

City of Olivet
Regular Session Minutes
September 10, 2018 - 7:00p.m.

Council Call to Order

Present: Mayor Barlund-Maas, Marsh, Peterson, Hoffdahl, Steward-Bess, Frohm, Penny
Absent: none

Mayor Barlund-Maas recognized visitors

Jane Kilbourn-

Kilbourn stated that she was concerned with the noise from the Olivet College Music Festival along with the vulgar language in the songs. Mayor Barlund-Maas questioned if the festival was shut down by 10:00 PM. It was determined that the loud music from the Festival was finished by 10:00 which is quiet time by City Ordinance.

Glenn Myers-

Myers stated that he is a lifelong member of the community and is concerned about Casey's General Store coming to town. He said that he believes Casey's will affect Double Nickel and all businesses in town.

Karl Weaver-

Weaver stated he is concerned about traffic and the children walking near the corner of Kalamo and Main St. He also asked about rezoning and Commissioner Peterson clarified that the proposed change would not be "spot-zoning".

Mr. John Weisman-

Weisman stated that he and his wife, owners of Double Nickel, invested in gas pumps at the requests of residents. Weisman questioned how many stores Casey's will put out of business and how many local jobs will be lost.

Mrs. Lori Weisman-

Weisman stated that the reason the Double Nickel is sometimes out of gas is because there have been transportation issues with the delivery companies. She has attempted to fix the issue by switching to another company.

Erin Pavloski-

Pavloski stated that she hoped the Council had read the letter she and her husband wrote about Casey's General Store. She hopes Council doesn't make its decision until they have all of the information from Casey's.

Sandy McCarn-

McCarn stated that she is a bus driver for Olivet Community Schools. She informed Council the corner of Kalamo, First, and Main St. can be dangerous and traffic can back up quickly. Mayor Barlund-Maas stated that Casey's did have a traffic study done during the first week of school and it came back determining the intersection would not need a traffic light nor a left turn lane.

Greg Saltzman-

Saltzman, owner of Whitetail Farms, stated that he believes there will be an economic impact if Casey's General Store comes into town. The November ballot will include a vote regarding raising the minimum wage. If Casey's comes in, sales may go down in his store, so he would have to find a way to cover employee wages. He added that it is already hard to find employees in Olivet.

Jill Koyl-

Koyl stated that she supports Casey's General Store and thinks that Olivet can support another gas station. Koyl pointed out that adding this business would bring in competition as well as more tax revenue for the City. She said she doesn't think that Casey's will hurt the businesses as much as some may think.

Andrew Casteneda-

Casteneda stated his concerns with the Mu Omega Pi Fraternity house located on Shipherd Street. He asked what he needs to do to help this issue move along. Mayor Barlund-Maas stated that she met with Larry Colvin from the college about getting a Special Use Permit for the property and that she understands Casteneda's frustrations about the process moving slowly. The ordinances he requested have been compiled for him to pick up at City Hall. According to the ordinances, the college may allow four non-related people to live in the house, but it does not have permission to designate it a fraternity house. Casteneda asked the Mayor to keep a written record of conversations with the college regarding this matter. He also questioned what was going to be done about the College recycling site on Shipherd St. The Mayor stated that the DEQ had determined the site clean where there has been apparent dumping.

Approval of the agenda

MOTION by Marsh, supported by Penny, to approve the agenda with additions of letter E. Motion carried.

Approval of Previous Minutes

MOTION by Peterson, supported by Steward-Bess, to approve the previous minutes. Motion carried.

OLD BUSINESS:

A. Omni Site Equipment

DPW Director Smith informed Council the Omni Site equipment comes with a one-year warranty. He has talked with Peterson about not purchasing the additional warranty at this time, but it could be

purchased at a later date if needed. The cost of four units is \$1,920.00 with the trade in of the four old units.

MOTION by Peterson, supported by Penny, to spend \$1,920 to upgrade our equipment with Omni Site. Motion carried.

B. Resolution- Water rates

A resolution to increase water rates as recommended by Michigan Rural Water Association was read by Mayor Barlund-Maas.

MOTION by Peterson, supported by Marsh, to adopt the water rate resolution as read by Mayor Barlund-Maas.

A roll call vote was taken, passing 7-0

Barlund-Maas- Yes	Steward-Bess- Yes
Penny- Yes	Hoffdahl- Yes
Marsh- Yes	Frohm- Yes
Peterson- Yes	

NEW BUSINESS:

A. Casey's General Store- Planning Commission Recommendations -Action item

Alex Shilling was first to speak on behalf of Casey's General Store stating that Casey's is the fourth largest gas station chain and the fifth largest pizza chain in the U.S. Casey's puts the customers they serve first, their employees second and then the shareholders. There is room to grow and move up at Casey's due to their value of hard workers. Casey's will employ 12-14 employees with 3-4 of them being fulltime. Casey's tax revenue is around \$29,000-\$35,000 per year. Shilling also wanted to point out that Casey's is not a franchise store, but is company owned and operated.

Pat Moon, Engineering Manager for Farnsworth Group, representing Casey's spoke of the traffic study done on Thursday, August 30, 2018, the first week back to school. Moon said that the results of the study called for no improvements, traffic light or turn lane. Drainage and fuel tanks were also discussed. They would have detention storage on site. The underground fuel tanks are state-of-the-art, monitoring for any drop-in pressure or leakage. They shut down automatically if a problem is identified and cannot operate until the issue is resolved. Landscaping plans include Brandon trees which are planted very closely to one another and will grow to be between 12-15' tall and 16' wide, acting as a solid screen. Moon also spoke about the lighting issue and the only after hour lights will be those for security around the building. Hours of operation were discussed and it was decided this location could be open from 6:00 am until 10:00 pm. It was also noted that Casey's cannot advertise "Diesel fuel" on its highway billboards, but the State of Michigan may do so on the blue highway signs.

Commissioner Penny informed the council of his research about other Casey's locations. He stated that he has contacted other cities with a similar population to Olivet that have a Casey's and was told that no businesses have closed due to Casey's. These contacts said they had similar concerns but after

Casey's came in, their businesses are thriving. Penny then asked the local business owners in Olivet what they could do to step up their businesses in the community. He said he understands all of the concerns that the community has about Casey's coming in, but then challenged them to do their own research and reach out to other communities about having Casey's in their towns. Penny then said he would like to review all information before making a vote. He said he would like to have actual plans to study on his own before deciding on this issue for Olivet.

Commissioner Peterson asked if Casey's sold "top tier gas". Casey's didn't have an answer for him at this time.

Council members agreed to review further information to be supplied by Casey's to prepare for the October meeting.

B. Leaf Contract -Action Item

DPW Director Smith proposed that D&J Excavating do leave pick up again for the City for six weeks from October 8th through November 16th for \$14,385.00, which is the same cost as last year. It was noted that at this cost last year's bid from D&J indicated it would be in the City's best interest to use them again. After the six-week period, the \$25 service fee would be charged to residents raking leaves to the curb as discussed at the August meeting.

MOTION by Hoffdahl, supported by Peterson, to hire D&J Excavating to pick up leaves for six weeks from October 8th to November 16th for a cost of \$14,385. Motion carried.

C. Jason Meadows–Olivet College- Road Closures for OC Homecoming – Action item

Jason Meadows from Olivet College requested two separate road closures during Homecoming week at the College. The first being Thursday, September 27, from 6:00pm-7:00pm for the banner parade. He is asking for College, East, Cottage, and Main St around Oak Square to be closed for the students to walk in a banner competition. Second, after some discussion, he asked to close College St. between East and Church St from 6:00pm-7:30pm for a step show presentation.

MOTION by Marsh, supported by Hoffdahl, to approve both requests as stated by the Mayor. Motion carried.

D. Freedom of Information Act (FOIA)-

The City, along with all other municipalities in the State of Michigan, received a FOIA request from the United Impact Group. They are requesting all copies of ballots from the 2016 Presidential election which include all casted ballots, absentee ballots, provisional ballots, and a list of absentee voters who received and returned ballots. These ballots were scheduled by the State to be destroyed after 22 months, which is the end of September. The Michigan State Attorney General recommended a fee schedule for the copies and the time required to compile this request. The recommendation is that once the group sends in a 50% deposit and the check clears, we can start work on the request. Mayor Barlund-Maas has written up a resolution which she presented at the Council meeting.

MOTION by Marsh, supported by Steward-Bess, to adopt resolution for FIOA fee schedule as presented by Mayor Barlund-Maas.

A roll call vote was taken, passing 7-0

Barlund-Maas- Yes	Steward-Bess- Yes
Penny- Yes	Hoffdahl- Yes
Marsh- Yes	Frohm- Yes
Peterson- Yes	

E. Olivet High School Homecoming Parade Road Closure – Action Item

Commissioner Penny spoke on behalf of Olivet High School for its road closure request on September 28. The High School would like to block off College St., Main St. and First St. starting at 5:30pm for the Homecoming Parade.

MOTION by Penny, supported by Hoffdahl, to accept the request for the road closure for the Homecoming parade with Chief Garcia working with representatives from the High School. Motion carried.

Approval of the Bills

MOTION by Marsh, supported by Penny, to approve the monthly bills. Motion carried.

Employee Reports

Clerk Huepenbecker-

Huepenbecker mentioned that the office is busy with preparation for the audit, scheduled to start October 1. She is also busy with the FOIA request, as well as getting ready for November's election, and another billing cycle is coming up to prepare for as well.

DPW Director Smith-

Smith stated that a resident brought up a parking spot on the north side of Cottage St. at Church St, stating that when a car is parked there, it can be hard to see around it, which creates a potential hazard. Garcia and Barlund-Maas will have a conversation with Smith about parking issues. Smith also mentioned that the crack seal is not complete, but it will be scheduled to be finished before winter. LaPoint should also be starting on sidewalks soon.

Police Chief Garcia-

Mayor Barlund-Maas noted that Chief Garcia had a lengthy report this month. In response to an earlier visitor's statement, she also noted that according to this report, most runs were not due to incidents at the college. Garcia cleared up confusion about the standard abbreviations used on his report. He had nothing else to add.

Fire Chief Collins –

Absent for personal reasons.

Commissioner Comments

Frohm – Frohm stated that he appreciates the residents coming to voice concerns about Casey's. He is not against business but is concerned about the safety issues on the corner of Kalamo and Main St. in regards to Casey's General Store.

Peterson- Peterson stated that he had nothing to add.

Steward-Bess- Steward-Bess stated that the Active Shooter Training held on August 20 went well. She is working with the Fire Department on time limits they have for vehicles.

Marsh- Marsh stated that DPW Director Smith has a new leaf blower.

Penny- Penny stated that he met new members of the community from the college. He has also been researching Casey's General Store.

Hoffdahl- Hoffdahl stated that DPW has been working on sidewalks. They have taken care of the trees. There will be more crack seal coming.

Mayor Barlund-Maas- Barlund-Maas stated that Amy will be staying as the new Clerk/Treasurer and that an ad will be going in the paper for the Deputy Clerk position. She made mention that the City is staying busy between Casey's, FOIA, Special Use Permits and special requests.

Meeting Adjourned at 8:56pm

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Laura A. Barlund-Maas, Mayor

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Amy Huepenbecker, Clerk/Treasurer