

**PROCEEDINGS
OF
CITY COUNCIL
OF THE
CITY OF LOWELL**

For the Regular Meeting of MONDAY, **APRIL 3, 2006**

The Meeting was called to order at 7:30 p.m. by Mayor Pro Tem Mathews and City Clerk Betty Morlock called Roll.

Present: Councilmembers Hodges, Pfaller, Shores, and Mayor Pro Tem Mathews.

Absent: Mayor Myers.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, DPW Director Dan DesJarden, Police Chief Jim Valentine, Planning Commissioner Mark Mundt and Planning Commission Chairman Clark Jahnke.

IT WAS MOVED BY HODGES and seconded by PFALLER to excuse the absence of Mayor Myers.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

IT WAS MOVED BY PFALLER and seconded by HODGES to approve the minutes of the March 20, 2006 regular meeting as corrected.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

IT WAS MOVED BY SHORES and seconded by PFALLER that the bills and accounts payable be allowed and the warrants issued.

YEA: Councilmember Hodges, Pfaller, Shores, and Mayor Pro Tem Mathews.

NAY: None. ABSENT: 1. MOTION CARRIED.

<u>BILLS AND ACCOUNTS PAYABLE (04/03/06)</u>	
GENERAL FUND	\$96,097.36
MAJOR STREET FUND	434.00
HISTORIC DISTRICT FUND	209.00
DDA FUND	20,435.20
AIRPORT FUND	113.01
WASTEWATER FUND	478.93
WATER FUND	6,250.73
DATA PROCESSING FUND	9,576.33
EQUIPMENT FUND	103.08
CURRENT TAX FUND	34,079.17

Item #1. **APPOINTMENT OF COMMITTEE FOR FACILITATION AND MEDIATION FOR COOPERATIVE LAND USE PLANNING WITH VERGENNES TOWNSHIP.** At the March 20, 2006 meeting, the Lowell City Council agreed to participate with Vergennes Township utilizing the Land Information Access Association to assist in working out differences to attain a 425 agreement regarding the Cook property. This may lead to more cooperative approaches in land use planning.

The Vergennes Township Board has approved this. Further, the Lowell Area Community Fund has approved a \$2,620 grant to cover all the costs. In addition, Lowell Charter Township wishes to participate.

The Council was requested to consider the following actions. First, is it acceptable to have Lowell Charter Township participate? Then, which two Councilmembers will serve on the committee? Mayor Myers had suggested one new Councilmember be chosen (previously Councilmember Shores and Pfaller served).

Councilmember Hodges believed it would be inappropriate for Lowell Charter Township to be involved in negotiations and discussions as they have not been involved so far. However, if the mediator would like information, then Lowell Township could be contacted. City Manager Pasquale asked if Hodges would approve, if Lowell Township observed. Hodges responded yes. Councilmember Pfaller agreed. The purpose of the mediator is to specifically review the Cook property. In no way does this involve Lowell Township and there should be no need for them to participate in negotiations. Councilmember Shores agreed. Pfaller suggested questioning the mediator to see if he believes it would be helpful to have Lowell Township present, as observers.

Hodges felt it would be wise to continue with Councilmembers Pfaller and Shores as the City's two representatives. Shores stated she would like to continue serving as a representative.

By general consensus, the Council agreed, Councilmember Pfaller and Shores shall remain the City's representatives in mediation for Cooperative Land Use Planning with Vergennes Township.

Item #2. **RESOLUTION ESTABLISHING WATER SYSTEM AND SANITARY SEWER SYSTEM CHARGES.** Based on a rate study performed by Tetra Tech, City Attorney Richard Wendt prepared a resolution which adopts the charges for both water and sewer.

Councilmember Pfaller questioned if this included the capital hookup fee. City Manager Pasquale responded yes.

IT WAS MOVED BY PFALLER and seconded by HODGES to adopt the resolution establishing water system and sanitary sewer system charges as presented.

Mayor Pro Tem Mathews appreciated the rates being increased gradually over a period of years.

YEA: Councilmembers Hodges, Pfaller, Shores and Mayor Pro Tem Mathews.

NAY: None. ABSENT: 1. MOTION CARRIED.

Item #3. **REVIEW OF CITY OWNED NORTH WASHINGTON STREET PROPERTY.** With the pending sale of the six acre former Newell site to Light and Power, City Manager Pasquale wanted to discuss the City owned North Washington Street property. He questioned the possibility of a housing development or possibly selling the property in question.

Mayor Pro Tem Mathews attended the recent Lowell Light and Power meeting. They hope to have the building vacated by June.

Councilmember Pfaller noted the idea of Vergennes Township annexing seven acres to the City. The property is surrounding by City property. Pfaller suggested the City seek proposals regarding ideas for the development.

Councilmember Shores stated she and Hodges attended a neighborhood meeting where she assured individuals the City has made no decisions at this point.

Hodges believed the storage building should be removed and the property returned to its natural state. However, the City should move slowly since there is no immediate need. He believed the property is a wonderful asset to the City as well as to the Boy Scout program.

Mayor Pro Mathews stated he wishes to have the buildings removed. He noted the possibility of having a few homes built or a neighbor purchasing a small parcel to help.

Ken Gregorson, 938 N. Washington, stated his property is adjacent to the City's. He requested an easement so as to not lose access to his garage. He would need an easement just past the existing road.

Peggy Covert, 982 N. Washington stated several scouts presented interesting ideas and options for the property. She appreciated the Council taking time to decide what to do with the area.

Pasquale stated the area closest to the road could have some opportunities for development.

Pfaller suggested an inquiry be made to Vergennes Township for an annexation of the strip which runs through the middle of the property.

Mathews inquired regarding the blue building being removed from the property by Lowell Light and Power. Public Works Director DesJarden stated there has been no discussion of this. He believed both boards should discuss this. He commented on the idea of requesting a quote on taking the building down and rebuilding it at the cemetery. It would be appropriate to move the building to the cemetery.

DesJarden noted the wellhouses located on the property along N. Washington. Pfaller questioned if these wellheads have been capped. DesJarden responded yes.

Pasquale suggested a visit to the building prior to the second City Council meeting in May.

Item #4. **CITIZEN COMMENTS**. No comments were received.

Item #5. **COUNCIL COMMENTS**. Councilmember Hodges inquired regarding the City room rental policy. Councilmember Shores was hopeful the policy could be reviewed during the next City Council meeting.

Councilmember Pfaller questioned the cracks on the outside pillars along the south side of the Foreman building. Public Works Director DesJarden indicated the cracks have been there for several years.

Pfaller asked if any numbers were compiled regarding the Chatham Street property. DesJarden stated this would be presented during the next meeting, when there is a full Council.

Mayor Pro Tem Mathews stated he met an individual in Mexico who loves Lowell.

Item #6. **MANAGER'S REPORT**. City Manager Pasquale reported on the following:

1. The following boards and commissions meetings minutes were provided:
 - Planning Commission meetings of February 27 and March 13, 2006
 - Lowell Light and Power and Cable TV meeting of March 9, 2006
2. The preliminary 2006 – 2007 City Budget will be presented at the April 17 Council meeting.
3. All City Offices will be closed on Friday, April 14 in observance of Good Friday.

4. In remembrance of Joe Vezino, donations of \$265 were given to the City for the upkeep and maintenance of the Showboat.
5. An article by Mayor Myers included in the April 2006 Kent District Library Email Newsletter explaining how KDL benefits the City of Lowell.

Item #7. **APPOINTMENTS**. None.

IT WAS MOVED BY HODGES to adjourn at 8:03 p.m.

DATE:

APPROVED:

Charles R. Myers, Mayor

Betty R. Morlock, Clerk