

**EDMORE VILLAGE COUNCIL
APPROVED JOURNAL OF MINUTES
May 14, 2018**

1. **CALL TO ORDER:** The regular session of the Village of Edmore Council was called to order on Monday, May 14, 2018, at 7:00 p.m. in the Curtis Community Building by **President Pro-Tem Aaron Hadley**.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Members Present –**Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. Also present were: **Elaine Leak** – Village Treasurer, **Michelle Leak-Rensland** – Village Clerk, **Neil Rankin** – Village Manager, **Sergeant Travis Rose** – Sheriff Deputy.
4. **APPROVAL OF AGENDA:** Motion by Ashbaugh to accept the agenda with the addition of j) Downtown Ramp to New Business, supported by **Deja**. MOTION PASSES 6-0.
5. **PUBLIC HEARING: Consumers Energy Franchise Agreement**

Hadley opened a public hearing concerning the Consumers Energy Franchise Agreement at 7:03 P.M.

Members Present: **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**.

This is a 30-year ordinance agreement. It is a statutory requirement for companies to obtain permission to provide utilities to the village residents. Harmony Noland, Community Affairs Regional Manager from Consumers, was present to help answer questions.

Public Comments: No comments.

Hadley closed the public hearing at 7:05 P.M.

6. PRESENTATION: WATER RATES FOR 2018/2019

Village has been following a plan developed in 2014 for increasing water rates gradually. It proposes a 6% + cost of inflation increase for each year to build the water fund balance. Money has been used to paint and maintain the well houses, purchase backup generators, and conduct the lead abatement process concerning the water tower. \$23.59 is proposed rate beginning July 2018. We still need to replace asbestos pipes, replace some fire hydrants, and meet all other DEQ requirements. Currently our water costs are a flat-rate for the village, but metering may be considered in the near future.

Discussion: **Ashbaugh** – Survey in packet is from 2014, how often are tests done? **Rankin** – Testing done on regular basis, Andy meets with DEQ and they send us updated reports.

7. PUBLIC COMMENTS:

- a. Mrs. Drain – Thank you to Mr. Kohn for pointing out a public hearing needs to be held for any adoption of ordinance. To Mr. Hadley – Asked last month about Capital Improvement Plan that includes upgrades to Forest Street in 2020-21. (Hadley – the 2 previous year plans do not mention Forest Street).

- b. Mrs. Browne – Questions about new water rates and possible metering of water in the future.
- c. Mr. Macklin – Wondered if water rate increase was related to ongoing Casair lawsuit.
- d. Mr. Leak – Thank you to the village for posting information about Feeding America food truck distribution on electric sign.
- e. Mr. Colburn – Commented on PCA project. Village has maintained the road for many years, but he feels PCA should pay for the upgrade.

8. DEPARTMENTAL REPORTS:

- a. **POLICE REPORT:** Presented by **Sergeant Travis Rose**. He will be serving Edmore for the next few months. Report on file.
- b. **FINANCE REPORT:** Report on file. All loans are current.
- c. **DPW REPORT:** Cemetery work, restrooms open at the park.
- d. **CLERK REPORT:** Please read minutes from special meeting carefully since the clerk was not at that meeting.
- e. **TREASURER REPORT:** **Elaine Leak** presented accounts balanced through April. Report on file.

9. COMMITTEE REPORTS:

- a. **PLANNING COMMITTEE:** Looked at sample site plans from other municipalities. Looking to add members. Master Plan needs to be updated.

10. MANAGER REPORT: Neil Rankin

- a. Looking at Master Plan.
- b. May have purchase agreement for Lot 9.
- c. Doing more blight enforcement.

11. OLD BUSINESS: None.

12. NEW BUSINESS:

- a. MEETING MINUTES – Minutes presented from the April 9, 2018 Special Meeting and Public Hearing for approval. Motion by **Ashbaugh** to accept, supported by **Deja**. MOTION PASSES 6-0.
- b. MEETING MINUTES – Minutes presented from the April 9, 2018 Regular Meeting for approval. Motion by **Ashbaugh** to accept, supported by **Kohn**. MOTION PASSES 6-0.
- c. MEETING MINUTES – Minutes presented from the April 20, 2018 Special Meeting for approval. Motion by **Kohn** to accept, supported by **Ashbaugh**. MOTION PASSES 6-0.
- d. PAYMENT OF APRIL/MAY BILLS – Motion by **Deja** to approve payment of the presented bills, supported by **Kohn**. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
- e. ADOPTION OF ORDINANCE 2018-2 CONSUMERS FRANCHISE AGREEMENT – Motion by **Ashbaugh** to approve the Franchise agreement with Consumers Energy, supported by **Deja**. Discussion: This is a 30-year agreement. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
- f. ADOPTION OF INCREASED WATER RATES – Motion by **Davis** to increase water rates by 8.2%, supported by **Kohn**. Discussion: **Rankin** – Rates will increase from \$21.80 to \$23.59 on July 1, 2018. **Kohn** – Estimates were calculated in 2014, inflation rate has changed yearly.

- Rankin** – Using Consumer Price Index for rate increases. **Kohn** – Is there a better index to use than CPI? What are causes of inflation? **Rankin** – Chemicals, fuel, labor, insurance, electricity, upgrades, maintenance. We don't have a volume amount to base things on. **Hadley** – Increasing rates now will help raise funds. **Burr** – Could have pumps rebuilt instead of new. Where is the asbestos in the pipes? **Rankin** – Pipes made of asbestos fiber, 7000 ft (46% of system) needs to be replaced. Pipes were installed in 1954, sewer installed in 1964. **Kohn** – Expenses are up \$100,000, fund balance down \$300,000. **Burr** – Comes from water tower costs. **Rankin** – Our revenues don't meet expenditures. Have to meet DEQ quotas involving \$1.5 million in upgrades. **Burr** – People on fixed incomes may not be able to pay increases. **Hadley** – We can add \$1.79/month now, or add \$20/month later. **Burr** – Can DDA be asked to help with water costs? **Ashbaugh** – Mandates will come from state level, money will be there to meet demands. **Deja** – Can reverse rates later. ROLL CALL VOTE: YES – **Ashbaugh, Davis, Deja, Hadley, Kohn**. NO – **Burr**. MOTION PASSES 5-1.
- g. APPOINTMENTS TO PLANNING COMMISSION – Motion by **Ashbaugh** to approve the appointment of Sarah Gilman and Nicole Hadley to the Planning Commission, supported by **Davis**. Discussion: **Burr** – Was this advertised? **Rankin** – On website. **Burr** – Council members were not asked to apply. **Rankin** – Cannot be on Planning Commission and Village Council at the same time. **Kohn** – Will have 5 voting members (Lon Leonard, Karen Nesbitt, Chris Miller, plus 2 new). Rest of committee includes President and Village Manager (non-voting). ROLL CALL VOTE: YES – **Ashbaugh, Davis, Deja, Hadley, Kohn**. NO – **Burr**. MOTION PASSES 5-1.
- h. MNRTF RESOLUTION OF AUTHORIZATION – Motion by **Ashbaugh** to approve resolution, supported by **Kohn**. Discussion: Changes some amounts and money sources. Makes no commitments. MNRTF may not approve grant. ROLL CALL VOTE: YES – **Ashbaugh, Burr, Davis, Deja, Hadley, Kohn**. MOTION PASSES 6-0.
- i. NITA CURTIS LEASE AGREEMENT – Motion by **Deja** to approve the office space lease with the original terms, supported by **Davis**. Discussion: **Davis** – Some people are on the Council and part of NC Committee, shouldn't vote on issue. **Hadley** – Those members are not receiving gains, so is not a conflict. **Davis** – Changes discussed by Council are not in contract. **Ashbaugh** – Complaints have been addressed. Committee needs access to documents in vault. **Deja** – Contract was drafted by Rankin and an attorney to protect village interests. **Hadley** – This is same as original contract in 2015. If approved, will be retroactive to January 2018. ROLL CALL VOTE: YES – **Ashbaugh, Deja, Hadley, Kohn**. NO – **Davis, Burr**. MOTION PASSES 4-2.
- j. 10th STREET RESOLUTION – Motion by **Ashbaugh** to approve Resolution 2018-4 and allocating funds for this project, supported by **Davis**. Discussion: **Rankin** – Council voted to send Letter of Intent on April 20, 2018. PCA has reciprocated Letter of Intent. Details still need to be finalized. Resolution allows progress on project, can collect bids. We have already paid engineering costs. **Kohn** – What are we getting for \$209,000? **Rankin** – Concrete upgrades will cost \$89,000, will be getting that portion reimbursed to us from PCA. Village portion will be \$120,000. **Kohn** – Could PCA get own bids? **Rankin** – Is considered a public road. Gravel section is in rough shape. **Burr** – Could rebuild as a gravel road much cheaper. **Rankin** – Is also related to the need for the easement to well house. **Deja** – Could PCA do cement, and we do nothing to rest of road? **Rankin** – We are not locked into a commitment. **Burr** – This is in DDA district. Could DDA pay a portion? **Davis** – Council needs to support businesses that employ village residents. **Kohn** – Sees no harm in collecting bids. ROLL CALL VOTE: YES – **Ashbaugh, Davis, Deja, Hadley, Kohn**. NO – **Burr**. MOTION PASSES 5-1.

- k. DANIEL'S KITCHEN/SECOND MILE RAMP – *No Motion made*. Discussion: **Burr** – Installation is not what was approved, put in steps instead of ramp. Need to follow up. **Rankin** – Will speak to building owners.

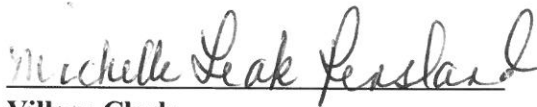
13. PUBLIC COMMENTS:

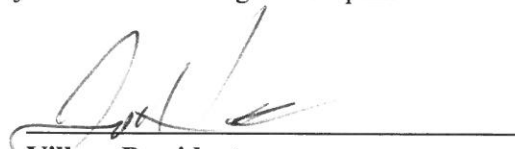
- a. Mrs. Browne – Eric Garcia will be doing IT work and paid hourly rates. Were bids accepted? To Mrs. Davis: Remember you are an elected official.
- b. Ms. Dodson – Ramp forms were in place for 3 weeks, should have been addressed before cement was poured. Steps are much wider than plan shows. Concerning PCA vote, did village manager consider using DDA funds?
- c. Mr. Colburn – Believes water increase is tied to Casair lawsuit and legal fees, would like to see Council consider reinstalling antennas on tower.
- d. Mr. Macklin – Legal fees have nothing to do with water supply, pumping and delivery. Questioned need for Special Assessments ordinance since Village now has money for road work.

14. COUNCIL COMMENTS:

- a. **Ashbaugh** – Painting on Marketplace Building will begin soon, looking forward to meeting Mr. Garcia.
- b. **Kohn** – Wondered about filling President position. No names have been submitted.
- c. **Burr** – Feels we are stretching out process for new President so position will remain open until elections. Wondered about plan for installing sound system in building.

15. MOTION TO ADJOURN: **Hadley** adjourned the meeting at 9:30 p.m.


Village Clerk


Village President
Approved for Publication

NEXT MEETING: