

Minutes of the regular meeting of the City Commission held Monday, October 12, 2015, at 7:00 p.m., in the City Commission Room.

Mayor Holton called the meeting to order and the Pledge of Allegiance was recited.

Commissioners Present: Mayor Holton and Vice Mayor Rautanen; Commissioners Joslin, Kulick, Ling, Sous and Verleger

Commissioners Absent: None

Others Present: City Manager Ridley and City Clerk Howard

Proclamations and Presentations

Mayor Holton read and presented a proclamation to Steve Pego, Chief of the Saginaw Chippewa Indian Tribe, recognizing October 12, 2015 as "Indigenous Peoples Day".

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Summary memo from Commissioner Kulick regarding the 2015 MML Annual Convention.
3. Parks and Recreation Commission Minutes (September)
4. Mt. Pleasant Planning Commission Minutes (September)
5. Airport Advisory Board Minutes (August)
6. Zoning Board of Appeals Minutes (July)

Items 9a and 9b "Bids and Quotations a. Yard Waste Hauling and b. Snow Hauling", were removed from the Consent Calendar.

Moved by Commissioner Kulick and supported by Vice Mayor Rautanen to approve the following items on the Consent Calendar:

1. Minutes of the regular meeting of the City Commission held September 28, 2015.
2. Bid of Krapohl Ford of Mt. Pleasant, Michigan in the amount of \$72,483 for the purchase of three Motor Pool pickup trucks.
3. Bid of Weiland Sales, Inc. of Saginaw, Michigan for the purchase of one 7400 SFA 4x2 International cab and chassis in the amount of \$78,820.
4. Bid of Layne Christensen Company of Lansing, Michigan for Well #18 Rehabilitation in the amount of \$27,660 and a total not-to-exceed amount of \$41,000.
5. Bid of Corby Energy Services, Inc. of Belleville, Michigan for Sewer Relining project for a not-to-exceed amount of \$217,500.
6. Three year contract with Republic Services of Louisville, Kentucky for refuse pickup which includes a base monthly fee of \$8,788.71 and a landfill disposal fee of \$12.53 per cubic yard for 2016 which will increase by the CPI for 2017 and 2018, as well as an optional large item pickup fee of \$15 per item to be paid by residents who utilize the service.
7. Three year contract with Mid Michigan Industries (MMI) of Mt. Pleasant, Michigan for curbside recycling collection services at \$6,135 a month for 2016 adjusted by the CPI for 2017 and 2018 with the understanding that the rate may be adjusted downward dependent on the utilization of the curbside pickup service in the pilot areas.
8. Resolution to opt out of health care limits:
WHEREAS, the Publicly Funded Insurance Contribution Act 152 of 2011 establishes standards and a process with respect to a medical plan and rules, and
WHEREAS, the City of Mt. Pleasant believes it is in compliance with the law, but due to being self-funded believes that interpretation could result in non-compliance,

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of Mt. Pleasant hereby exercises its option under the law to opt out of the caps for 2016.

9. Receive proposed text change to subsection 154.021(A) of the Mt. Pleasant Zoning Ordinances to increase maximum allowable front and side street side yard fences and walls and set a public hearing for November 9, 2015 at 7:00 p.m. on same.
10. Receive proposed text change to subsection 154.095 of the Mt. Pleasant Zoning Ordinances to provide for a minimum setback for properties abutting the U University Zoning District and set a public hearing for November 9, 2015 at 7:00 p.m. on same.
11. Receive proposed text change to Sections 154.162 through 154.166, and Section 154.171 of the Mt. Pleasant Zoning Ordinances to define the powers and jurisdiction of the Zoning Board of Appeals and set a public hearing for November 9, 2015 at 7:00 p.m. on same.
12. Set Public Hearing on proposed 2016 Operating Budget for Monday, November 9, 2015 at 7:00 p.m. in the City Commission Room, City Hall, 320 W. Broadway St.
13. Payrolls dated September 25, 2015 and warrants dated September 23 and October 1, 2015 all totaling \$1,097,153.37.

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Rautanen to approve the bids of R & T Murphy Trucking, LLC of Mt. Pleasant, Michigan for the 2015 Leaf Hauling project at a cost of \$118 per hour, for a total not-to-exceed amount of \$19,000; and the 2015-2016 Snow Hauling at a cost of \$118 per hour, for a total not-to-exceed amount of \$14,000. Street Superintendent Bob Murphy is a co-owner with a financial interest in R&T Murphy Trucking. No City staff and/or resources/facilities will be used in fulfilling the contract terms.

AYES: Commissioners Holton, Joslin, Kulick, Rautanen, Sous and Verleger
NAYS: Commissioner Ling
ABSENT: Commissioner
Motion carried.

Moved by Commissioner Kulick and supported by Commissioner Verleger to approve the Resolution setting the 2016 rates for the PEAK program.

Moved by Commissioner Ling and supported by Commissioner Sous to amend the Resolution setting the 2016 rates for the PEAK program by phasing in summer camp program 6 week session over two years and the scholarship program over three years.

Moved by Commissioner Ling and supported by Vice Mayor Rautanen to postpone action on the Resolution setting the 2016 rates for the PEAK program until the next meeting scheduled for October 26, 2015.
Motion unanimously adopted.

Moved by Vice Mayor Rautanen and supported by Commissioner Sous to approve the following Resolutions related to the MSHDA/CDBG Rental Rehabilitation Grant Program:

RESOLUTION AUTHORIZING ADOPTION OF SECTION 3 POLICY AND HANDBOOK

WHEREAS, the City of Mt. Pleasant is working with the Michigan State Housing Development Authority (MSHDA), and the Michigan Economic Development Corporation (MEDC) to obtain grant funding to rehabilitate properties within the Central Business District; and

WHEREAS, as part of the grant application process, new policies and guidelines must be in place, including a Section 3 Policy and Handbook; and

WHEREAS, Section 3 of the Housing and Urban development Act of 1966 is a legislative directive that requires recipients of government financial assistance from the United States Department of Housing and Urban Development (HUD) for housing and community development programs to provide economic opportunities to low and very low income persons, regardless of race or gender; and

WHEREAS, Section 3 is activated when construction and rehabilitation projects create the need for new employment, contracting, or training opportunities; and

WHEREAS, recipients and contractors are not required to hire Section 3 residents or award contracts to Section 3 business concerns other than what is needed to complete a covered project, however recipients and contractors should attempt to meet the numerical goals for hiring and retaining low to very low income persons; and.

WHEREAS, if the expenditures of the project do not result in new employment, contracting, or training opportunities, the requirement of Section 3 is not activated.

BE IT HEREBY RESOLVED, that the Mt. Pleasant City Commission approves adopting the Section 3 Policy and Handbook for eligible properties in the Central Business District.

RESOLUTION AUTHORIZING ADOPTION OF THE FAIR HOUSING POLICY

WHEREAS, the City of Mt. Pleasant is working with the Michigan State Housing Development Authority (MSHDA), and the Michigan Economic Development Corporation (MEDC) to obtain grant funding to rehabilitate properties within the Central Business District; and

WHEREAS, as part of the grant application process, new policies and guidelines must be in place, including the City of Mt. Pleasant Fair Housing Policy; and

WHEREAS, the Fair Housing policy confirms that the City of Mt. Pleasant is committed to fair housing and will aggressively work to ensure that the City of Mt. Pleasant Central Business District's housing development complies fully with all state, federal and local fair housing laws; and

WHEREAS, this policy designates Michelle Sponseller as the appointed fair housing contact person and establishes the requirement of a Fair Housing Log for the Central Business District properties, which will be maintained by the City of Mt. Pleasant and will disclose information regarding any and all fair housing concerns and their outcomes; and

WHEREAS, fair housing issues identified in the community, such as in the newspaper, will be recorded in the log. Persons wishing to file a housing related complaint or concern will be referred to the Michigan Department of Civil Rights, HUD, and the local Fair Housing Center; and

WHEREAS, persons wishing to file a complaint or concern will be referred to the Michigan Department of Civil Rights, HUD, and the local Fair Housing Center, and persons wishing to file a complaint or concern that is employment related will be referred to the Equal Employment Opportunity Commission and the Michigan Department of Civil Rights.

BE IT HEREBY RESOLVED, that the Mt. Pleasant City Commission approves adopting the Fair Housing Policy for the Central Business District.

RESOLUTION AUTHORIZING ADOPTION OF THE RENTAL GUIDELINES

WHEREAS, the City of Mt. Pleasant is working with the Michigan State Housing Development Authority (MSHDA), and the Michigan Economic Development Corporation (MEDC) to obtain grant funding to rehabilitate properties within the Central Business District; and

WHEREAS, as part of the grant application process, new policies and guidelines must be in place, including Community Development Block Grant (CDBG) Rental Rehabilitation Program Guidelines; and

WHEREAS, these guidelines are intended to set forth the policies and identify the priorities of the City of Mt. Pleasant Community Development Block Grant (CDBG) Rental rehabilitation Program and set forth the format that will cover general policies of the program; and

WHEREAS, the primary emphasis of the program is to provide safe, decent, sanitary, and affordable housing to lower and moderate income residents of the City of Mt. Pleasant within the Central Business District; and

WHEREAS, financial assistance will be provided to eligible property owners to upgrade existing rental units or rehabilitate vacant space into rental units by improving energy efficiency, repairing health and safety deficiencies, and improving basic living standards.

BE IT HEREBY RESOLVED, that the Mt. Pleasant City Commission approves adopting the Community development Block Grant Rental Rehabilitation Program Guidelines.

Resolutions unanimously adopted.

Moved by Commissioner Ling and supported by Commissioner Verleger to approve the adoption of the following Resolution Nos. 1 and 2 to commence the proceedings for Principal Shopping District Special Assessment District 1-16 and set a public hearing on same for Monday, October 26, 2015 at 7:00 p.m.:

RESOLUTION NO. 1

WHEREAS, pursuant to provisions of the City Charter of the City of Mt. Pleasant; Chapter 33: TAXATION, Section 33.17 "Authority to Assess", of the Code of Ordinances, and Public Act 120 of 1961 "Redevelopment of Shopping Areas", the City Commission of the City of Mt. Pleasant may commence proceedings to provide funding for the operations of the Principal Shopping District within the City and determine the tentative necessity thereof,

AND, WHEREAS, the City Commission has tentatively deemed it to be in the public's interest, health and welfare to provide funding for the operations of the Principal Shopping District in the City, Special Assessment District No. 1-16

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Manager is directed to cause to be prepared a report which shall include all analysis and information required by Section 33.20 "Survey and Report", of the Code of Ordinances,
2. When the aforesaid report is completed, the City Manager shall file the same with the City Clerk for presentation to the Commission.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are and the same hereby are rescinded.

RESOLUTION NO. 2

WHEREAS, the City Manager has prepared a report concerning funding for the Principal Shopping District in Special Assessment District No. 1-16, which includes all of the information to be included by Section 33.20 "Survey and Report" of the City's Code of Ordinances;

AND, WHEREAS, the City Commission has reviewed said report;

AND, WHEREAS, the City Commission of the City of Mt. Pleasant determines that it is tentatively necessary to provide funding for the Principal Shopping District in the City of Mt. Pleasant more particularly hereinafter described in this resolution;

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Commission hereby tentatively determines that providing funding for the Principal Shopping District described more particularly hereinafter provided for are necessary.
2. The total funding for the Principal Shopping District for the next two years (2016 and 2017) is estimated to be \$226,680 per year. \$115,500 shall be spread over the special assessment district per year as hereinafter described as a result of benefits to be received

by the affected properties in the special assessment district. \$111,180 shall be paid by the City-at-large per year.

3. Said special assessment district shall consist of all the lots and parcels of land as follows: all lots in the Principal Shopping District as established by the City Commission at the February 24, 2003 meeting and amended at the November 14, 2005 meeting.

4. The duration of the special assessment shall be two years.

5. The affected properties in the special assessment district shall be assessed in accordance with the relative portion of the sum to be levied in the district, as the benefit to the parcel of land bears to the total benefit to all parcels.

6. The aforesaid report shall be placed on file in the office of the City Clerk where the same shall be available for public examination.

7. The City Commission shall meet on October 26, 2015, at 7:00 p.m., Daylight Savings Time, in the City Commission Room, City Hall, 320 W. Broadway Street, for the purpose of hearing objections to providing funding to the "Principal Shopping District".

8. The City Clerk is hereby directed to cause notice of said hearing to be published and mailed in accordance with applicable statutory and ordinance provisions.

9. All resolutions and parts of resolutions conflicting with the provisions of this resolution are hereby rescinded.

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Rautanen to enter into closed session pursuant to Section 8(c) of the Open Meetings Act for strategy and negotiation session connected with the negotiation of a collective bargaining agreement.

AYES: Commissioners Holton, Joslin, Kulick, Ling, Rautanen, Sous and Verleger

NAYS: None

ABSENT: None

Motion unanimously adopted.

Announcements on City-Related Issues and Concerns

Commissioner Kulick announced that he attended the CMU/Western game and believes that Kalamazoo has the same issues we have with parties, so we are not alone in dealing with the problems.

Vice Mayor Rautanen announced that leaf pick-up will occur from October 19 thru November 22 with collection taking place the weeks of October 26 thru 30; November 9 thru 13 with November 23 being the final collection day.

The Commission recessed at 7:40 p.m. and returned to open session at 7:43 p.m.

WORK SESSION: 2016 Proposed Operating Budget Presentation

City Manager Ridley gave a presentation on the proposed 2016 Operating Budget.

Discussion ensued.

Moved by Vice Mayor Rautanen and supported by Commissioner Sous to approve the following appointment to the Principal Shopping District Board as recommended by the Appointments Committee:

Principal Shopping District Board

Charlene Young

Motion unanimously adopted.

Term Expires:

December 31, 2017

The Commission recessed at 8:19 p.m. and went into a closed session at 8:21 p.m. A separate set of minutes was taken for the closed session. The Commission went back into open session at 8:30 p.m.

Moved by Vice Mayor Rautanen and supported by Commissioner Kulick to approve three year labor agreements with the City and Police Officers (POAM) and the City and Command Officers (COAM) as recommended by staff.
Motion unanimously adopted.

Mayor Holton adjourned the meeting without objection at 8:31 p.m.

Jim Holton, Mayor

Jeremy Howard, City Clerk