**VILLAGE OF CAPAC**

**REGULAR MEETING**

**UNOFFICIAL MINUTES**

**September 19, 2022**

**AMERICAN LEGION HALL**

**115 N. MAIN ST.**

**7:00 P.M**

**The meeting was called to order at 7:00 P.M.**

**Council Members Present:** Mary Klug, Lynne Mandeville, Samantha Ramirez, Joe Herrington, John Grzyb, Joe Nemecek

**Staff Presents:** Clerk Lisa Lulis, Manager Travis Youatt

**Council Members Absent:** Debbie Hlubic

**Approval of the Agenda:**

**Motion** by Mary Klug supported by Lynne Mandeville to approve the agenda for the September 19, 2022 regular council meeting.

All ayes, motion carried

**Approval of Previous Meeting’s Minutes:**

**Motion** bySamantha Ramirez supported by Joe Nemecek to approve the minutes with corrections.

Roll call vote, all ayes, motion carried.

**Bills:**

**Motion** byJoe Nemecek supported by Joe Herrington to pay the bills in the amount of $46,607.34

Roll call vote all ayes, motion carried

**Public comment:** None

**Motion** byJoe Nemecek supported by Samantha Ramirez to close the regular council meeting at 7:03 P.M. and open the public hearing.

All ayes, motion carried.

**Public hearing**:

Kristy Jones from the St. Clair County Economic Development Alliance presented the tax abatement application submitted by Axiom. Larry Watkins, Senior Manager of Axiom presented to Council the background of Axiom and the plans for the Capac facility. The abatement is needed to help offset cost to make drastic improvements to the facility. All of the taxing jurisdictions were sent notice of this public hearing.

Discussion by Council.

**Motion** by Joe Nemecek supported by Lynne Mandeville to close the public at 7:23 and open the regular meeting.

All ayes, motion carried.

**New Business:**

**Motion** by Joe Nemecek supported by Lynne Mandeville to authorize Clerk Lisa Lulis to sign the tax abatement application.

Roll call vote, all ayes, motion carried

**Motion** by Joe Nemecek supported by Lynne Mandeville to authorize Manager Youatt, Clerk Lulis, Treasurer Price, and Attorney Al Francis to sign the tax abatement resolution, and for Manager Youatt to work with the EDA and Axiom to complete the application and file with the State of Michigan.

Roll call, all ayes, motion carried.

**Special Events Permit:**

Manager Youatt presented a new Special Event Permit to cover all events throughout the Village.

**Motion** byJoe Nemecek supported by Samantha Ramirez to approve the special event permit as presented. Roll call vote, all ayes, motion carried.

**MERS HCSP Account-**  Manager Youatt recommends putting a cap on the HCSP to save the Village money in the future. Joe Nemecek does not want the spouse to lose coverage. Censuses for Manager Youatt to work with Al Francis and bring a policy to Council in the near future.

**Land purchase**

**Motion** byJoe Nemecek supported by Lynne Mandeville to move the land purchase after the planning commission report. All ayes, motion carried.

**Unfinished Business**

1. **Sewer Ordinance Revision: Manager** Youatt and Attorney AL Francis went over the proposed Sewer Repair Ordinance with Council. A brief discussion about liability and permits.

Motion by Joe Herrington supported by Samantha Ramirez to approve the amendment ordinance section 28-214. Roll call vote:

Ayes- Samantha Ramirez, Joe Herrington, Joe Nemecek, John Grzyb

Nays- Mary Klug, Lynne Mandeville

Motion carried.

1. **Hill Street Project:** Manager Youatt is working with the attorney David Meyer on title work for the remaining 6 easements. Looking obtain easements by the end of the year.
2. **Dangerous Buildings-** 415 N. Walker/ Capac Road- October 3rd is the court date for 415 N Walker- After discussion with the Village Attorney, Manager Youatt recommends the DPW to remove the dangerous pool and dangerous fence to bring the house back into compliance and will work with the attorney to secure payment from the property owner. Youatt provided an estimate of $5,000.00-$6,000.00.

**Motion** by Joe Nemecek supported by Lynne Mandeville to have Travis Youatt proceed with the removal of the pool at 415 N. Walker upon court approval. Roll call vote, all ayes, motion carried.

Capac road- the property owner appealed the decision, it is going to the court, Attorney Al Francis will represent the Village at the hearing.

**Reports**

1. **Managers’ Report:**

Manager Youatt provided departmental activity for the Office, Police, And DPW. Youatt will obtain bids on the Lions Park survey. Sewer structures are getting repaired around the village by the DPW. Youatt Provided communication from the police chief regarding police department retention bonuses. Manager Youatt has given his recommendation to the council. Retention bonuses are not currently in the contract or budgeted for in the FY 2022-2023. No motion made.

1. **Zoning Administrator Report/ CCA:** Mike from CCA informed Council about the barns at 512 N. Main St. Mike called the renter and told them to come to the meeting. They did not show. Mike informed Council that Axiom did obtain permits for some footings at the newly acquired factory.
2. **DDA Report:** None
3. **ZBA Report:** None
4. **Land purchase:**

**Motion** by Joe Nemecek supported by Samantha Ramirez to close the regular council meeting and go into closed session to discuss property purchase at 8:51P.M. Roll call vote, all ayes motion carried.

**Motion** by Joe Nemecek supported by Lynne Mandeville to allow Travis Youatt to go into negations for the discussed property and sign a waiver to remove conflict if necessary**.** Roll call vote, all ayes, motion carried.

1. **Planning Commission Report:** will have a public hearing at the October 5th meeting for the rezone on Mill St

**Council Business:** Councilmember Mandeville asked if there is any possible way to put the alarm for the fire station on top of the water tower or add another alarm around town.

**Adjourn at:**

**Motion:** Mary Klug supported by Lynne Mandeville to adjourn the meeting at 9:15 P.M.

All ayes, motion carried.

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**Lisa M Lulis**

**Village Clerk**