The regular meeting of the Clare City Commission was called to order at 6:00 p.m. in the Commission Chambers by Mayor Pat Humphrey who led the Pledge of Allegiance. Present were: Commissioners Bob Bonham, Karla Swanson, Jean McConnell, Carolyn (Gus) Murphy and Pat Humphrey. Absent: None. Also present were Steven Kingsbury, Treasurer and Finance Director and Acting City Manager, Dale Clark, Water/Wastewater Superintendent; Al Jessup, Dept of Public Works Superintendent, Gary Todd, Airport Manager; and Mary Warner, Deputy Clerk.

2. AMENDED CONSENT AGENDA:
   Moved by Commissioner Swanson second by Commissioner McConnell to approve the items listed with an asterisk (*) (Amended Agenda, Minutes, Communications, and Bills) that are considered to be routine by the City Commission. Ayes: All. Nays: None. Absent: None. Motion Carried.

3. APPROVAL OF MINUTES: Approved By Consent Agenda.

4. APPROVAL OF AMENDED AGENDA: Approved By Consent Agenda.

5. PUBLIC COMMENT: None.

6. UNFINISHED BUSINESS: None.

7. NEW BUSINESS:
   A. SALE OF CITY PROPERTY
      The City received a donation of property located on McEwan Street from the Dull Estate with the stipulation that the donated property had to be sold and that all proceeds received from the sale of the donated property be designated and used for the rehabilitation of the Historic Clare Railroad Depot.

      The City accepted the donated property under those terms and publicly solicited bids for the sale of the property with the lowest acceptable bid set at $5,000.

      Only one bid was received that being submitted by Mr. Scott A. Rambo of Bad Axe, Michigan, who is the owner of adjacent property on McEwan Street in Clare. The bid received $5,800 exceeds the minimum acceptable bid amount.

      Motion by Commissioner Swanson second by Commissioner McConnell to accept the bid and approve the sale of the property by adoption of Resolution 2015-039. Roll call vote: Yeas: Commissioners Gus Murphy, Jean McConnell, Karla Swanson, Bob Bonham, and Pat Humphrey. Nays: None. Absent: None. Motion Carried.

   B. CONTRACTOR PAYMENT (MAGUIRE IRON LLC) -NORTH INDUSTRIAL PARK DIVISION B
      The general contractor that is working on the Division B portion (the water tower) of the City's North Industrial Park and Utility Infrastructure project has submitted their sixth application for payment for work completed through April 30, 2015. The City's engineer for this project GFA has reviewed the application for payment and has verified that all indicated work has in fact been satisfactorily completed and that all invoices/purchases included within the contractor's application for payment have in fact been purchased by the contractor for the City of Clare's 2014/15 North Industrial Park/Infrastructure project.

      Approval of this application for payment from the contractor thereby allows the City to submit it along with the approving resolution from the Clare City Commission to both the U.S. Economic Development Administration to request reimbursement from the EDA Grant awarded to the City for this project as well as the USDA Rural Development Office to be approved as a construction draw from the water revenue bond financed through Rural Development.

      Motion by Commissioner Bonham second by Commissioner Murphy to approve the contractor payment by adoption of Resolution 2015-040. Roll call vote: Yeas: Commissioners Jean McConnell, Bob Bonham, Karla Swanson, Gus Murphy and Pat Humphrey. Nays: None. Absent: None. Motion Carried.
C. SALE OF 8.38 ACRES WITHIN NORTH INDUSTRIAL PARK
The City of Clare has for the past couple of decades maintained a contractual relationship with the Clare Industrial Development Corporation for the management, development and sale of industrial property located within the City's two industrial parks. Recently the Clare IDC has negotiated on behalf of the City of Clare and approved the sale of 8.38 acres in the City's new North Industrial Park to the 127 Group, LLC at a price of $10,000 an acre. This property sale price is the amount that the City of Clare is restricted to by covenant within the new Industrial Park as a condition of receipt of the $2.6 million EDA grant used to develop the park, its roadway and the utility infrastructure.

The 127 Group presented their site plan to City's Planning Commission on March 25, 2015 for their planned 80,000 square foot manufacturing/warehouse facility on this property which was unanimously approved. Construction is planned to begin very soon.

Motion by Commissioner McConnell second by Commissioner Murphy to approve sale of 8.38 acres with the North Industrial Park to the 127 Group by adoption of Resolution 2015-041. Roll call vote: Yea: Commissioners Karla Swanson, Gus Murphy, Bob Bonham, Jean McConnell, and Pat Humphrey. Nays: None. Absent: None. Motion Carried.

8. TREASURER’S REPORT
The Treasurer presented his report.

9. CITY MANAGER’S REPORT
Industrial Park Update. Work on Consumers Energy Parkway has commenced; curb has been installed, and sand base has been laid. Installation of all public utilities (electric, telephone, cable, data) will commence next week; DTE is scheduled to commence extending the gas main on Colonville next week with installation into the IP shortly thereafter. Water has been extended to the base of the future water tower and has been tested once (passed muster) with a second test scheduled for next week. The sanitary sewer mains are installed – as is the sanitary force main; the pump station wet well has been completed excluding installation of pumping and control equipment. Dunigan Brothers are scheduled to complete all of their work (roadway, water, & sewer) by June 1st. Water tower construction is scheduled to commence in June and be completed by August; the tower is tentatively scheduled to be painted in September. Gourdie-Fraser is scheduled to meet with Malley next week to make a final assessment and develop a schedule to complete all necessary work on Colonville Road.

March 25th Planning Commission Meeting. The Planning Commission met last night (April 29th) and approved a site plan application of McDonald Chrysler to construct a 1,200 sf addition on the northwest corner of their existing building; the intent is to move their paint booth, which is currently housed in an adjacent leased building, into the addition.

Zoning Board of Appeals. The Clare ZBA is scheduled to meet on May 12th to consider a setback variance request related to the residential unit at 208 John R Street. The City Staff is recommending the ZBA approve the requested variance.

Prosperity Award. Northern Logistics and the City were presented a state-level Prosperity Award by Michigan Works in Lansing on April 22nd.

Fireworks Test Shot. Weather interfered with the scheduled test shot; consequently the test was conducted on Monday, April 27th. The test revealed that the fireworks could not be adequately viewed from Shamrock Park if the Shamrock Dam is used as the launch site; consequently, it appears the launch site will remain Barnes Island.

Absence. I will be out of the office during the period May 1-12; Steve will serve as the Acting City Manager for this period.

Bureau of Elections News Updates. The Michigan Bureau of Elections has provided a reminder for people to get out and vote in the upcoming May 5, 2015 Special Election.
SOS Express. The Michigan Secretary of State’s 04/27/15 newsletter discussing awareness of the need for organ donors, lighthouse preservation plates, office remodeling and relocation projects, community service options for driver responsibility fees, and the SOS Mobile Office was provided for review.

Clare County Community Foundation. We have received acknowledgement of receipt of our grant application to the CCCF for grant funding for the Downtown Façade Improvement Project.

DTE Information. DTE has provided correspondence regarding their security deposit policy.

12. EXTENDED PUBLIC COMMENT: None.

13. COMMISSION DISCUSSION TOPICS: Mayor Humphrey, and Commissioners Bonham and McConnell expressed a desire to not review budgets line by line as the Fiscal Budget Committee consisting of Commissioners Bonham and McConnell had previously met with department heads and went through their budgets in detail. All the commissioners agreed that they could approve by activity level and capital improvements and request more detail as needed.

Noted that after the results of Special Election on May 5th are known, decisions regarding road repairs would need to be discussed.

14. *APPROVAL OF BILLS

Approved By Consent Agenda.

15. BUDGET WORKSHOPS

Water, Sewer, Major and Local Streets, Mobile Equipment, and Airport and Landfill activities of the general fund budgets were presented by department heads for upcoming fiscal years.

Gary Todd, Airport Manager, reviewed budget and stated that Runway 422 extension was a 5 year plan.

Fund 590 Sewer System Fund - Dale Clark, Water/Waste Water Treatment Supervisor, reviewed budget. The North Industrial Park Sewer should be completed by June. Maintaining existing equipment and facilities is ongoing.

Fund 101- Landfill Closure – Dale Clark stated that Michigan DEQ is allowing us to remove one well but we have to install a new well in a different location that will cost approx. $15,000.

Fund 591- Al Jessup – Dept of Public Works Supervisor, discussion on replacing water hydrants always being on the budget. Commissioner Bonham stated hydrants need to be replaced but lack of time prevents it. Al Jessup responded that they get two or three replaced each year, it is a more complicated and time consuming project than just removing the hydrant and placing a new one.

Funds 203-202-211 & 641 – Al Jessup noted that two street projects have had to be dropped due to lack of funds.

16. ADJOURNMENT

Motion by Commissioner Bonham second by Commissioner McConnell to adjourn the meeting. Ayes: All. Nays: None. Absent: None. Motion Carried. Meeting adjourned at 7:17 p.m.