

Minutes of the regular meeting of the City Commission held Monday, June 13, 2016, at 7:00 p.m., in the City Commission Room.

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

Commissioners Present: Mayor Ling and Vice Mayor Lents; Commissioners Gillis, Holton, Kulick, Madaj and Verleger

Commissioners Absent: None

Others Present: City Manager Ridley and Deputy Clerk Kornexl

### Proclamations and Presentations

A moment of silence was observed for Orlando tragedy victims.

### Receipt of Petitions and Presentations

Received the following petitions and communications:

1. City Manager report on pending items.
2. Mt. Pleasant Planning Commission regular meeting minutes (May).
3. Mt. Pleasant Planning Commission special meeting minutes (May).
4. Downtown Development Board minutes (April).

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

1. Minutes of the regular meeting of the City Commission held May 23, 2016.
2. Bid of Robinson Electrical and Mechanical of Riverdale, Michigan in the amount of \$16,500 for the Wastewater Treatment Plant Primary Sludge Replacement project.
3. Bid of Central Plumbing, Inc. of Mt. Pleasant, Michigan in the amount of \$24,255 for the Public Safety Locker Room Remodel.
4. Purchase-buyback agreement with Krapohl Ford of Mt. Pleasant, Michigan for two trucks at a cost of \$61,815 less the trade-in values of two city vehicles for a net cost of \$19,665.
5. Bid of Wolverine Sealcoating and Asphalt of Jackson, Michigan for the crack sealing bid in a not-to-exceed amount of \$38,000.
6. Authorize the Mayor and Clerk to sign the amended Standard Street Lighting Contract with Consumers Energy for the addition of lights at Broomfield and Mission Streets.
7. 2016 Sidewalk License for Pleasant City Coffee.
8. Accept Easement as granted by the Mt. Pleasant Shopping Center.
9. Payrolls dated May 20, and June 3, 2016 and warrants dated May 13, 18 and 26 and June 1, 3, 8 and 9, 2016 all totaling \$1,834,221.42.

Motion unanimously adopted.

A public hearing was held on the proposed Brownfield Plan for 1400 West Pickard (Mt. Pleasant Center). There being no public comment or communications, the Mayor closed the public hearing.

Moved by Commissioner Kulick and supported by Vice Mayor Lents to approve the following Resolution approving the Brownfield Plan Amendment:

#### A RESOLUTION TO APPROVE A BROWNFIELD PLAN AMENDMENT FOR THE PROPERTY LOCATED AT 1400 W. PICKARD (SITE #17)

WHEREAS, the Mt. Pleasant City Commission established a Brownfield Redevelopment Authority (the Authority) by adoption of a resolution on May 13, 1997, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 391, of 1996, as amended (the Act), and

WHEREAS, the Authority acted on May 13, 2016 to recommend that the City Commission approve an amendment to the Brownfield Plan for the property located at 1400 W. Pickard (Site #17), which complies with the provisions of the Act, and

WHEREAS, proper notice of a public hearing has been provided in accordance with the terms of the Act, and

WHEREAS, the City Commission finds that:

- a. The proposed Plan Amendment constitutes a public purpose under the Act;
- b. The Plan Amendment meets all the applicable requirements set forth in Section 13 of the Act;
- c. The proposed method of financing the costs of eligible activities is feasible, and arranging the financing shall be responsibility of the developer;
- d. The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of the Act;
- e. The Plan Amendment does not provide for the capture of taxable value.

NOW, THEREFORE, BE IT RESOLVED, that the Mt. Pleasant City Commission does hereby approve the Brownfield Plan Amendment for Site #17 located at 1400 W. Pickard. Motion unanimously adopted.

Moved by Vice Mayor Lents and supported by Commissioner Holton to authorize the Mayor to execute a contract with Town Planning & Urban Design Collaborative of Franklin, Tennessee at a cost not-to-exceed \$98,595 for zoning ordinance consultant services. Motion unanimously adopted.

Moved by Vice-Mayor Lents and supported by Commissioner Verleger to approve the proposed 2017-2021 Capital Improvement Plan with reprioritization of new sidewalks on pages 85-86, changes to parking lot descriptions, and postponement of Parking Lot 3 and Broadway Street on pages 48-50 and 92-94 as reflected on Revision B. Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Lents to authorize the Mayor to sign the Notice of Intent for the Community Development Block Grant (CDBG) Homeowner and Emergency Loan Program. Motion unanimously adopted.

Moved by Vice Mayor Lents and supported by Commissioner Kulick to approve the following resolution authorizing the Mayor to sign the amended Infrastructure Agreement between the City and CMU.

**RESOLUTION APPROVING AMENDMENT TO ARTICLE 6 OF  
INFRASTRUCTURE CONTRACT WITH CENTRAL MICHIGAN  
UNIVERSITY**

WHEREAS, the City and the Central Michigan University Board of Trustees ("CMU") entered into an Infrastructure Contract dated as of January 1, 2016 (the "Infrastructure Contract") to collaboratively address many infrastructure and related issues; and

WHEREAS, the City and CMU wish to amend Article 6 of the Infrastructure Contract that addresses University Park.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Amendment to Article 6 of the Infrastructure Contract is hereby approved to read as follows:

ARTICLE VI

UNIVERSITY PARK/SMARTZONE

6.1 Smart Zone. The University Park Tax Increment Financing Plan adopted and implemented by the City and its Tax Increment Financing Authority (the "TIFA") pursuant to 1980 PA 450 will expire on December 31, 2015. Upon its expiration, the TIFA will own property improvements and personal property acquired by the TIFA pursuant to that plan including certain pathways, pedestrian lights, benches, trash cans, and signs, but the TIFA will no longer have revenues to maintain, repair, repair or improve that property. Therefore, the City, in cooperation with the TIFA, will provide for the conveyance of that property referred to as "University Park," which is more fully depicted on the attached **Exhibit H**, to CMU for the sum of \$1.00 to occur not later than January 15, 2016, and CMU agrees to accept that conveyance and to pay that consideration. The conveyance shall be "as is, where is"

without any warranties either express or implied, will be by a “quit-claim bill of sale,” and shall be without recourse to the TIFA or to the City.

6.2 Development. The City and CMU have each substantially invested in the design and construction of University Park and each therefore has an interest in its development and use. University Park has developed and occupied parcels and vacant land parcels to be developed. The parties wish to collaboratively address the use and development of the vacant land parcels to ensure it is in accordance with the parties’ mutual intentions. The development of parcels within University Park shall be in accordance with the standards provided in the “University Park- a Guide for Physical Development,” attached as **Exhibit I**, the restrictive covenants provided in the “Declaration of Covenants and Restrictions, The Center for Applied Research and Technology at Central Michigan University- Phase I,” as recorded on May 23, 2005 at 3:09 p.m. by the Isabella County Register of Deeds Liber 1293, page(s) 722-730, attached as **Exhibit J**, and the restrictive covenants provided in the “Declaration of Covenants and Restrictions, the Center for Applied Research and Technology at Central Michigan University- Phase II,” as recorded on May 23, 2005 at 3:10 p.m. by the Isabella County Register of Deeds Liber 1293, page(s) 731-744, attached as **Exhibit K**.

A. As depicted on the drawing attached as **Exhibit L**, the property within University Park, with the exception of the privately owned and already developed parcels with University Park, shall be rezoned to the U - University zoning district and those privately owned, already developed parcels shall remain within the City’s RCD - Research Center zoning district. If CMU later transfers title of any portion of the land within University Park that is within the U- University zoning district to any non-CMU entity, that land shall be treated as if it were in the RCD - Research Center zoning district until it is zoned otherwise by the City Commission.

B. Process. The process to be used with regard to future development of University Park shall be as follows:

1. For parcels in University Park that are within the U - University zoning district, before any development or construction of any building, other structure, and other improvements on any parcel in University Park is started, CMU’s Vice President of Finance and Administrative Services and the City’s City Manager, or either of their respective designees or successors, shall concur in writing after appropriate review and consideration that the proposed uses, plans and specifications, as well as any accompanying information, comply with Exhibits I, J, and K, as they may be amended.
2. CMU shall consult with the City and give appropriate review and consideration to the City’s feedback, prior to modifying the restrictive covenants compromising Exhibits J and K.
2. The Mayor and City Clerk are authorized and directed to sign the Infrastructure Contract as revised by this resolution.
3. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Holton to authorize the Clerk and Mayor to sign the Development Agreement with Connacht Realty, LLC and LaBelle Limited Partnership regarding the construction of the grid street contingent on Planning Commission approval of the site plan. Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Madaj to authorize the Mayor and Clerk to sign the reimbursement agreement with Mission Street Downtown Development Authority (DDA) regarding payment for connector street as presented. Motion unanimously adopted.

## Announcements on City-Related Issues and New Business

Commissioner Kulick announced that it is legal under City ordinance to ride bicycles on the sidewalk. It is the legal responsibility of the cyclist to give audible warning when passing pedestrians. He was pleased that the BeerFest did not use stakes to secure tents in jockey alley for their event.

Vice Mayor Lents announced that there will be a "Ride of Silence" on Wednesday, June 15 at 6:00 p.m. at Island Park for victims of bicycle accident in Kalamazoo. There is more information available on the event's facebook page. She reminded motorists and bicyclists to be aware and courteous.

Commissioner Gillis reminded citizens to apply for vacant board and commission seats. Applications can be found on the City's website at [www.mt-pleasant.org](http://www.mt-pleasant.org). She thanked the City's IT Department for creating e-mail links on the City's website and announced that Mac-TV has a link on the City's website at [www.mt-pleasant.org/boards\\_and\\_commissions](http://www.mt-pleasant.org/boards_and_commissions).

Commissioner Madaj congratulated Washington Neighborhood Association on their PorchFest.

Mayor Ling thanked the Fire and Police Departments as well as other area departments for their work at 200 Walnut Street Wednesday, June 8<sup>th</sup>.

The Commission recessed at 7:46 p.m. and went into a work session at 7:54 p.m.

### WORK SESSION -

a. Airport Staffing/Projections

Finance Director Kornexl presented a five year projection of the Airport Fund to obtain input before sharing it with potential airport partners and to move forward with staffing.

Discussion ensued.

Agreed to share projections with potential partners and proceed with full-time manager staffing plan.

b. Goal Setting

City Commissioners discussed 2017 goals and priorities.

Discussion ensued.

City Manager Ridley will update the document and provide it to the Commission.

Mayor Ling adjourned the meeting at 9:13 p.m. without objection.

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Kathleen Ling, Mayor

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Mary Ann Kornexl, Deputy City Clerk