio portion of the spreadsheet and said, although Ward Cottrell and Washington Life currently had an audio system in place, the systems would require updating. He further said that he liked the idea of pursuing the Washington Life Center and creating a partnership with the Council on Aging. In addition, he said the accessibility, available bussing, and the space for meetings made the location appealing.

City Manager Leven commented that, during the Special Meeting, a popular idea was for the city to build a multi-departmental complex to house city administration, police, and the DPW. She said the city could look into seeking a ten-year lease and, during the ten years, work on a plan for a collaborative office space.

Questions were raised on what would be the outcome of the Guy Center if city offices moved, and City Manager Leven responded that it would carry on as a Community Center. Mayor Vandebossche pointed out that the Guy Center would be ideal as festival headquarters for the many events taking place within the city.

Commissioner Avery also expressed support for Washington Life Center and said the Guy Center was a valuable asset to the city. He suggested that to sell it would generate revenue for necessary roadwork.

Commissioner Hendrick commented that she was not into the leasing option and said she wasn't sure what the community would think about selling the Guy Center. She asked why the option for staying in the Guy Center, with a new a Community Center, wasn't on the chart. She also said that if a suitable building were to come up for sale, the city should look into it.

Commissioner Avery suggested narrowing down the list to the Guy Center and Washington Life Center and have the City Manager work on numbers to update each location.

Resolution No. 013-2018 – Lease-Purchase Agreement for Camel Vacuum Truck

At the February 1, 2018 meeting, the Board approved the purchase of a 2019 Camel 1200 Truck-Mounted, Combination High-Pressure Jet-Vacuum Machine from North River Truck and Trailer for a term of six years at \$361,829.00. Upon finalizing the required paperwork, the city was informed that approval of a Resolution for the financing was required.

Motion by Commissioner Simpson, seconded by Commissioner Lepley, to authorize the City Manager to enter into a 6-year Lease Purchase Agreement with Leasing 2, Inc. to finance the purchase of a 2019 Camel 1200 Truck-Mounted, Combination High-Pressure Jet-Vacuum Machine from North River Truck and Trailer in the amount of \$361,829.00.

Roll Call Vote.

Ayes: Vandebossche, Avery, Hendrick, Klaassen, Lepley, Simpson, Turner

Nays: None

Motion Carried.

NEW BUSINESS

Conceptual Collaborative Marina/Parking Lot

City Manager Leven reported that she had received a plan from a property owner interested in working with the city to develop waterfront property on the Belle River to be used for additional parking, canoe/kayak launch, and a transient marina. The interested

party was looking for support to work with the city's grant writer for MDNR grants from the State, prior to going in front of the Planning Commission for site plan approval.

Commissioner Hendrick commented that she liked the concept but questioned what would happen, long term. She also inquired about the liability aspect.

Motion by Commissioner Lepley, seconded by Commission Simpson, to support the exploration of the project, as outlined in the proposal. All Ayes. Motion Carried.

Infrastructure Improvements

City Manager Leven reported that the city had been laying the groundwork for future infrastructure improvements during the past year. She provided a summary of what steps had been taken regarding planning for improvements in a memo to the board. She said the summary provided a better picture of the city's assets, the condition of the roads, and provided the necessary information to compile a list of projects, prioritized on conditions and needs.

City Manager Leven recommended putting together a sub-committee to look at how to move forward utilizing the list she had prepared. She suggested the sub-committee work with the Treasurer on options to fund the projects and bring recommendations back to the Board. She suggested that the sub-committee consist of the following members:

- City Commission Board Member
- DPW Member
- Engineer
- Resident (2)

Commissioner Avery said it might be a good time to discuss going after a bond issue so the city didn't piecemeal the project. He said a bond proposal would give the people an opportunity to tell the city what they wanted.

Motion by Commissioner Avery, seconded by Commissioner Klaassen, for a sub-committee to be set up, as recommended by the City Manager. All Ayes. Motion Carried.

Commissioner Klaassen was appointed as the City Commission representative.

Resolution No. 014-2018 – In Support of the Bluewater Ferry

Motion by Commissioner Lepley, seconded by Commissioner Simpson, to adopt Resolution No. 014-2018 in support of the Bluewater Ferry.

Roll Call Vote.

Ayes: Vanderbossche, Avery, Hendrick, Klaassen, Lepley, Simpson, Turner

Nays: None

Motion Carried.

FINANCIAL BUSINESS

Disbursements

Motion by Commissioner Lepley, seconded by Commissioner Simpson, to approve total disbursements, including payroll, in the amount of \$315,660.17, as presented.

Roll Call Vote.

Ayes: Vanderbossche, Avery, Klaassen, Lepley, Simpson, Turner

Nays: Hendrick

Motion Carried.

Preliminary Financial Reports

Motion by Commissioner Simpson, seconded by Commissioner Klaassen, to accept the Preliminary Financial Reports and place them on file. All Ayes. Motion Carried.

CITY MANAGER REPORT

City Manager Leven reported on the following items, in addition to her City Manager's report:

- Ordinances – Amended ordinances to be presented at the March 1st meeting
- Beach parking – will bring Pat Phelan's comments back to the March 1st meeting
- North Mary Street Sewer Project -- bids due on March 1st; will bring to the March 15th meeting
- TIFA – Future of TIFA discussion coming up in April
- Attended the following meetings: Homeland Security/Emergency Management meeting, Planning Commission, Transportation meeting, Bluewater Ferry meeting

COMMISSIONER PRIVILEGE

Commissioner Lepley thanked fire fighters, police officers, and DPW staff members for working hard for the city during inclement weather. She also asked for prayers for those affected by the school shooting in Florida – especially the first responders.

Commissioner Simpson commented on the meeting regarding the Bluewater Ferry and said the ferry was an important link between two countries. He also reported that he would be absent from the March 1, 2018 meeting due to a work commitment.

Commissioner Hendrick thanked those who attended the Lion's Wild Game Dinner and said it was nice to see support for the Lions Club. She also reminded everyone about the 80's Dinner/Dance on February 24, 2018 at the Lion's Club.

Mayor Vandebossche reported that the Fireman's Ball was a big success and thanked everyone for their support. He commented on the meeting for the Bluewater Ferry and said that the city may have to look outside the box to draw more people to town. He also commented on agenda items and said we were moving in the right direction for city offices and infrastructure.

CLOSED SESSION

Motion by Commissioner Simpson, seconded by Commissioner Klaassen, to go into Closed Session at 8:01 pm to review a legal opinion regarding incompatible offices (MCL 15.268), including legal strategy.

Roll Call Vote.

Ayes: Vandebossche, Avery, Hendrick, Klaassen, Lepley, Simpson, Turner

Nays: None

Motion Carried.

OPEN SESSION

Motion by Commissioner Simpson, seconded by Commissioner Klaassen, to go back into Open Session at 8:30 pm.

Motion by Commissioner Simpson, seconded by Commissioner Klaassen, to approve the release of Opinion of City Attorney No. 2018-17 regarding incompatible offices/conflicts.

Roll Call Vote.

Ayes: Vandebossche, Avery, Hendrick, Klaassen, Lepley, Simpson

Nays: Turner

Motion Carried.

ADJOURNMENT

Motion by Commissioner Hendrick, seconded by Commissioner Simpson, to adjourn at 8:36 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter

Kristen Baxter
City Clerk