

Village of Stevensville  
Special Council Meeting  
Minutes  
Tuesday, July 21, 2015  
6:00pm

Meeting called to order by President Slavicek at 6:08P.M., followed by the Pledge of Allegiance.

**Present:** Trustees: Ken Hansen, Amanda Pohyba, Carl Steinberger (arrived after Planning Commission adjourned at 6:15pm), Larry Wozniak, Pat Arter, President Steve Slavicek

**Absent:** Trustee Brian Liggett

**Also Present:** Clerk Tiffany Moore, Treasurer Barbi Hammond

**Approval of Agenda**

Motion by Hansen to approve the agenda. 2<sup>nd</sup> by Arter. Motion Carried.

**Old Business:**

**Traffic Light**

Motion by Arter to approve Abonmarche as the engineer for the Red Arrow Hwy & John Beers Rd traffic light project and submit the grant application totaling \$389,889.50, Village portion being \$128,663.54. 2<sup>nd</sup> by Wozniak. President Slavicek asked for a Roll Call Vote:

Ken Hansen – Yes

Brian Liggett – Absent

Amanda Pohyba - Yes

Carl Steinberger – Absent

Larry Wozniak – Yes

Pat Arter – Yes

Steve Slavicek – Yes

Motion Carried.

**New Business:**

**a. Offer on 2690 Kimmel St**

An offer was received in the amount of \$105,000.00, contingent on buyers being able to purchase lots at 5767 & 5773 St Joseph Ave.

Motion by Arter to table item a. and move to items d. & e. 2<sup>nd</sup> by Wozniak. Motion Carried.

**d. Site Plan Approval – 6032 Red Arrow Hwy**

A setback variance was approved in November for 6032 Red Arrow Hwy.

Brooks Architecture presented a site plan to Planning Commission on behalf of Dr Armstrong.

Motion by Steinberger to accept site plan for 6032 Red Arrow Hwy. 2<sup>nd</sup> by Arter. Motion Carried.

**e. Site Plan Approval – 2797 Kimmel St**

The Planning Commission has asked for more information concerning a site plan submitted for 2797 Kimmel St.

**a. Offer on 2690 Kimmel St**

Motion by Steinberger to submit a counter offer for \$112,000.00 for 2690 Kimmel St. 2<sup>nd</sup> by Arter.

President Slavicek asked for a Roll Call Vote:

Brian Liggett – Absent

Amanda Pohyba – Yes

Carl Steinberger – Yes

Larry Wozniak – Yes

Pat Arter – Yes

Ken Hansen – Yes

Steve Slavicek – Yes

Motion Carried.

**b. Commercial Rehabilitation Zone**

Motion by Arter to proceed with the planning and establishment of a Commercial Rehabilitation District. 2<sup>nd</sup> by Wozniak. Motion Carried. President Slavicek appointed the task to the Marketing & Negotiation of Village Owned Property Committee.

**c. Public Act 252 Funds**

The Village is currently receiving extra funds as part of Act 51 for roads. The funds can be distributed into Major and Local accounts as the Village sees fit. Treasurer Hammond recommends depositing all funds into the Local account, as 100% can be moved into Major if needed. Whereas, if deposited into the Major account, only 50% can be moved into Local if needed.

Motion by Wozniak to deposit Public Act 252 funds into the Local Street account. 2<sup>nd</sup> by Steinberger. Motion Carried.

**f. Offer on St Joseph Ave Lots**

An offer was received for the sitting park (5763 St Joseph Ave), vacant lot at 5767 St Joseph Ave, vacant lot at 5773 St Joseph Ave, and house at 5781 St Joseph Ave in the amount of \$25,000.00, with the following requests.

1. Establish a Commercial Rehabilitation District and allow the buyers to apply for a Commercial Rehabilitation Tax Credit.

2. Pave alley behind properties.

3. Conduct a Phase I environmental study.

4. Provide survey of all four properties.

5. Allow the option to purchase the parcel on the corner of Kimmel & St Joe Ave in the future.

Motion by Wozniak to submit a counter offer in the amount of \$50,000.00 for the sitting park (5763 St Joseph Ave), vacant lot at 5767 St Joseph Ave, vacant lot at 5773 St Joseph Ave, and house at 5781 St Joseph Ave. 2<sup>nd</sup> by Arter. President Slavicek asked for a Roll Call Vote:

Amanda Pohyba – Yes

Carl Steinberger – Yes

Larry Wozniak – Yes

Pat Arter – Yes

Ken Hansen – Yes

Brian Liggett – Absent

Steve Slavicek – Yes

Motion Carried.

Motion by Arter to resurface the alley behind 5767 & 5773 St Joseph Ave in the amount not to exceed \$10,500, within 1 year of proposed business opening. 2<sup>nd</sup> by Steinberger. Motion Carried.

Motion by Arter to conduct a Phase I Environmental Study upon consummation of agreement with Watermark Brewing Co, in an amount not to exceed \$4,000. 2<sup>nd</sup> by Hansen. Motion Carried.

Motion by Pohyba to request that the buyer pay for all necessary surveys. 2<sup>nd</sup> by Steinberger.

Motion Carried.

Motion by Arter to allow Watermark Brewing Co the first right of refusal on the parcel located on the corner of Kimmel & St Joe Ave. 2<sup>nd</sup> by Steinberger. Motion Carried.

**Public Comment:**

Chris Mason gave a description of what the vision was for their business.

**Council Comment:**

None

Motion to adjourn by Arter. 2<sup>nd</sup> by Steinberger. Motion Carried.

Meeting adjourned by President Slavicek at 7:30pm

Submitted by:

Tiffany Moore, Clerk