

**Bellaire Village Council
Meeting Minutes
October 1, 2014**

1. **Call to Order:** President Schulz called the meeting to order at 7:00 PM.

2. **Roll Call Attendance:**

Present: President David Schulz, Council Trustees Butch Dewey, Dan Bennett, Trish Drollinger, Helen Schuckel & Eldon McPherson.

Absent: Laurie Sexton.

Staff Present: Lori Lockett, Clerk, Cathy Odom, Treasurer & Ken Stead, DPW Supervisor.

Also Present: Colette Stanish & Roger Rainey.

3. **Approval of Agenda:** The agenda was approved.

Motion by Schuckel, seconded by McPherson, to approve the agenda with the additions of new business item d, Well Engineering, item e, Zoning Ordinance Review & item f, Resolution #17 of 2014, Water/Sewer Fees. Motion carried by voice vote.

4. **Conflict of Interest: Trustee:** None presented.

5. **Consent Agenda:** The consent agenda was approved.

Motion by Schuckel, seconded by Bennett, to approve the consent agenda as presented. Motion carried by voice vote.

6. **Public Comment on Agenda Items:** None presented.

7. **Old Business:**

a) **Sealcoat:** President Schulz explained that at last month's meeting we had a presentation from Freshwater Future concerning coal tar sealants. The sealants have known carcinogen properties in them and we were asked to support the disuse of them on our roadways. We currently do not use this type of sealant. The alternative products are not necessarily more expensive and are safer to use. The representative provided us with some education information that we could post on our website. President Schulz suggested that Clerk Lockett look at some of the websites to verify they would be a good resource to post on our website. The other thing they wanted from us is to show our support by approving a resolution that states we will not use this sealcoat products on our own roadways.

Motion by Dewey, seconded by McPherson, to approve Resolution n#16 of 2014, committing to the elimination of coal tar sealant use. Motion carried by roll call vote.

Ayes: Dewey, McPherson, Bennett, Drollinger, Schuckel & Schulz Nays: None

Absent: Sexton

b) **Marijuana Provisioning Center Legislation:** The House & Senate are considering allowing for the use of provisioning centers and we can put some control on it with an ordinance. However, the legislation pertaining to this is not yet out of the Senate. Clerk Lockett explained that we are on the list of clients at the attorney's office that are interested in an ordinance if and when this may be approved. No action was taken.

8. **New Business:**

a. **EVIP:** The State reduced the requirements to one category and extended the due date. The numbers used for the report come from the budget, our F-65 report, our audit and what was previously reported in the past. The report should include a certification, a debt service guide, projected budget, a dashboard and a citizens guide A preliminary report was presented and Clerk Lockett is looking for any commentary or other input that Council would like to see in

the report. These can be brought back to the office and this can be approved at the next meeting in time for the December 1st due date.

- b. **Brush Pile:** Weekend hours were previously set up for brush pile access due to on-duty police officers opening it up. A resident called because he was unable to get into the area to drop off some brush he had from his property. Council suggested checking with the police department to see if they are still opening it. The office staff will check with Chief Rowe.
- c. **Starting Wages-DPW Employee:** Setting a wage range for the new DPW employee was discussed. President Schulz presented his idea of basing it on length of service and the current employees wages. His suggestion is to use a scale of 0-5 years, 6-10, 11-15 & 16 & over, setting the starting wage range at \$12 or \$12.50 an hour to an employee who has been here for 5 years or less, then starting the next range from that ending wage to an employee who has been employed from 6-10 years, etc. Starting wages for a new employee could then be between the wage range and based on experience. Trustee Drollinger stated we should have a starting wage and after a 90 day probation period place them in the wage range once we know they can do the job. It was noted that the handbook states a probation period of 30 days and an amendment to the handbook should be done if Council wants that changed. Wage ranges were discussed. The MML wage survey was discussed, but it was noted that although the survey is a great tool, comparisons between communities can vary greatly. Trustee Drollinger recommends making the minimum of the wage range \$12.50 and review the rest of this during the budget process.

Motion by Drollinger, seconded by Schulz, to set the starting wage for the DPW employee at \$12.50 and review the wage ranges during the budget process. Motion carried by voice vote.

- d. **Well Engineering:** Mr. Stead spoke with the engineer at the DEQ and he is not pushing us but would like us to move forward with the new well. Mr. Stead contacted Fleis & Vandenbrink to get a quote for the engineering of the new well because they have already completed a hydraulic analysis, other studies we had to have done, and some of this will apply to our new well. The total quote was for \$21,700. Mr. Stead stated that we had an aquifer test completed when we had the previous well put in so we may not need to have another one done. If so, the cost will be approximately \$9,000 less. We would know if this is needed or not by having the preliminary review of data and the MDEQ notification completed. To have this done we would have to engage the engineering firm. We could engage them for this part for now to see what is needed and then decide to proceed at a later date.

Motion by Drollinger, seconded by McPherson, to contact Fleis & Vandenbrink, ask them to provide the preliminary review data and MDEQ notification to see where we are at. Motion carried by voice vote.

- e. **Zoning Ordinance Review:** We budgeted \$1,400 for legal counsel to review the ordinance for inconsistencies. The attorney has not yet started his review and suggests that we hire a professional planner to look at it. He also supplied us with a name of a planner who may be able to do the job. Clerk Luckett said she contacted her to see what she would charge to review the ordinance and has yet to hear back from her. She would like Council to allow her to tell the attorney to hold off on his review of the ordinance until we can gather more information. Trustee Dewey said he supports this suggestion. He stated we just do not have the experience to adopt these regulations that we may have to defend in court.

Motion by Dewey, seconded by McPherson, to hold off research costs and with the funds budgeted this fiscal year, begin engagement, if we find one, with a planner with the provision of budgeting for the balance of costs in the 15-16 fiscal year. Motion carried by voice vote.

- f. **Resolution #17 of 2014, Water/Sewer Fees:** Staff presented some clean up language to the water and sewer rate resolution. Council reviewed the amended changes.

Motion by Bennett, seconded by Dewey, to approve Resolution #17 of 2014, language amendments to the water and sewer rate resolution. Motion carried by voice vote.
Ayes: Bennett, Dewey, Drollinger, McPherson, Schuckel & Schulz.

10. Discussion Items

- a) **Budget Direction-3rd Officer:** This discussion item was tabled until the next meeting when Chief Rowe returns from vacation.

10. Department/Committee Reports

- a) **Committee Reports:** None presented.
- b) **Clerk/Planner:** Clerk Luckett informed Council that we sent a letter to Mr. Thompson from the Road Commission about reviewing our contracts and the amounts paid to us for snow plowing and removal of snow on M-88. They have been the same since 1989. The committee met with Mr. Thompson and he indicated that it would have to be processed and submitted to MDOT. He said he would present it to MDOT if we provided the necessary documents. Clerk Luckett gave him a letter of our request, it was given to MDOT and as of now, we have not heard anything back.

Run water notices were sent out with this month's water billing outlining the procedures for residential notification if we request water to run due to cold temperatures.

Certifications required for Act 51 revenue are completed and sent in.

We applied for another tree grant and were awarded a grant to plant 20 trees. Trees must be planted by November 14, 2014 to be reimbursed for the cost.

Letters went out to the businesses about the sidewalk work group and so far only one business owner is showing interest in attending. The meeting has been scheduled during the November 5, 2014 regular Planning Commission meeting.

- c) **Deputy Clerk/Treasurer:** None presented.
- d) **Department of Public Works:** Mr. Stead informed the Council that we received our new loader.

We have not yet received our salt load.

Mr. Stead asked if Council would like to have the water and sewer rate study done again this year. It is a free study and probably would not be able to be done until February. Council agreed.

- e) **Police Department:** None presented.
- f) **Planning Commission:** None presented.

11. Closing Member/Public Comment:

- **Dan Bennett:** said at the house across from the Wesleyan Church on Court St. large boulders have been possibly placed in the Village right of way and we need to address it if they are. Mr. Stead said they are not in the right of way and were placed there because people parking there blocked their driveway many times. President Schulz asked Mr. Stead to check into it to be sure.
- **David Schulz:** informed Council that someone approached him about purchasing some Village property and he would like direction about how Council would like to handle requests like this. Council agreed that a formal written request should be presented to them for review.

12. Adjourn: Meeting adjourned at 8:02 P.M.

Compiled by Cathy Odom
Minutes are subject to approval.

Approved: _____

Date: _____