

CITY OF FENTON COUNCIL WORK SESSION PROCEEDINGS
Monday, April 2, 2018
City Hall Conference Room
301 South LeRoy Street
7:30 PM

Mayor Pro Tem called the meeting to order at 7:30 PM.

ROLL CALL:

Present: Bottecelli, Draves, Grossmeyer, Lockwood, McDermott (via telephone), Osborn (via telephone), Smith.
Absent: None.
Others Present: Lynn Markland, City Manager; Michael Hart, Assistant City Manager/DDA Director.

CITIZENS COMMENTS

Pamela Fairbanks and Elizabeth Saab would like to speak regarding Cornerstone Building parking.

CORNERSTONE BUILDING PARKING

Markland stated after the Cornerstone Building was constructed, the HOA requested the city to allow a contract for parking spaces. The City Council approved an annual agreement for the occupants of the HOA to have one space per unit (23 spaces). The agreement has expired and the HOA has asked the city to renew the agreement.

Pamela Fairbanks, HOA Secretary stated the Association is working hard to enforce the parking arrangement originally set forth. Fairbanks shared the findings of the Association's parking survey. Elisabeth Saab, a member of the HOA stated 22 out of the 23 owner/occupants obey the parking rules. Dan Fries, resident at Cornerstone spoke in favor of continuing with the use of parking permits. Chip Beltnick of Sawyer's Jewelers would like to see 2 hour parking signs in hopes to help with the issues of parking by employees of other businesses in areas that are needed for customers.

After discussion, Lockwood requested a subcommittee of three be appointed to discuss parking options and give a recommendation within thirty days.

LAWN CARE AND LANDSCAPE MAINTENEANCE SERVICES

Hart advised the city received four lawn maintenance bids. Hart stated after taking everything into consideration within the RFB process, such as; the ability to have the same company perform both the City and DDA properties lawn care and landscape maintenance work, and with given their longevity, he recommended CJ Callaghan & Sons provide the lawn care and landscape maintenance services. There was discussion regarding apprehension with Callaghan's past performance. Hart stated with his hands-on experience working with them, they have addressed any and all issues that have arisen during the last year he has been here of their three (3) year lawn care contract with the City and DDA, he feels confident they will do a great job. Hart advised any complaints or concerns are to be taken to him and he will address any issue directly with CJ Callaghan & Sons.

Aaron Whitener, one of the new owners of CJ Callaghan stated he took over the business approximately in May 2017. His partner lives on State Road in the city, Whitener lives off Owen Road and their equipment is stored in Flint.

Osborn stated the contract should be able to be cancelled if council is dissatisfied and inquired if it has been reviewed by the city attorney. Markland stated the attorney will prepare the contract as they have in the past.

Grossmeyer, Draves, Bottecelli, McDermott, Osborn and Lockwood spoke in favor of awarding the contract to CJ Callaghan & Sons. Smith was in favor of using Clean Cut.

After consensus, this item will go on Monday, April 9, 2018 meeting agenda for approval.

112 & 116 MILL STREET REJUV AVE SPA DEVELOPMENT PROJECT

Hart recommended City Council approve an easement agreement for 112 Mill Street and support the future development of 116 Mill Street for the new location of REJUV AVE SPA. REJUV AVE SPA would be responsible for the improvement at their cost and it would turn back over to the city in five (5) years. There is the ability to extend the agreement another five years, by mutual agreement of the parties. Subject to approval of the easement agreement, REJUV AVE SPA will then work towards site plan submission to the City Planning Commission. Hart has been working with the attorney to put together the agreement.

McDermott inquired if the parking lot will be private or public. Hart advised it becomes part of their site plan and use for their business. The city reserves the right for access. It does not become a public parking lot until it is turned back over to the city. Osborn inquired if this would be the same parking agreement as with The State Bank. Markland stated he would have to take a look at both agreements and see what the difference would be. Hart stated it is an easement agreement where they have to improve the property, carry liability insurance and maintain the property. Council would like have an agreement with REJUV AVE SPA to have access to the parking lot after hours when needed.

After discussion, this item will be added to the next Council meeting agenda for action.

CDBG GRANT – SHIAWASSEE AVE SIDEWALK RAMPS REPLACEMENT PROGRAM (HIP) UPDATE

Hart advised he was made aware of an option for the city to take the \$35,524.00 CDBG grant funds which is unable to be used as intended for the ramp cutouts on Shiawassee and place those funds in the Genesee County Home Improvement Program (HIP). The cost to do the sidewalk improvements was over \$80,000.00. The HIP would enable the city to use the \$35,524.00 in order not to lose the grant funds. The HIP program is funded through HUD and will offer homeowners Deferred Payment loan (DPL) to make needed improvements to their homes. The repairs include but are not limited to; roofing, windows, furnaces, and water to the home. There are four levels of DPL loans based on income. The program applications will be administered by Genesee County.

After discussion, this item will be added to the next Council meeting agenda for action.

COUNCIL MEMBER COMMENTS

Bottecelli advised April 10th 9:00AM at Bishop Airport is when CRUST will be honored by I-69 Trade Corridor.

Smith requested to be on the sub-committee regarding the Cornerstone Building parking.

Lockwood advised Tuesday is the Sculpture Committee meeting and Wednesday is the Pathways meeting.

CALL TO THE AUDIENCE

Chip Beltnick inquired if the sidewalk funds could be tucked away for future use. Markland advised the funds have to be spent or they will be lost.

Meeting was adjourned at 9:06 PM.

Mayor Pro Tem Patricia Lockwood

City Clerk, Sue Walsh

Date Approved: May 14, 2018