CITY OF KEEGO HARBOR STUDY SESSION MEETING

7:00 p.m. Thursday, January 21, 2016
2025 Beechmont, Keego Harbor

CALL TO ORDER: Mayor Newberry called the Study Session Meeting to order at 7:06 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL: Present
Mayor John Newberry, Mayor Pro Tem Sid Rubin, Council Members Tom Berman, Rob Kalman and Joel Yoder.

STAFF PRESENT: Interim City Manager Linda Voll, Chief Hurst and DPW Foreman Doug Waldon

PUBLIC COMMENTS: Open to the floor; No one addressed Council; closed to the floor.

- ***Express Employment Professionals***

Linda Shear Consultant -Recruiter for Express Employment; has been working with Manager Voll and some Council Members in an attempt to fill an administrative position. Express Employment is a local business, and we do all the working in finding the right person for the job. Express Employment completes the interviews, back ground check, and drug screening. This allows the staff at the City to focus on City Business.

Council asked for explanation of the contract for Express Employment.

Ms. Shear indicated a rate is negotiated with an evaluation period 720 hrs. (3 months). Express Employment provides benefits during the evaluation period for part time and full time employment. This is not really a contract it is an agreement of mutual respect. The most confusing line is the up to 30% is for the unused hours, up to 720 hrs. If you hire the person after the 720 hrs, you have the rate that is being charged; with no hidden fees.

- ***Maddy Lane, Vacate Easement Discussion and Process***

Manager Voll presented the easement information. There is one residential house and few businesses that are on Maddy Lane. The west side of Maddy Ln. easement has been vacated for years. It is unknown why the City did not vacate this portion of the easement at that time. It is the City's decision whether to vacate the easement. If the City decides to vacate this parcel it would be split down the middle the abutting property owners would get the property. If Council would make the decision to vacate the easement, a public hearing would have to be held. Notices were sent out about this meeting and 300 foot notices would be sent for the Public hearing.

Gene Gazarelli, 2120 Greer Blvd., has just purchased this property and the only access to the garage is through this easement. This has been like this for 20-30 years; the Title and Real-Estate Company told the property owner it is a public access and he would be able to utilize it.

Council Members indicated this is not the first time this topic came before City Council. In the past 18 months this was addressed and the property owner was aware that this was going to be addressed at

a later date. 2120 Greer has 2 driveways with access off Greer, one on each side of the home and when was the home purchased.

Mr. Gazarelli; explained that the original driveway was on a piece of property that was sold. He can no longer access that driveway; there is no other way for me to access the garage. Mr. Gazarelli closed on the home on November 7, 2015.

City Attorney Tom Ryan suggested a survey be completed, so the City can move forward without more information it may not benefit anyone. It is a shame this was not disclosed to Mr. Gazareilli when he purchased his property.

Council Member Kalman stated the petitioner should be present, to address the questions we have.

Council is requiring a staked survey be completed by a registered surveyor at the petitioner's expense. Council consensus is to table this issue until February.

- ***Recommend Monarch Butterfly as State Insect.***

Karen Meabrod, 2255 Maddy Lane; stated the Monarch Buttery Garden at Roosevelt School, has become qualified as a Monarch Weigh Station and the Nation Wildlife Federation a habitat for wildlife. Mrs. Meabrod would like to table this issue until the next Council Meeting and have the Senator that is going to sponsor this bill present, along with State Legislature, Roosevelt Principal and some of the children that worked on the Monarch Garden present at the next meeting. The Mayor's pledge to protect Monarch safe zones has been signed. Mrs. Meabrod asked that a Resolution be prepared by the City as to this matter of making the Monarch Butterfly the Statue Insect.

Consensus of Council is to table this matter until February 2016 Council Meeting.

Garden Club, Leslie Clark; The Mayor's pledge to protect Monarch safe zones needs to be tied together with a proclamation day.

- ***Premcor Refining Group, Inc. Right of Access Agreement for Former Clark #70903, City property located at 2980 Orchard Lake Road, vacant property.***

Manager Linda Voll explained this is the City's corner lot at Cass Lake and Orchard Lake Road and she was contacted by Premcor, indicating when the property was sold, the property was supposed to have a soil boring and ground water samples with reports showing the outcome of the tests. The State of Michigan found this error and has sent Premcor to do the testing's. The soil boring and water samples have been taken and a report will take about 3 weeks for Premcor to provide the city with the final report.

Mayor Pro Tem Rubin inquired about the Environment Study the City had done on this property. Voll explained the City's Environmental Study was provided to Premcor.

City Attorney Ryan explained depending on the Premcor test results if any cleanup is needed, it will be at no cost to the City. The prior owner of the property (Clark Gas Station) will be responsible for the cost of the cleanup.

- ***New Construction Checklist for New homes and major remodel/grade permit updates.***

Council Member Yoder took the advice of the City's Engineering firm Hubble, Roth and Clark combine and simplify our check list to conform to the one stop ready program. This list is to make sure that anyone interested in becoming a part of Keego Harbor will have all the right information to comply with City Zoning and Ordnance. To stream line the process so we have no confusion, this check list is to keep it simple with no confusion.

Karen Meabrod 2255 Maddy Lane; the City needs this check list in place quickly, because right now we have nothing in place.

Council Member Tom Berman would like for the Planning Commission to really think when adding to this check list, make it very clear and concise. Take a look at what other communities are doing. Utilize our City Planner as a resource.

Consensus of Council is to send the Check list to the February 2016 Planning Commission meeting for review.

- ***Street Sign Update***

  DPW Foreman Waldon indicated the larger signs have been ordered. Forman Waldon has been working with Rick Graphix and Federal National Safety to get the correct material for legible signs at night; completion of the signs approximately until the beginning of March 2016.

- ***Labor Attorney Rates***

Mayor Pro Tem Rubin feels that these rates are out of line. The City could ask to have the invoices reviewed to see where a cost reduction would be applied.

Some Council Members feels these bills are not unreasonable for the experience and resources this firm has provided. A liaison should be appointed to contact with the labor law firm. The City needs a liaison/point person who will contact with City Attorney. The City Attorney Ryan can become the liaison to the Labor Law Firm.

Motion to add this Labor Attorney Rates as the last item on Regular Council Agenda; moved by Mayor Pro Tem Rubin seconded by Council Member Berman.

Ayes: Unanimous Motion Carried

ADJOURNMENT

Mayor Newberry adjourned the Study Session Meeting at 6:58 p.m.

John Newberry
City of Keego Harbor its Mayor

Linda Voll
City of Keego Harbor its City Clerk