

Minutes of the regular meeting of the City Commission held Monday, June 27, 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, Kulick, Madaj and Verleger

Commissioners Absent: Commissioner Holton

Others Present: City Manager Ridley, City Clerk Howard and City Attorney Curcio

### Proclamations and Presentations

Debbie Neumann and Michelle Parkkonen of Michigan Economic Development Corporation (MEDC) gave a presentation on the Redevelopment Ready Communities report.

Discussion ensued.

Water Superintendent Malcom Fox gave a presentation on the City's 2015 Water Quality Report.

Discussion ensued.

Mayor Ling read and presented a proclamation to Chris Bundy, Director of Parks and Grounds, recognizing July as "National Recreation and Parks month".

### Receipt of Petitions and Presentations

Received the following petitions and communications:

1. City Manager report on pending items.
2. Mt. Pleasant Parks and Recreation Commission Minutes (April).
3. Airport Advisory Board Minutes (May).
4. Historic District Commission Minutes (April).
5. Resignation of Lisa Ferden from the Historic District Commission and Zoning Board of Appeals.
6. Resignation of Keith Cotter from the Planning Commission.

Item 11a "Bids and Quotes - Fence Project" was removed from the Consent Calendar.

Moved by Commissioner Madaj and supported by Commissioner Kulick to approve the following items on the Consent Calendar:

1. Minutes of the regular meeting of the City Commission held June 13, 2016.
2. Contract with Dixon Engineering of Lake Odessa, Michigan in the amount of \$36,231 and authorize the budget amendment for the water tank inspection services.
3. Payroll dated June 17, 2016 and warrants dated June 15 and 23, 2016 all totaling \$1,787,597.56.

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Lents to approve the bid of Milner Fence Company of Saint Helen, Michigan in the amount of \$21,455 for the purchase and installation of a City-owned fence in the Wood Street right-of-way.

AYES: Commissioners Kulick, Lents, Ling, Madaj and Verleger

NAYS: Commissioner Gillis

ABSENT: Commissioner Holton

Motion carried.

Moved by Commissioner Kulick and supported by Commissioner Madaj to approve resolution authorizing the implementation of the recommendations of the report in pursuit of Redevelopment Ready Communities certification.

WHEREAS, The City of Mt. Pleasant has engaged in the Michigan Economic Development Corporation (MEDC)'s Redevelopment Ready Communities (RRC) program, including entering into a Memorandum of Understanding with the MEDC and undergoing an evaluation of the City's redevelopment practices as reported in the Redevelopment Ready Communities Community Assessment Report and Evaluation of Findings dated June 2016, and

WHEREAS, the MEDC has developed a program for certifying Redevelopment Ready Communities and the City of Mt. Pleasant desires to achieve that certification by implementing best practices and recommended strategies for redevelopment, and

WHEREAS, the City of Mt. Pleasant is currently updating its zoning ordinance and will utilize recommendations and technical assistance to ensure that development readiness is appropriately addressed in that document, and

WHEREAS, the program includes evaluating the strong partnerships with city boards and commissions related to development including the City Commission, Planning Commission, Downtown Development Board, Tax Increment Finance Authorities, and Economic Development Corporation, and

WHEREAS, after review of the Redevelopment Ready Community Assessment Report, the City of Mt. Pleasant is willing to complete the tasks as outlined, which will involve interaction with the aforementioned City commissions and boards, and

WHEREAS, The City of Mt. Pleasant is dedicated to continuous improvement of our operations and our interactions with our citizens and stakeholders, and

WHEREAS, certain recommendations have and will be made by the MEDC that are required in order for the City to attain Redevelopment Ready Communities Certification,

NOW THEREFORE BE IT RESOLVED, *that the City of Mt. Pleasant authorizes the implementation of recommendations made by MEDC and that are necessary to receive Redevelopment Ready Communities Certification from MEDC.*

Discussion ensued.

Moved by Commissioner Kulick to call for the previous question.

AYES: Commissioners Kulick, Lents, Madaj and Verleger

NAYS: Commissioners Gillis and Ling

ABSENT: Commissioner Holton

Motion carried.

Original motion to approve resolution authorizing the implementation of the recommendations of the report in pursuit of Redevelopment Ready Communities certification was immediately considered and unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Lents to approve the following resolution in support of House Bill 5578 regarding dark box stores.

Whereas, the property tax is the primary source of revenue for local municipalities, counties, and schools in the State of Michigan and it is vital that the property tax be fair and as uniformly applied as permitted under the Constitution and;

Whereas, certain "Big Box" retailers have utilized a valuation approach in their Michigan Tax Tribunal appeals that incorporates deed restricted and vacant or "Dark" store buildings that result in much lower values than for similar properties in surrounding states and effectively distorts Michigan's property tax system and;

Whereas, House Bill 5578 sponsored by the Rep. David Maturen is designed to close the "Dark Store" loophole that has cost local governments millions of dollars since 2013 and;

Whereas, HB 5578 sets up a fair and equitable system of property review by requiring the Michigan Tax Tribunal to consider all methods of assessing property and;

Whereas, HB 5578 limits the use of deed restrictions to prevent the Dark Store technique of using vacant, restricted properties, for the purpose of artificially lowering value and;

Whereas, HB 5578 details in law the tests that appraisers use to determine the highest and best use of property and;

Whereas, HB 5578 is consistent with state law defining a property's "true cash value" and;

Whereas, HB 5578 bill does not impose any new requirements on assessors or appraisers and;

Whereas HB 5578 was passed by the Michigan House of Representatives on June 8, 2016 and sent to the Michigan Senate for consideration.

THEREFORE, BE IT RESOLVED, the City Commission of the City of Mount Pleasant fully supports House Bill 5578 as passed by the Michigan House of Representatives and urges its passage by the Michigan Senate and approval by Governor Snyder, and

BE IT FURTHER RESOLVED that copies of this resolution be sent to Senator Emmons and Representative Cotter.  
Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Lents to set a general parameter that alley assessment repayment terms be expected to be one year for overlays and eight to ten years for total reconstruction. Motion unanimously adopted.

#### Announcements on City-Related Issues and New Business

Commissioner Kulick reminded residents of the Fireworks Ordinance in light of the 4<sup>th</sup> of July holiday nearing. He also cautioned residents to be considerate of their neighbors and fire hazards.

Commissioner Gillis clarified what previous question means to the public. She announced that the PILOT request and Indian Pines will be discussed in the work session tonight and that she would have liked them to be on separate work sessions so that further discussion could be had if needed on each topic. She gave information on current PILOTS in the City.

Vice Mayor Lents announced that there are vacancies on various boards and commissions and encouraged citizens to apply.

Commissioner Madaj reminded residents of the City's fireworks ordinance and asked residents to follow the ordinance regulations and be cautious.

#### Public Comment on Agenda and Non-Agenda Items

Mike Main, 207 Court St., introduced himself as the appointed Sherriff for Isabella County and gave a brief report on what has been happening in the Isabella County Sheriff Department recently.

The Commission recessed at 8:27 p.m. and went into a work session at 8:37p.m.

#### WORK SESSION

##### PILOT request for Chase Run

Discussion ensued.

Recommendation will be on July 11 agenda.

##### Indian Pines Option

Discussion postponed until July 11 work session.

Intergovernmental agreement/ordinance amendment with Union Township

Discussion ensued.

Recommendation will be on a future agenda.

Mayor Ling adjourned the meeting at 9:43 p.m. without objection.

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Kathleen Ling, Mayor

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Jeremy Howard, City Clerk