

The regular meeting of the Clare City Commission was called to order at 6:00 p.m. in the City Commission Chambers of Clare City Hall, 202 West Fifth Street, Clare, Michigan by Mayor Pat Humphrey who led with the Pledge of Allegiance. Present were Commissioners Bob Bonham, Kim Bussell, Pat Humphrey, Maegan Jenkins, and Gus Murphy. Absent: None. Also, present: Jeremy Howard, City Manager; Vicki Corlew, City Treasurer; Diane Lyon, City Clerk; Luke Potter, DPW Director; Dave Saad, Police Chief; Dale Clark, WWTP Superintendent; and Gabe Ambrozaitis, Airport Manager.

2. CONSENT AGENDA:

Moved by Commissioner Bussell second by Commissioner Jenkins to approve the items listed with an asterisk (*), (Minutes, Agenda, Department Reports, Communications, Approval of Bills, Professional Development, First Reading of Ordinances 2025-004, and Second Reading of Ordinance 2025-003) that are considered routine by the City Commission. Roll call vote: Yeas: Commissioners Bob Bonham, Kim Bussell, Carolyn (Gus) Murphy, Maegan Jenkins, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

3. *APPROVAL OF MINUTES:
Approved by Consent Agenda.

4. *APPROVAL OF AGENDA:
Approved by Consent Agenda.

5. PUBLIC COMMENT: None.

6. UNFINISHED BUSINESS: None.

7. NEW BUSINESS:

A. FIRST READING OF ORDINANCE AMENDMENT 2025-004- WASTEWATER STRENGTH LIMITATIONS

The City recently received an on-site evaluation by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). During the process of the evaluation, EGLE officials provided notice that the City must amend its ordinance codes to reflect a 2025 mandated wastewater discharge limit change and directed that we do so. The attached proposed ordinance amendment (Ordinance 2025-004), if adopted, incorporates the needed changes to our existing codes.

All changes, additions, or deletions of the City's Ordinance Codes require the approval of the Clare City Commission. Prior to adoption of any change, addition, or deletion, the City Commission is required to hold a public hearing and consider the proposed change at two separately scheduled public meetings.

We have noticed the City's intent to adopt the proposed ordinance amendments and the required public hearing to solicit comments regarding the proposed change; to date we have received no written comment.

The City Commission is asked to review and consider the proposed ordinance amendment; hold a public hearing to receive comment related to the amendment; and consider approving a first reading of the ordinance revision.

Motion by Commissioner Murphy second by Commissioner Bussell to open the public hearing. Roll call vote: Yeas: Commissioners Carolyn (Gus) Murphy, Kim Bussell, Bob Bonham, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

Public Comment: None.

Motion by Commissioner Murphy second by Commissioner Bussell to close the public hearing. Roll call vote: Yeas: Commissioners Carolyn (Gus) Murphy, Kim Bussell, Bob Bonham, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

B. SECOND READING OF ORDINANCE AMENDMENT 2025-003-DDA DISTRICT AND TIF BOUNDARY AMENDMENT

After a public hearing at its regularly scheduled meeting of June 21, 2025 the Clare City Commission considered and approved a first reading of proposed ordinance (Ordinance

2025-003) incorporating changes to the City's Ordinance Codes to allow the expansion of the DDA geographical and TIF boundaries.

The City Commission is the approval authority of all ordinance code changes or amendments. And all ordinances require two readings and a public hearing conducted by the City Commission before the City Commission can consider an ordinance for adoption. We ask the City Commission to allow a Second Reading of the proposed ordinance amendments and subsequently approve Ordinance 2025-003 for incorporation to the City's Ordinance Codes.

Motion by Commissioner Bonham second by Commissioner Murphy to authorize a second reading and approve Ordinance 2025-003 amendment by adoption of Resolution 2025-062. Roll call vote: Yeas: Commissioners Carolyn (Gus) Murphy, Kim Bussell, Bob Bonham, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

C. APPOINTMENT OF MERS 2025 CONFERENCE DELEGATES

The Michigan Employees Retirement System (MERS) will hold its annual conference at the Grand Traverse Resort in Acme, Michigan on October 15 – October 17, 2025. The City Commission has traditionally sent two delegates to the conference, an employee representative elected by the City's employees to represent their interests at the conference and a management delegate to represent management's interests at the conference.

This year the employees eligible to vote have selected DPW Director Luke Potter as their primary delegate and DPW employee Mike Allison as the alternate. City Treasurer Vicki Corlew will be the management primary delegate and City Clerk Diane Lyon will serve as an alternate.

MERS requires the City's delegates to be appointed by the respective municipal governing body to vote on policy matters presented to the delegation for decision. Therefore, the City Commission has been asked to formally designate these individuals to represent the employees and the City at the annual conference.

Motion by Commissioner Murphy second by Commissioner Bussell to approve the appointment of MERS delegates by the adoption of Resolution 2025-063. Roll call vote: Yeas: Commissioners Carolyn (Gus) Murphy, Kim Bussell, Bob Bonham, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

D. APPOINTMENT OF MML 2025 CONFERENCE DELEGATE(S)

The MML will hold its annual business meeting on Wednesday, September 17, 2025, at the Amway Grand Plaza Hotel, Grand Rapids, Michigan in conjunction with its annual conference being held September 17-19. The City is requested to designate its voting delegation for that meeting. The Commission is asked to designate attendee Jeremy Howard as its voting delegate to cast the City's vote on all business brought before the MML Board of Directors and slated on the agenda for the scheduled meeting.

Motion by Commissioner Bonham second by Commissioner Murphy to approve the appointment of an MML voting delegate by the adoption of Resolution 2025-064. Roll call vote: Yeas: Commissioners Carolyn (Gus) Murphy, Kim Bussell, Bob Bonham, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

E. SOLE SOURCE PURCHASE OF A DEPARTMENT OF PUBLIC WORKS DUMP TRUCK THROUGH SOURCEWELL

The city allocated funds for the purchase of a new dump truck for the Department of Public Works in the most recent budget to replace a worn and aged out piece of equipment. The dump truck being replaced is 1989 F800 that has reached the end of its useful life. The new dump truck (2025 International) has been budgeted and planned for replacement in the current 2025/2026 CIP/budget.

The Sourcewell program allows the city to utilize contracts that have already been bid out by Sourcewell across the country. The city is then able to take advantage of the often steeply discounted prices. The Sourcewell bid for the dump truck that the DPW Director selected to replace the old F800 is currently split between two vendors that will make up the whole of the dump truck. Weiland Sales out of Saginaw, MI will be providing the International cab and chassis, and Truck and Trailer Specialties out of Boyne Falls, MI will be providing the dump body and underbody scraper. The total bid amount for the complete truck is \$215,774.93. As is the case with most large equipment, the lead time for the build out is significant and will be over a year before we are able to take possession.

The City Commission is asked to approve the bid utilizing the Sourcewell program and award the contract for the sole source purchase of a new dump truck to Weiland Sales and Truck and Trailer Specialties.

Motion by Commissioner Bonham second by Commissioner Bussell to approve the sole source purchase by adoption of Resolution 2025-065. Roll call vote: Yeas: Commissioners Bob Bonham, Kim Bussell, Meagan Jenkins Carolyn (Gus) Murphy, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

F. WELL 8 REPLACEMENT ENGINEERING CONTRACT WITH WILLIAMS & WORKS

Earlier this year we contracted with Peerless-Midwest to clean and rehab Well #8. In the process of performing that work, Peerless-Midwest discovered a hole in the well casing that has rendered the existing well inoperable and unrepairable. Therefore, the city began exploring options to replace that well with a new one in the same vicinity of the current well. Water Superintendent Dale Clark and Engineer Dan Whalen of Williams and Works, have been working with EGLE to facilitate the replacement of well #8 with Well #10. EGLE has agreed to allow the replacement at this location, and we are now seeking approval from the Commission for the replacement and drilling of the new well #10.

The Water Superintendent has requested that Peerless-Midwest complete the new well work as a sole source since this company has completed all our rehab well work and as reflected in Dale's memo, Peerless-Midwest does a good job and is our primary well contractor. The cost for the replacement well (#10) is \$230,175.49. The cost will be split with the Principle Responsible Parties (PRPs) thus the City and the PRPs will each be responsible for 50% of the cost. The City Commission has been asked to approve the bid and designate Peerless-Midwest to complete the work. The City Commission has also asked to allow the City Manager to sign all necessary documents needed to complete the related work and to authorize the City Treasurer to complete all necessary budget amendments needed.

Motion by Commissioner Murphy second by Commissioner Bonham to approve the sole source contract with Peerless Midwest by adoption of Resolution 2025-066. Roll call vote: Yeas: Commissioners Bob Bonham, Kim Bussell, Meagan Jenkins Carolyn (Gus) Murphy, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.*

G. CLARE MUNICIPAL AIRPORT WILDLIFE MANAGEMENT DISCUSSION

The City Commission and Airport Manager Gabe Ambrozaitis have received concerns regarding wildlife (most specifically deer) on the runway at the Clare Municipal Airport. The City Attorney shared a confidential legal opinion with the City Commission on this issue recently. The Airport Manager has been gathering information on potential remedies, deterrents, and other options and is now prepared to present that information to the City Commission for further discussion and potential next steps if the Commission deems it necessary and prudent.

Options presented by the Airport Manager were fencing in the airport property at a cost of \$220,683.54 (includes 4 gates) or \$209,585.00 (1 gate) to keep deer out of the airport; clearcutting the trees located north of the terminal at a cost of \$5,000.00 to eliminate the deer bedding and refuge area; ending the farming lease with Kremsreiter Farms at an annual loss of \$15,500 in airport revenue; and culling the deer at a cost of \$20 per deer for Mark Magnus to field dress the deer. Audience member Mark Bolle, as one of our local pilots concerned about deer on the runway, offered to pay for processing the meat which could then be provided to neighboring property owners, local soup kitchens, and the Hunters Against Hunger (Hunters Feeding Michigan) program.

Gabe offered that one or more of these options could be implemented to lower the deer population at the airport.

Implementing all the suggested remedies would be the most effective way to reduce the deer population at the airport. Unfortunately, each of the remedies come at a cost to the city's budget. However, Commissioners were mindful that deer on the runway are a health and safety issue that has the potential to be even more costly to the city and/or to pilots and passengers if the city does nothing to curb the problem. While it is believed that fencing the airport would be most effective, it is also the costliest solution, and it is not in the city's budget to cover this expense in one fell swoop, nor is federal funding available to cover the majority of this expense until 2029 as funding has already been earmarked for other

projects until that time. Additionally, the city's Airport Improvement Program calls for a five hundred foot runway expansion in the future to allow for larger aircraft and small jets to land in Clare, which would benefit economic development in the city. Commissioners opined that the fencing could be installed incrementally starting with a section that would have the greatest impact on deterring deer from the runway. Removing the treed area north of the terminal may help to take away some refuge for the deer, but unless the city completely clears that area, removes stumps, and keep the area mowed (another expense) or farmed, it will not deter the deer from bedding there. Some commissioners did not favor eliminating the farming agreement as it is revenue for the airport that covers the City's match for airport grant programs, and simply removing the crops from the area will not solve the deer population problem. Some Commissioners suggested putting parameters in the farming agreement regarding what types of crops (those that do not attract deer) can be planted on airport property or asking the farmer to spray a deer deterrent on planted crops. Not all commissioners favor culling deer as more deer will simply move into the area, however, some commissioners offered that culling may be the best first step at wildlife management at the airport. The Commission directed the Airport Manager to put a plan together to present at an upcoming meeting for consideration.

8. TREASURER'S REPORT: The Treasurer provided a report to the Commission.

9. *DEPARTMENT REPORTS: *Approved by Consent Agenda.*

10. CITY MANAGER'S REPORT

Lake Shamrock Dredging Project. As of July 1, mechanical dredging by the city and hydraulic dredging by Savin Lake Services are operating. Mechanical dredging is continued on the west end of the lake with focus on the mouth of the lake and the beach area during daytime business hours. Hydraulic Dredging by Savin has ramped back up working in the Eastmost finger of the lake and around the dam. The hydraulic dredging schedule is Monday through Friday, 24 hours a day.

Lake Shamrock Dam Project. GEI and Spicer are continuing design work for the dam. City staff and GEI met on July 15 to discuss dam design revisions and to make suggestions to the current designs. We reviewed the full design of the new primary dam structure which will be built north of the existing dam. The existing dam will then be completely removed, and construction will follow with the auxiliary (emergency) spillway and built where the existing dam is presently located. The mussel relocation project, as required by EGLE and MDNR has now been finalized; the cost (\$37,500) should fit into the existing contract with GEI that was approved by the City Commission with the first HHPD grant funds. Mussel relocation is scheduled to be completed in August/September. We are still waiting on EGLE and FEMA to complete the acceptance for the FEMA grant and the second and most recent HHPD grant. We will be applying for additional funds from HHPD dollars if they are available, but so far, another round has not been announced.

Street Projects. DPW crews and road contractors have been diligently working on street projects this summer. Several of the projects that you approved earlier this year have begun or been completed along with a few watermain projects. The new asphalt overlay on Witbeck and Point Drive has been completed and turned out great.

Industrial Park 3 (IP3) Development. Scannell Properties (Project Pioneer) have begun moving dirt and preparing to build a large distribution center on approximately twenty-three acres in the south industrial park. Once the sale of the property was complete, the construction work began very quickly. The project should take 10-12 months to complete per the contractor. As part of the project, a portion of a new city spec road is being built that will be turned over to the city when complete. That road will be the access point into the larger 95-acre park that the IDC/City will be able to tie into with additional roadways created in the park to allow for additional sales of city property and future development.

EDA – IP3 Roads. The IDC and City are working to facilitate the funding and building of new roads into the new industrial park. We are currently in discussions with the EDA and partnering with MMDC to fund a major portion of that work. If funding is available from the EDA, it would be an 80/20 split with the EDA funding 80% of the cost and the IDC/City funding 20% of the cost for the streets with full curb and gutter, storm, water, sewer and lines, lights, etc. The new streets will encourage economic development by enhancing the park to attract businesses to build in the park. We are also working with MDOT to explore the possibility of a road connecting Industrial Drive directly to the existing roundabout and freeway access so that traffic and trucks can easily flow in and out of the south industrial parks.

11. *COMMUNICATIONS: *Approved by Consent Agenda.*
12. EXTENDED PUBLIC COMMENT: None.
13. COMMISSION DISCUSSION TOPICS: None.
14. *APPROVAL OF BILLS: *Approved by Consent Agenda.*
15. *PROFESSIONAL & EDUCATIONAL TRAINING OPPORTUNITIES: *Approved by Consent Agenda.*
16. ADJOURNMENT: Motion by Commissioner Bussell seconded by Commissioner Murphy to adjourn the meeting. Roll call vote: Yeas: Commissioners Kim Bussell, Caroly (Gus) Murphy, Bob Bonham, Maegan Jenkins, and Pat Humphrey. Nays: None. Absent: None. *Motion Carried.* The meeting adjourned at 7:06 p.m.

Pat Humphrey, Mayor

Diane M. Lyon, City Clerk