

Minutes of the regular meeting of the City Commission held Monday, February 26, 2018, at 7:00 p.m., in the City Commission Room.

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

Commissioners Present: Mayor Lents and Vice Mayor Madaj; Commissioners Gillis, Joseph, Kulick, LaLonde and Ling

Commissioners Absent: None

Others Present: City Manager Ridley and City Clerk Howard

Proclamations and Presentations

Director Mrdeza presented Parks & Public Spaces Director Bundy with the Parks Resource Leadership Award.

Assistant Fire Chief Dunham gave a presentation on the City's Neighborhood Resource Unit (NRU).

Public Input on Agenda Items

Keith Palmer, Owner, 114 S. Main Street, spoke in favor of the resolution to amend the Central Business District (CBD) Tax Increment Finance Authority (TIFA) plan to add fire safety grants as an eligible project.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Correspondence received regarding Michigan Medical Marihuana Facility Licensing Act (MMMFLA) from Julie Rush, President, Central Michigan Association of Realtors, 111 S. Lansing St., Mt. Pleasant, Michigan and Kristin Tencza, Communication Specialist, Wild Bill's Tobacco, 1100 W. Maple Rd., Troy, Michigan
3. Traffic Control Committee Minutes. (December)
4. Airport Advisory Board Minutes. (January)
5. Tax Increment Finance Authority/Principal Shopping District (TIFA/PSD) Minutes. (January)

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

1. Minutes of the regular meeting of the City Commission held February 12, 2018.
2. Minutes of the special meeting of the City Commission held February 13, 2018.
3. Bid of Spartan Distributors of Sparta, Michigan in the amount of \$36,033 for the purchase of a Toro Groundmaster 7200 Mower with Polar Trac and a V-plow attachment as well as approve the appropriate budget amendment.

4. Bid of Krapohl Ford of Mt. Pleasant, Michigan in the amount of \$26,167 for the purchase of a Ford F-350 cab and chassis.
5. Resolution in support of MDOT Contract 2018-0227 for Replacement of AWOS Ceilometer as well as a budget amendment in the amount of \$2,900:

WHEREAS, a contract 2018-0227 has been submitted by the Michigan Department of Transportation for funding to rehabilitate the existing Automated Weather Operating System (AWOS) located at the Mt. Pleasant Municipal Airport; and

WHEREAS, the AWOS is group of climatological instruments that continuously monitor and report real-time local weather data; and

WHEREAS, the continued availability of this data is vital for the safety and welfare of pilots and passengers who use the Mt. Pleasant Municipal Airport; and

WHEREAS, the City of Mt. Pleasant approved the expenditure of \$2,900 from the 2018 Operating Budget for the City's share of the project cost;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor is hereby authorized to execute the contract on behalf of the City of Mt. Pleasant.

6. Budget amendments of \$7,800 and \$3,000 from the assigned fund balance of the Principal Shopping District Board.
7. Warrants dated February 2, 6, 12 and 14, 2018 and Payrolls dated February 9, 2018 all totaling \$803,799.71.

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Madaj to receive proposed amendment to Title XV, Chapter 150, §150.02 of the Mount Pleasant City Code regarding private swimming pools and set a public hearing for March 12, 2018 at 7:00 p.m. on same. Motion unanimously adopted.

Commissioner Kulick recused himself from discussion and motion on special assessment to remove any appearance of a conflict of interest.

Moved by Commissioner Joseph and supported by Vice Mayor Madaj to approve the adoption of the following Resolution Nos. 1 and 2 to commence the proceedings for Special Assessment District 1-18:

SPECIAL ASSESSMENT DISTRICT 1-18 RESOLUTION NO. 1

WHEREAS, pursuant to provisions of the City Charter of the City of Mt. Pleasant and Chapter 33: TAXATION, Section 33.17 "Authority to Assess", of the Code of Ordinances, the City Commission of the City of Mt. Pleasant may commence proceedings for the making of local public improvements within the City and determine the tentative necessity thereof, and,

WHEREAS, the City Commission has received a petition from property owners and tentatively deems it to be in the public interest, health and welfare to reconstruct the alley in the block between Fancher on the west, Kinney on the east, Locust on the south and Wisconsin on the north in the City Special Assessment District No. 1-18;

NOW, THEREFORE, BE IT RESOLVED, THAT:

- 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,
- When the aforesaid report is completed, the City Manager shall file the same with the City Clerk for presentation to the Commission.
- All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

SPECIAL ASSESSMENT DISTRICT 1-18
RESOLUTION NO. 2

WHEREAS, the City Manager has prepared a report concerning certain public improvements in Special Assessment District No. 1-18, 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 acquire and construct the public improvements in the City of Mt. Pleasant more particularly hereinafter described in this resolution;

NOW, THEREFORE, BE IT RESOLVED, THAT:

- The City Commission hereby tentatively determines that the public improvements described more particularly hereinafter provided for are necessary.
- The total cost of said improvements is estimated to be \$57,000. The amount of \$51,300.00 shall be spread over the special assessment district as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district. \$5,700.00 shall be paid by the City-at-large.
- Said special assessment district shall consist of all the lots and parcels of land as follows: reconstruct the alley in the block between Fancher on the west, Kinney on the east, Locust on the south and Wisconsin on the north in the City Special Assessment District No. 1-18;
- Said estimated life of such public improvements is not less than fifteen (15) years.
- 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.

- The aforesaid report shall be placed on file in the office of the City Clerk where the same shall be available for public examination.
- The City Commission shall meet on March 12, 2018 at 7:00 p.m., in the City Commission Room, City Hall, 320 W. Broadway St., for the purpose of hearing public input on the making of said public improvements.
- 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.
- All resolutions and parts of resolutions conflicting with the provisions of this resolution are hereby rescinded.

AYES: Commissioners Gillis, Joseph, LaLonde, Lents, Ling and Madaj
NAYS: None
ABSENT: None
ABSTAINED: Commissioner Kulick
Motion carried.

Moved by Commissioner Joseph and supported by Commissioner Ling to approve the adoption of the Resolution to approve the Fifth Amendment to the Central Business District Improvements Development Plan and Tax Increment Financing Plan proposed by the City of Mt. Pleasant Tax Increment Financing Authority and to provide for the collection of tax increment revenues as presented. (CC Exh. 2-2018)

AYES: Commissioners Joseph, LaLonde, Lents, Ling and Madaj
NAYS: Commissioners Gillis and Kulick
ABSENT: None
Motion carried.

Moved by Commissioner Ling and supported by Commissioner Kulick to make the following appointments to various City Boards and commissions as recommended by the Appointments Committee:

	<u>Term Expires</u>
<u>City/CMU Student Liaison Committee</u> (Landlord Seat) Tim Driessnack	December 31, 2020

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Kulick reminded the public to adhere to community standards during upcoming St. Patrick's Day festivities.

Mayor Lents thanked Commissioner Gillis for representing the commission at the Peacemaking ceremony at Mt. Pleasant Public Schools. She thanked Director Mrdeza for update on 410 W. Broadway St. and thanked Commissioners for the work they did on the MMMFLA work session at their last meeting.

The Commission recessed at 7:50 p.m. and went into a work session at 8:00 p.m.

WORK SESSION - Property maintenance/blight discussion

Mayor Lents led a discussion on a potential property maintenance/blight ordinance.

Discussion ensued.

Staff and City Attorney will incorporate generally agreed upon parameters into the draft ordinance to get a revised draft back to the Commission which will then be shared with additional stakeholders for comments and then brought to the Commission at a future meeting.

Mayor Lents adjourned the meeting at 9:17 p.m. without objection.

Allison Lents, Mayor

Jeremy Howard, City Clerk