

CITY OF TECUMSEH
COUNCIL MEETING
MAY 5, 2014
TECUMSEH CITY HALL
7:30 P.M.

The meeting was called to order by Mayor Johnson.

Mayor Johnson led the Pledge of Allegiance.

Roll call was taken as follows:

PRESENT: Mayor Johnson, Council members Baker, Naugle, Philo, VanAlstine,
Wimple and Wright.

ABSENT: None.

Motion Wimple and seconded VanAlstine, to approve the May 5, 2014 agenda as presented.
Motion carried unanimously.

Guests were welcomed to the meeting by Mayor Johnson.

Mayor Johnson read and presented a proclamation honoring Deb Wuethrich on her retirement.

Mayor Johnson also presented retiring Sergeant Decatur with a Certificate of Appreciation for his years of service as a Tecumseh police officer.

Motion Baker and seconded Naugle, to receive and place on file the report of the City Manager. The following items were added or discussed: 1) Police Dept. Uniforms, 2) Place Making Training Session and 3) Map of City owned property. Motion carried unanimously.

Mayor Johnson announced it was 7:40 p.m. and the public hearing was open to hear comments regarding the proposed 2014-2015 Fiscal Year Budget. Manager Welch explained that the proposed 2015 budget is the same as the draft budget presented at an earlier date. The proposed budget is for the period of July 1, 2014 through June 30, 2015. The General Fund revenue will be approximately \$5,130,870 and expenditures estimated at \$5,115,839, which will net \$15,000 to the general fund. Manager Welch also noted that the millage rate is not changing. City Clerk Feight reported no written documents were received. Corinne Bonafina, 209 S. Maumee St. #A, suggested removing fluoride from the city water as a budget savings and for health concerns. Ms. Bonafina provided fluoride studies to Council. Hearing no further comments the public hearing was closed at 7:45 p.m.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To adopt the Consent Agenda, approving, receiving and placing on file the following: 1) City Council minutes from the regular meeting held April 21, 2014; 2) Lenawee Now; and 3) Comcast.

RESOLUTION was offered by Council member Wimple and supported by Council member Wright. A roll call vote was taken as follows:

YES: Wimple, Wright, Baker, Johnson, Naugle, Philo and VanAlstine.

NO: None.

RESOLUTION DECLARED ADOPTED.

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RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To approve the May 5, 2014 list of bills to be paid.

RESOLUTION was offered by Council member Baker and supported by Council member Naugle. A roll call vote was taken as follows:

YES: Wright, Baker, Johnson, Naugle, Philo, VanAlstine and Wimple.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To place the attached list of 2006 and 2008 Special Assessment invoices, miscellaneous invoices and delinquent water/sewer bills on the 2014 Summer tax bills.

RESOLUTION was offered by Council member Naugle and supported by Council member Wright. A roll call vote was taken as follows:

YES: Baker, Johnson, Naugle, Philo, VanAlstine, Wimple and Wright.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To authorize the Public Works Director to purchase a one ton pickup truck, per the attached specifications, from Suburban Chevrolet, at a price of \$29,243.00. Further, to authorize the DPW Superintendent to sell a 1996 Chevrolet S10, Vin # 1GCCS1441TK227667, at the next public auction. Further, to authorized the City Treasurer to amend the equipment fund and to increase the appropriation in line item 661.932.000-977.400.

RESOLUTION was offered by Council member Baker and supported by Council member Naugle. A roll call vote was taken as follows:

YES: Johnson, Naugle, Philo, VanAlstine, Wimple, Wright and Baker.

NO: None.

RESOLUTION DECLARED ADOPTED.

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RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To authorize the City Manager to sign the proposal dated April 28, 2014, with Tetra Tech of Ann Arbor in the amount of \$724,300 for services to include the preparation of an Asset Management Plan, design, bidding and construction management of the Union Street Pump Station, Trestle Pipe Line replacement and grant administration. Further, to authorize the City Treasurer to modify the 2014 & 2015 Budget to account for these expenses.

RESOLUTION was offered by Council member VanAlstine and supported by Council member Wimple. A roll call vote was taken as follows:

YES: Naugle, Philo, VanAlstine, Wimple, Wright, Baker and Johnson.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To authorize the City Manager to list the City owned property located at 102 N. Maumee Street, with Howard Hanna, with the terms and conditions specified below. The final agreement is subject to any changes suggested by the City Attorney.

Listing price of \$165,000.

Offers for purchase must include the following minimum information:

Purchase Price

Proposed development conceptual plan

Number of FTE jobs created

Draft site plan

Proposed Business Plan

Proof of financial viability/financing of project. IE letter from bank or financial institution securing funds if project moves forward.

Investment estimates

The City would require an Agreement to Purchase with an up to 6 month due diligence including:

Super Majority approval by City Council

Tecumseh Planning Commission Site Plan Approval

Traffic Impact Study

Development Agreement with specific milestones – 1 year construction start-up
– 24 month completion for COO from date of sale.

The City will only consider offers to purchase that result in development of the property in accordance with an agreed upon development plan between the buyer and seller.

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The City reserves the right to accept or reject any or all offers to purchase based upon the City's sole determination of the highest and best use of the property and a super majority approval of the Tecumseh City Council.

It is the intent of the City to sell the land for development and therefore, would encourage all prospective buyers to provide as much development plan detail as possible.

The City requested an RFP from three realtors in the city for the listing services. Howard Hanna was the only proposal received, which is attached. The agreement is for 12 months from the date this agreement is signed. The exceptions to this agreement are as follows:

If Chomp Burger submits an offer to purchase within the first 30 days of this agreement, the commission will be reduced to 4%.

The 6 month commission protection is limited to all individuals/companies that contact the realtor during the 12 month agreement.

The commission is 7% and the listing agent will be Bob Fox.

RESOLUTION was offered by Council member Baker and supported by Council member VanAlstine. A roll call vote was taken as follows:

YES: Philo, VanAlstine, Wimple, Wright, Baker, Johnson and Naugle.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To approve the attached resolution to adopt the 2015 fiscal year budget, with total General Fund appropriations of \$5,115,839 and total Property Tax Millage rate of 14.3966 mills.

RESOLUTION was offered by Council member Baker and supported by Council member Naugle. A roll call vote was taken as follows:

YES: VanAlstine, Wimple, Wright, Baker, Johnson, Naugle and Philo.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To authorize the Mayor to sign the amendment to the Site Reclamation Grant contract between the Michigan Department of Environmental Quality and the City of Tecumseh in the revised amount of \$370,000 for the Salsaria's project.

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RESOLUTION was offered by Council member VanAlstine and supported by Council member Wright. A roll call vote was taken as follows:

YES: Wimple, Wright, Baker, Johnson, Naugle, Philo and VanAlstine.
NO: None.
RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To approve the closure of M50/Chicago Boulevard between Pearl Street and Maumee Street on Saturday, July 19, 2014 from 9:45 a.m. until 11:00 a.m. for the 11th Annual Pet Parade.

RESOLUTION was offered by Council member Naugle and supported by Council member Wright.

YES: Baker, Johnson, Naugle, Philo, VanAlstine, Wimple and Wright.
NO: None.
RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH HEREBY: Approves the attached resolution to transfer the paying agent for the 2010 LTGO Bonds from The Bank of New York Mellon to Old National Bank.

RESOLUTION was offered by Council member VanAlstine and supported by Council member Wright. A roll call vote was taken as follows:

YES: Wright, Baker, Johnson, Naugle, Philo, VanAlstine and Wimple.
NO: None.
RESOLUTION DECLARED ADOPTED.

Motion VanAlstine and seconded Wright, to adjourn the meeting at 8:02 p.m. Motion carried unanimously.

Richard E. Johnson, Mayor

Mary Feight, City Clerk