

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 Pro Tem Bob Bonham who led with the Pledge of Allegiance. Present were: Commissioners Maegan Jenkins, and Carolyn (Gus) Murphy. Absent: Kim Bussell and Pat Humphrey. Also, present: Jeremy Howard, City Manager; Shannon Sirpilla, City Treasurer; Diane Lyon, City Clerk; and Dave Saad, Police Chief; Ken Chinavare, CPD Reserves Captain.

2. CONSENT AGENDA:

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

3. \*APPROVAL OF MINUTES:

*Approved by Consent Agenda.*

4. \*APPROVAL OF AGENDA:

*Approved by Consent Agenda.*

5. PUBLIC COMMENT: Clare Area Chamber of Commerce President Shari Buccilli presented a \$500 check to Police Chief Dave Saad as funds raised during the Irish Festival to support the CPD Reserve Officers who help to maintain peace and safety during the festival.

6. UNFINISHED BUSINESS: None.

7. NEW BUSINESS:

**A. APPROVAL OF FARMLAND LEASE AT THE CLARE MUNICIPAL AIRPORT**

The City of Clare has maintained a long-standing farming contract with Rawson Farms to allow them to lease vacant city land at the Airport for use as cropland in return for a fee per acre farmed. As of this spring, Rawson Farms will no longer be farming and therefore the City of Clare is now seeking bids to lease the land.

As such, the city drafted and advertised an RFP for farming services. Bids were due by 2:00 p.m. on March 16, 2023. The city received four (4) bids with a high bid of \$108.00/acre being received from Kreamsreiter Farms. After reviewing the bids and checking references, City Staff recommends approving the high bidder and entering into a lease agreement with Jim Kreamsreiter for farming services at the Airport.

The City Commission is asked to approve the bids and award the airport farming agreement to Kreamsreiter Farms as well as authorize the City Manager to sign all necessary and related documents.

Motion by Commissioner Murphy second by Commissioner Jenkins to approve the bids and award the lease agreement for the Clare Municipal Airport farmland property to Kreamsreiter Farms by the adoption of Resolution 2023-020. Roll call vote: Yeas: Commissioners Bob Bonham, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: Kim Bussell and Pat Humphrey. *Motion Carried.*

**B. APPROVAL OF FARMLAND LEASE AT INDUSTRIAL PARK #3 (IP3)**

The City of Clare has maintained a long-standing farming contract with Rawson Farms to allow them to lease vacant city land at the South end of the city (future Industrial Park #3) for use as cropland in return for a fee per acre farmed. As of this spring, Rawson Farms will no longer be farming and therefore the City of Clare is now seeking bids to lease the land.

As such, the city drafted and advertised an RFP for farming services. Bids were due by 2:00 p.m. on March 16, 2023. The city received five (5) bids with a high bid of \$160.00/acre being received from Kreamsreiter Farms. After reviewing the bids and checking references, City Staff recommends approving the high bidder and entering into a lease agreement with Jim Kreamsreiter for farming services.

The City Commission is asked to approve the bids and award the airport farming agreement to Kremsreiter Farms as well as authorize the City Manager to sign all necessary and related documents.

Motion by Commissioner Jenkins second by Commissioner Murphy to approve the bids and award the lease agreement for the IP3 farmland to Kremsreiter Farms by the adoption of Resolution 2023-021. Roll call vote: Yeas: Commissioners Bob Bonham, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: Kim Bussell and Pat Humphrey. *Motion Carried.*

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

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

10. CITY MANAGER'S REPORT

Planning Commission Meeting. The most recent Planning Commission meeting had several items on the agenda:

- Approval of a site plan for Aldi, Inc. to construct a new 20,664 square foot single-story building for use as a limited assortment grocery store with a paved parking area with municipal sewer and water service on a 4.42-acre vacant parcel of property on the East side of Clare Avenue between Culvers Restaurant and O'Reilly. ALDI intends to file a District II transfer request in the coming months, as provided for under the Urban Cooperation Agreement between Grant Township and the City of Clare so that they can receive city utility services.
- Approved a site plan/façade improvement application for American Marble and Granite who are proposing to remodel the outside of their existing building at 203 North McEwan including new windows, siding, and stonework.
- Continued discussion of Ordinance Amendment to Section 52-308 – Vehicle Storage and Parking. The Planning Commission finalized their discussion on the draft ordinance language and will be reviewing the final draft for recommendation to the City Commission.

Assessing RFP. The city received notice that our assessing firm (V&V Assessing) is terminating its contract with the City of Clare due to the owner's health issues. An RFP was prepared and sent out for Assessing Services at the end of February and a bid opening was held on March 15th. We did not receive any bids that met the criteria requested (MAAO (Level III) Assessor). We have reposted and resent the RFP with amended language for an MCAO (Level II) required and Level III preferred, in order to receive more qualified bids. The bid opening is scheduled for the end of March so that we can bring you a recommendation for the Assessing contract at your first meeting in April.

Lake Shamrock Dredging Project. Mechanical dredging remains paused due to frost laws and weight restrictions. We still have the rest of March to potentially haul material if the frost laws are lifted. Unfortunately, our dredging operator did give his notice and has taken another position in Portland, Oregon. We have the position posted internally per the Union Contract and as soon as the requisite 2 weeks posting is complete (assuming we don't have an internal candidate) we will be advertising the open position to the public. Timing wise we do have 2 months that dredging will be on pause as per our permit to allow for fish spawning in April and May. We are hoping to have someone in place before dredging starts up again in June. The hydraulic dredging contracts have been signed and the contractor is beginning conversations and work regarding the design and permitting process with EGLE.

Verizon Cell Tower. Update Work is continuing and it appears the fiber has now been installed based on recent activity. We are still waiting on the fiber being activated and the switching over of the tower from 4G to 5G.

Ribbon Cuttings/New Businesses. Several new businesses are having ribbon cuttings. The new multi-store front in Cardinal and Clover held their ribbon cutting on March 16<sup>th</sup>; Play-n-Snack Arcade held a ribbon cutting on March 17<sup>th</sup>; the Ideal Theater is having a ribbon cutting on April 3<sup>rd</sup>; and ribbon cuttings for JX Trucking (Peterbilt) and McEwan Street Fudge and Ice Cream should be coming soon.

Irish Festival. Hopefully, everyone was able to attend some or all of the Irish events over the course of the 4 day's festivities. Clare certainly is the "City of Festivals" and our

businesses, Chamber, City Staff, and community certainly know how to celebrate St. Patrick's Day.

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 Murphy second by Commissioner Jenkins to adjourn the meeting. Roll call vote: Yeas: Commissioners Bob Bonham, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: Kim Bussell and Pat Humphrey. *Motion Carried.* Meeting adjourned at 6:13 p.m.

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Bob Bonham, Mayor Pro Tem

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Diane Lyon, City Clerk