

December 19, 2016
Gladwin, Michigan

The Regular Meeting of the Gladwin City Council was called to order by Mayor Darlene Jungman at 5:00 p.m.

Present: Smith, Gardner, Crawford, Caffrey, Bodnar, Mienk, Stout, Persky

Absent: None

Staff Present: Robert Moffit, Bonnie Klein, Bernadette Weaver, Kimberly Bruner, Mike Welke, Chief Duane Bean, Officer Eric Killian

Also Present: Mayor Darlene Jungman, Dan Svetcos, Thomas Winarski, Linda Winarski, Carol Darlington, Mike Carpenter (Rowe PSC), Tom Benjamin (Valley Associates), Christopher Winarski, Antonio Rojas, Suzanne Rojas, Eliana Rojas, Scott Nelson.

Mayor Jungman led the Pledge of Allegiance and Robert Moffit gave the Invocation.

Proclamation presented to Thomas Winarski for years of service to the City of Gladwin.

Minutes of December 5, 2016 were approved as presented.

Motion by Council Member Caffrey, supported by Council Member Gardner to approve warrant #17-017 in the amount of \$60,204.13 and payroll for the period ending December 4, 2016 in the amount of \$57,503.07.

Hearing of Delegations

Chief Duane Bean – Stated that on behalf of the Police Department he wished everyone a very Merry Christmas.

Thomas Winarski – Stated his opinion toward the pay raises suggested in the agenda. He was concerned about the out of cycle raises to a select few and that it would lower morale of other employees. He also warned against giving pay raise to an employee who is under the union contract and that violating the union contract was dangerous because it could cause of opening contract. The opening of the contract could cause higher wages overall, cause wages become negotiable. He also stated that these wage increase plus the additional benefits could cause expenditures to exceed revenues. He stated that while he was Mayor he and the council worked to build the fund balance. The last thing he wanted the City Council to keep in mind was the needs of the tax payers. A reduction in the tax rate by 2mils will lower the amount of excess in the general fund. His recommendation to the City Council was to table the increases at this time until a review of other costs associated with the increases can be determined.

Mayor Darlene Jungman thanked Thomas Winarski for his comments. She stated she had spoken with several other communities and that the increases brought our wages to a comparable level for those in similar positions.

Dan Svetcos – Stated that what the Council needs to be doing is to look down the road as to the cost of these wages. He also expressed that changing the union contract could be opening a can of worms.

Motion by Council Caffrey, supported by Council Member Bodnar to establish the agenda. All ayes. Motion carried.

Motion by Council Member Stout, supported by Council Bodnar to approve the Consent Agenda Communications: i.) Municipal Performance Dashboard ii.) County Commissioners Newsletter iii.) Spectrum – Charter Broadband iv.) Michigan Association of Municipal Clerks v.) Drain Commission – Christmas Card Meetings: i.) Wellhead Protection Team – December 7, 2016 ii.) Fire Board – December 7, 2016 iii.) Personnel-Finance – December 8, 2016 iv.) Board of Review – December 13, 2016. All ayes. Motion concern.

Old Business

Second Reading Ordinance #334

ORDINANCE #334
Parcel Re-Zoning - Forsythe

WHEREAS, on December 5, 2016 the Gladwin City Planning Commission made a favorable recommendation to the Gladwin City Council that the following changes be made to the Gladwin City Zoning Ordinance to change a parcel described below from Service Commercial (C-2) to Single-Family (R-1A):

Parcel: Gladwin City, Supervisors Plat of Markle Subdivision Lots 4 and 5, commonly known as 213 Buckeye Street.

NOW, THEREFORE BE IT RESOLVED, that at the December 19, 2016 meeting of the Gladwin City Council the aforementioned change was adopted.

First Reading
Dated: December 5, 2016

Second Reading
Dated: December 19, 2016

The foregoing Ordinance was offered by Council Member Caffrey and supported by Council Member Bodnar.

Roll Call Vote:

Ayes: Crawford, Gardner, Mienk, Persky, Smith, Stout, Bodnar, Caffrey
Nays: None
Absent: None
Abstain: None

Ordinance declared adopted this 19th day of December, 2016.

Darlene Jungman, Mayor

Bonnie S. Klein, City Clerk

Second Reading Ordinance #335

ORDINANCE #335
Master Plan Change - Forsythe

WHEREAS, on December 5, 2016 the Gladwin City Planning Commission made a favorable recommendation to the Gladwin City Master Plan to change a parcel described below from Commercial to Single-Family Residential:

Parcel: Gladwin City, Supervisors Plat of Markle Subdivision Lots 4 and 5, commonly known as 213 Buckeye Street.

NOW, THEREFORE BE IT RESOLVED, that at the December 19, 2016 meeting of the Gladwin City Council the aforementioned change was adopted.

First Reading
Dated: December 5, 2016

Second Reading
Dated: December 19, 2016

The foregoing Ordinance was offered by Council Member Caffrey and supported by Council Member Stout.

Roll Call Vote:

Ayes: Gardner, Mienk, Persky, Smith, Stout, Bodnar, Caffrey, Crawford
Nays: None
Absent: None
Abstain: None

Ordinance declared adopted this 19th day of December, 2016.

Darlene Jungman, Mayor

Bonnie S. Klein, City Clerk

RESOLUTION
SPECIAL USE BEACON & BRIDGE

WHEREAS, the City of Gladwin has received a request by Rare Holdings, LLC. of 6285 Taylor Drive, Flint, Michigan 48507 to construct a Beacon & Bridge gas station / convenience store at the southeast corner of M-18 and M-61 commonly known as the

Rapanos "triangle" property as a special use in the Service Commercial (C-20) zoning district, and

WHEREAS, the Gladwin City Planning Commission conducted a public hearing May 24, 2016 regarding the same, and

WHEREAS, the Planning Commission after deliberating and reviewing the Master Plan and Zoning Ordinance, considering comments and letters provided by area residents and considering the compatibility of the project with the surrounding neighborhood and suitability of converting the individual property as requested at their May 24, 2016 meeting, and

WHEREAS, the Planning Commission reviewed the request at their November 22, 2016 meeting and made favorable recommendation to the City Council subject to special conditions.

NOW, THEREFORE BE IT RESOLVED, that the request by Rare Holdings, LLC to construct a Beacon & Bridge gas station / convenience store at the southeast corner of M-18 and M-61 be allowed subject to special conditions which include:

- 1) Drainage will be directed to M-61/Cedar Avenue with a limited amount of water directed to a retention pond at the southern-most area of the parcel,
- 2) The dumpster location will be allowed as shown due to unique site circumstances,
- 3) A berm will be constructed adjacent to Cedar Court to shield area residents and mitigate noise and include landscaping and numbers of trees and shrubbery as designated on Sheet C 6, and
- 4) The façade drawings need to be provided prior to site plan review and approved by the DDA.

The foregoing resolution was offered by Council Member Caffrey and supported by Council Member Gardner.

Roll Call Vote:

Ayes: Persky, Smith, Stout, Bodnar, Caffrey, Crawford, Gardner, Mienk
Nays: None
Absent: None
Abstain: None

Resolution declared adopted this the 19th day of December, 2016.

Bonnie S. Klein, City Clerk

CERTIFICATE

I, Bonnie S. Klein, Clerk of the City of Gladwin, do hereby certify the foregoing to be a true and correct copy of the resolution adopted by the Gladwin City Council at a regular meeting held December 19, 2016.

New Business

Motion by Council Member Gardner, supported by Council Member Smith to approve Drug & Laboratory Disposal Inc. proposal for 2017 Household Hazardous Waste Pricing: Site Fee \$2,640.00, Household Hazardous Waste \$0.46 per pound and Clean Sweep Waste \$2.84 per pound. This is a budget neutral proposal. All ayes. Motion carried.

Mayor Jungman presented a Mayoral Proclamation of National School Choice Week January 22-28, 2017.

Motion by Council Member Mienk, supported by Council Member Persky to approve the purchase of six (6) new bullet proof vests, with both and internal and external Traverse carrier, and an internal trauma plate and four at a cost \$5,574.00, (4) Traverse external carrier vests at a cost of \$700.00 and ten (10) Molle's or pouches for each vest, being handcuff pouch, radio pouch, magazine pouch and pepper spray pouch at a cost of \$390.00 for a total of \$6,664.00. The cost covered by a donation of \$1,000.00 from Crimestoppers and \$2,225.00 Federal Vest Grant Reimbursement from the Department of Justice for a total cost to the City of Gladwin in the amount of \$3,439.00. The Gladwin City Budget allows for \$2,500.00 for police vests leaving a remaining balance of \$939.00 to come from the drug forfeiture account.

Motion by Council Member Caffrey, supported by Council Member Stout to approve hiring a Blight Enforcement Officer to work 10 to 12 hours per week at a cost of up to \$180.00 per week and a budget amendment in the amount of \$9360.00 per year. Seven (7) ayes and one (1) nay. Motion carried.

Motion by Council Member Persky, supported by Council Member Bodnar to approve hiring a part-time Department of Public Works laborer for 25 hours per week at a rate up to \$15.00 per hour and approving the budget amendment of \$19,500 per year to cover wages. All ayes. Motion carried.

Motion by Council Member Caffrey, supported by Council Member Gardner to approve the following wage increases:

Kimberly Bruner - \$1.00 per hour retroactive to September 1, 2016

Bonnie Klein - \$1.00 per hour effective 1-1-2017

Bernadette Weaver - \$1.00 per hour effective 1-1-2017

Michael Welke - \$3.00 per hour effective 1-1-2017

Six (6) ayes and two (2) nays. Motion carried.

Comments

Mayor Darlene Jungman – Welcomed everyone to stay for coffee, cookies and fellowship. She welcome Beacon and Bridge to our community. She also welcomed everyone for coming to the City Council meeting.

Roger Gardner – Stated he had a wonderful time being Santa for Gladwin Business and Professional Association. Roger said that though the snow plowing was better it is still difficult to get into businesses. He asked why Country Firewood was stacking logs along Cedar Avenue. It was his understanding that he was to move logs to the back of the property. This was addressed by Planning Committee Chairperson Carol Darlington that the site plan was approved but that actual construction of the road will begin in 2017. He asked about the rumor that Ace was to become a Walgreens. It was stated that was untrue. Roger also asked what additions were coming to the hospital. He had heard that is was only going to be a larger emergency room area. Robert Moffit that expansion plans are incomplete at this time.

Nancy Bodnar – Stated she was sorry that Mr. Winarski did not approve of the wage increases but that those adjustments were the right thing to do. Thomas Winarski stated he was only acting as a concerned citizen.

John Caffrey – Stated that he wished everyone a very Merry Christmas.

Bernadette Weaver – Stated that residential property values are up and commercial and industrial were about the same. Formerly exempt and new construction will add approximately 1 million back onto the tax rolls.

Robert Moffit – Stated that the blighted property on the corner of Cedar Ave. and Schuster Lane is slated for demolition in Summer of 2017. He gave congratulations to those earning raises. He said thank you for everyone's hard work. Robert stated that City Hall will be closed on December 23rd and 26th and also on January 2nd. He wished everyone a safe and happy holiday season.

Lori Stout – Stated that there were 104 entries in the Festival of Lights Parade and that everyone was happy with the route change. She said she has had great response to the fireworks.

Motion by Council Member Bodnar, supported by Council Member Persky to adjourn. All ayes. Motion carried.

Meeting adjourned at 5:44 p.m.

Darlene Jungman, Mayor

Bonnie S. Klein, City Clerk