



## City Council Meeting Minutes

3/1/2021 - Minutes

1. Call To Order

Mayor Damm called the meeting to order at 7:00pm

2. Pledge Of Allegiance/Invocation

3. Roll Call

Members present: Mayor Damm; Mayor Pro-Tem Fabbro; Councilor McTaggart and Councilor Mecham.  
Members Absent: Councilor Armstrong

**Motion by Fabbro; second by Mecham to excuse Councilor Armstrong from the meeting.**

**Roll Call Vote:**

**Yae: Councilor Mecham; Mayor Pro Tem Fabbro; Councilor McTaggart; Mayor Damm**

**Nay: None**

**Motion carried.**

4. Approval/Adjustment To The Agenda

**Motion by Mecham; Second by Fabbro to approve the agenda as presented.**

**Roll Call Vote:**

**Yae: Mayor Damm; Mayor Pro Tem Fabbro; Councilor McTaggart; Councilor Mecham**

**Nay: None**

**Motion carried.**

5. Adoption Of Regular Minutes

February 1, 2021 City Council

**Motion by Fabbro; second by Mecham to approve the February 1, 2021 City Council Meeting Minutes as presented.**

**Roll Call Vote:**

**Yae: Mayor Pro Tem Fabbro; Mayor Damm; Councilor Mecham; Councilor McTaggart**

**Nay: None**

**Motion carried.**

6. Adoption Of Closed Minutes

February 1, 2021 - Closed Meeting Minutes

**Motion by Fabbro; second by Mecham to approve the February 1, 2021 City Council Closed Meeting Minutes as presented.**

**Roll Call Vote:**

**Yae: Councilor McTaggart; Councilor Mecham; Mayor Pro Tem Fabbro; Mayor Damm**

**Nay: None**

**Motion carried.**

7. Public Comment

Robert McKay - Tuscola Township - Mr. McKay stated that he did not agree with the characterization of his comments as recorded during Public Comment in the February 1, 2021 City Council meeting minutes.

Mayor Damm and City Manager Niedzinski corrected the misinformation that Mr. McKay has been stating concerning the approval of FY2021 6-month budget amendments. Together they informed Mr. McKay that the consideration for approval was done as a stand-alone, New Business item during the January 2021 Regular City Council meeting. Therefore, these budget amendments were not approved as part of the February 1, 2021 Consent Agenda as Mr. McKay has asserted.

8. Consent Agenda Items

**Motion by Fabbro; second by Mecham to approve the Consent Agenda as presented.**

**Roll Call Vote:**

**Yae: Mayor Damm; Councilor McTaggart; Councilor Mecham; Mayor Pro Tem Fabbro**

**Nay: None**

**Motion carried.**

8.I. Vendor Listing

February 2021 Vendor Listing

8.II. Boards And Commission Minutes

Planning - January 18, 2021

Parks and Recreation - January 27, 2021

VAAS- February 18, 2021

8.III. Boards And Commission Appointments

Jennifer Miller -DDA Appointment - 4 year term (2025)

9. New Business

9.I. Consideration Of Professional Engineering Services For S. Water Street

Steven Rutkowski - Spicer Engineering was present to answer any questions that Council may have had. This is an professional services agreement between the City of Vassar and Spicer Engineering for the S. Water Street Pavement Improvement project as part of the Tuscola County Rural Task Force. Rural Task Force will provide \$293,600 of the estimated \$505,000 cost of the project.

There was much discussion had by Council. Mayor Damm questioned if there was a need to replace sewer/water lines during this construction. Deputy Director Stein stated that he would have to consult the recently completed SAW Grant information to determine if these lines should be replaced at this time. Replacement would not be included in this estimate.

**Motion by Mecham; second by Fabbro to approve and authorize City Manager Niedzinski to sign the Professional Services agreement between the City of Vassar and Spicer Engineering in an amount not to exceed \$96,500.**

**Roll Call Vote:**

**Yae: Councilor Mecham; Mayor Pro Tem Fabbro; Councilor McTaggart; Mayor Damm**

**Nay: None**

**Motion carried.**

9.II. Consideration Of MERs Defined Benefit Addendum

Michigan Employees Retirement Systems of Michigan has requested that the City consider an update/addendum to the current Defined Benefit Retirement plan. The addendum specifies plan provisions and definitions to participants that were effective January 2021.

**Motion by Fabbro; second by Mecham to approve the MERS Defined Benefit Addendum as presented.**

**Roll Call Vote:**

**Yae: Mayor Damm; Mayor Pro Tem Fabbro; Councilor McTaggart; Councilor Mecham**

**Nay: None**

**Motion carried.**

9.III. Consideration Of Industrial Development District

Resolution #2021-03 - Resolution to Establish an Industrial Development District

City Manager Niedzinski stated that the establishment of an Industrial Development District would be a necessary step if any of the new industries that will be operating within this district request and IFTA - Industrial Facilities Tax Abatement in the future. There is no current request for such an abatement.

Chris Stevens - Vassar Acquisitions and Matt Sakalian - MidTown Group were available to answer any questions that Council may have had. Mr. Sakalian stated that they will be pouring foundations for newly constructed green houses in the near future as they continue renovating the existing buildings.

Mayor Damm opened a Public Hearing for Resolution #2021-03 - Resolution to Establish an Industrial Development District at 7:33pm

Public Comment - There was no public comment.

Mayor Damm closed the Public Hearing for Resolution #2021-03 - Resolution to Establish an Industrial Development District at 7:34pm.

**Motion by Fabbro; second by Mecham to approve Resolution #2021-03 - Resolution to Establish an Industrial Development District as presented.**

**Roll Call Vote:**

**Yae: Mayor Pro Tem Fabbro; Mayor Damm; Councilor Mecham; Councilor McTaggart**

**Nay: None**

**Motion carried.**

9.IV. Consideration Of BS&A Building Codes Module

City Manager Niedzinski stated that McKenna, The City's Building Codes contractor, will be using an add-on module to the City's BS&A software suite for administration of the permitting process. He stated that the initial cost will be \$22,900 which includes the conversion of history, training and an online submission component. The City should be able to recoup this cost over time through the permit fees charged.

**Motion by Mecham; second by Fabbro to approve and authorize City Manager Niedzinski to sign the proposal for software and services from BS&A Software for the Building Codes module.**

**Roll Call Vote:**

**Yae: Councilor McTaggart; Councilor Mecham; Mayor Pro Tem Fabbro; Mayor Damm**

**Nay: None**

**Motion carried.**

10. Council Discussion, Direction To City Manager & Future Agenda Items

Mayor Damm and Councilor Mecham both discussed that the City has begun the research for construction of a Dog Park and Disk Golf Course. At this time everything is preliminary and several areas are being discussed.

City Clerk/Treasurer Lemcke reminded all there will be a Budget workshop beginning at 6pm on April 5, 2021. It was also stated that the workshop and the following City Council Meeting will be held in-person.

11. Public Comment

Robert McKay- Tuscola Township - Mr. McKay stated his concern about the reconstruction of the Rail Trail amid the S. Water Street paving project. He stated that the trail should remain asphalt. Mr. McKay also requested that the City consider keeping a virtual aspect to future City Council Meetings.

12. City Manager Announcements & Statements

City Manager Niedzinski updated the following:

- Fountain construction fund-raising is going well and the City can now complete the project
- Thanked Deputy Director Stein and his team for overcoming several issues during a recent pump installation
- Informed Council that the City has received another round of MSHDA grants (Butler/Sheridan St area) that includes a new playscape at Mckinley School Park-

13. Motion To Go Into Closed Session

Closed Session

15.268 Closed Sessions; Permissible Purposes

(a) To consider the dismissal, suspension, or disciplining of, or to hear complaints or charges brought against, or to consider a periodic personnel evaluation of, a public officer, employee, staff member, or individual agent, if the named person requests a closed hearing.

**Motion by Mecham; second by McTaggart to convene in a closed session with Permissible Purpose (a) To consider the dismissal, suspension, or disciplining of, or to hear complaints or charges brought against, or to consider a periodic personnel evaluation of, a public officer, employee, staff member, or individual agent, if the named person requests a closed hearing at 8:01pm.**

**Roll Call Vote:**

**Yae: Mayor Damm; Councilor McTaggart; Councilor Mecham; Mayor Pro Tem Fabbro**

**Nay: None**

**Motion carried.**

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**Motion by Mecham; second by Fabbro to reconvene in Regular session at 8:22pm.**

**Roll Call Vote:**

**Yae: Councilor Mecham; Mayor Pro Tem Fabbro; Councilor McTaggart; Mayor Damm**

**Nay: None**

**Motion carried.**

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**Motion by Fabbro; second by Mecham to create an Ad Hoc committee to negotiate amendments to the City Manager's employment contract to be presented for Council consideration at the April 5, 2021 City Council meeting.**

**Roll Call Vote:**

**Yae: Mayor Damm; Mayor Pro Tem Fabbro; Councilor McTaggart; Councilor Mecham**

**Nay: None**

**Motion carried.**

14. **Adjourn**

**Motion by Fabbro; second by Mecham to adjourn the meeting at 8:24pm. Motion carried.**