

**CITY OF MONROE  
REGULAR COUNCIL MEETING  
MONDAY, OCTOBER 21, 2013**

Regular meeting of the City Council of the City of Monroe, Michigan held on Monday, October 21, 2013 at 7:30 p.m. in the City Hall Council Chambers.

Present: Council Member Molenda, Kansier, Beneteau, Hensley, McKart, Hall and Mayor Clark.

Sharon C. Malotky, Deputy Clerk, gave the invocation.

Mayor Clark led the Pledge of Allegiance.

Sharon C Malotky, Deputy City Clerk announced that the presentation by John Patterson has been removed from the agenda.

Presentation.

Presentation by Loretta LaPointe, Recreation Manager regarding the City of Monroe Parks Volunteer Program.

Public Hearing.

241 This being the date set to hear public comments on the Transfer of an Industrial Facilities Tax Exemption Certification for existing real property and for new real and personal property, pursuant to Public Act 198 of 1974, as amended, from PreBesto Homes, LLC to Hanwha L&C Alabama, LLC for the property located at 1530 E. Front Street, Monroe, Michigan, parcel #49-01498-003, and there being no comments on file in writing in the Clerk-Treasurer's Office, the Mayor declared the hearing open.

Council Member Molenda said it would be appropriate to have the Director of Economic & Community Development to highlight this project.

Dan Swallow, Director of Economic & Community Development explained that this project is related to what was a vacant building on the east side of the community near I75, located at 1530 East Front Street, the former home of manufactured home producers, ProBesto Homes, LLC and that is why they are referenced in this action. He said that the tax abatement is from Hanwha L&C, Alabama and their parent company is in South Korea. He noted that they are an auto parts supplier of glass fiber mat reinforced thermal plastics or expanded polypropylene, like headliners, dash components, door parts, etc. He said it will hopefully be an original equipment manufacturer; maybe to supply some of the big 3 automobile manufactures some of the component parts. He noted that they're looking to grow their business here in Monroe, they've purchased the building and they're investing significant amount of money to bring the vacant facility up to a state of the art manufacturing facility; it represents about an 8.2 million dollar investment to buy the company. He noted that after a review with staff and the Economic Development Review Committee, the recommendation is that Council grant this abatement; not only the transfer from ProBesto Homes, LLC to Hanwha L&C, but that there is a remainder of a prior abatement that was granted to this facility and also a new 12 year abatement through the industrial facility exemption process, which is a 15% reduction in the

milage rate that they would pay for new equipment. He said that the city would receive full rate tax revenue on existing equipment.

There being two persons present commenting and no comments on file in writing in the Clerk-Treasurer's Office, the Mayor declared the public hearing closed.

Council Action.

226 Tabled at the October 7, 2013 meeting.

The communication from the Director of Human Resources, submitting a revised Vehicle Fleet Safety Policy, and recommending that Council approve the attached Vehicle Fleet Safety Policy, No. 21 and direct City administration to proceed with implementation. It was moved by Council Member Molenda and seconded by Council Member Hall that Item 226 be tabled until the next regular meeting on October 21, 2013.

It was moved by Council Member Molenda and seconded by Council Member Hall that item 226 be removed from the table for further discussion.

Ayes: 7 Nays: 0

Motion carried.

Council Member Molenda said that he moved to table this item due to late review and suggestions that were submitted. He said that the changes have been made and Council has had a chance to review.

It was moved by Council Member Molenda and seconded by Council Member Hall that item 226 be accepted, placed on file and the recommendation be carried out.

Ayes: 7 Nays: 0

Motion carried.

Consent Agenda. (All items listed under the Consent Agenda are considered to be routine by Mayor and Council and may be approved by one motion. Any item may be removed for separate discussion by a Councilperson or citizen.)

A. Approval of the Minutes of the Regular City Council Meeting held on October 7, 2013.

B. Approval of payments to vendors in the amount of \$814,249.72.

Action: Bills be allowed and warrants drawn on the various accounts for their payment.

241 Approval of an Industrial Facilities Property Tax Exemption for Hanwha L&C Alabama, LLC for its Facility Located at 1530 East Front Street.

1. Communication from the Director of Economic & Community Development, submitting a proposed resolution to approve an application for transfer of Industrial Facilities Property Tax Exemption for Hanwha L&C Alabama, LLC for its facility located at 1530 East Front Street, and recommending that Council approve the transfer of Industrial Facilities Exemption Certificate #2002-466 for the existing property from PreBesto Homes, LLC to Hanwha L&C Alabama, LLC for the 2013 tax year in the form of the attached resolution: following consideration of any comments received at the public hearing, and further recommending that Council approve a new Industrial Facilities

Exemption for Hanwha L&C Alabama, LLC for their facility located at 1530 E. Front Street for a period of 12-years, in the form of the attached resolution and authorize the Mayor and Clerk-Treasurer to complete the requisite documentation and Agreement; following consideration of any comments received at the public hearing.

2. Supporting documents.
3. Action: Accept, place on file and the resolution be adopted.

242 Huron Valley Sport Fishing Club Banner Request.

1. Communication from the City Manager's Office, submitting a request from the Huron Valley Sport Fishing Club for permission to display a banner across Monroe Street from January 20 – February 9, 2014 announcing their expo on February 8 & 9, 2014, and recommending approval of the request.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

243 Monroe Catholic Elementary Schools PTO School Event.

1. Communication from the City Manager's Office, submitting a request from Kimberly Blackmore, MCESW Hospitality Coordinator, on behalf of the Monroe Catholic Elementary Schools PTO for permission to use St. Mary's Parking Lot for a school event on October 25, 2013, and recommending that Council approve the request contingent upon items being met as outlined by the administration, subject to no additional overtime on other costs to the city, and that the City Manager be granted authority to alter/amend the event due to health and/or safety reasons.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

244 Department of Public Services Vehicle Purchases.

1. Communication from the Director of Engineering & Public Services, submitting a request to replace four (4) full size pickup trucks used for regular DPS work activities, the Engineering Department's survey pickup and a unit for the Waste Water Treatment Department and three (3) one-ton dump trucks used by DPS for cold patching, and recommending that Council authorize the purchase of one (1) 2014 Ford F350 truck with custom body in the amount of \$27,746 and a total of six (6) 2014 Ford F250 trucks in the total amount of \$118,407 from Signature Ford of Owosso, and that the Director of Engineering & Public Services be authorized to prepare a purchase order for the above amount.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

245 Consider Awarding Community Development Block Grant FIX Projects to Williams Painting Co.

1. Communication from the Director of Economic & Community Development, submitting a request for the consideration of awarding two (2) Community Development Block Grant FIX Projects to Williams Painting Co., and recommending that Council award the Community Development Block Grant FIX contracts to Williams Painting for both projects with a budget of \$24,080 plus an additional \$919 in contingencies for the East Third Street project and a budget of \$20,058 plus an

additional \$4,012 in contingencies for the Winchester Avenue project, and further recommending that Council authorize staff to take the necessary steps to complete each project in compliance with federal regulations, including drafting agreements to be signed by each homeowner and contractor.

2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

246 Refuse Collection Contract – Three-Year-Extension Award.

1. Communication from the Director of Engineering & Public Services, submitting a request to extend the current Refuse Collection Contract with Waste Management for a three-year term, and recommending that Council authorize a three-year extension of the Refuse Collection Contract through February 28, 2017 to Waste Management, Inc. as provided for in the attached documentation.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

247 Sawyer House Restoration Contractor Agreement.

1. Communication from the Finance Director, submitting an agreement for repairs to the Sawyer House, and recommending that Council authorize waiving the bid process and entering into a contract with Belfor Property Restoration for the repairs to the Sawyer House required as a result of the July 20, 2013 fire and water damage that will be covered by insurance, with the contract to be approved by the City Attorney, and that the City Manager be authorized to execute any necessary agreements related to the repair project.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

It was moved by Council Member Molenda and seconded by Council Member Hensley that all items of the Consent Agenda be approved as indicated.

Ayes: 7 Nays: 0

Motion carried.

Mayor's Comments.

Mayor Clark noted that the Monroe Area Soccer Association, MASA has given a check in the amount of \$350 to the City of Monroe and said that we receive them periodically, almost quarterly, to put back into our recreation program. He also noted that the leaf bag distribution has been very successful this year.

Citizens Comments.

Bob Vergiels, commented on the "Make a Difference" breakfast at Manor School on Friday, October 25<sup>th</sup> from 7:15 a.m. to 8:30 a.m. and asked the Fourth Grade leader's to make a presentation to Mayor and Council.

Mayor Clark recognized the Monroe County Community College students who were in attendance at the meeting.

Ken Laird, 815 W. Front Street commented on the Monroe CYO Soccer League and on the lighting on the south side of Monroe Environmental.

Closed Executive Session.

It was moved by Council Member McKart and seconded by Council Member Kansier that Council go into Closed Executive Session to discuss potential property acquisition at 8:01 p.m.

Ayes: 7 Nays: 0

Motion carried.

It was moved Council Member Hall and seconded by Council Member Beneteau that Council reconvene to open session at 8:49 p.m.

Ayes: 7 Nays: 0

Motion carried.

Adjournment.

It was moved by Council Member Beneteau and seconded by Council Member Hall that the meeting adjourn at 8:50 p.m. until the next Regular Meeting on Monday, November 4, 2013 at 7:30 p.m.

Ayes: 7 Nays: 0

Motion carried.

---

Sharon C. Malotky  
City Deputy Clerk

---

Robert E. Clark  
Mayor