

Minutes of the regular meeting of the City Commission held Monday, July 27, 2015, at 7:00 p.m., in the City Commission Room.

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

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

Commissioners Absent: Mayor Holton

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

Proclamations and Presentations

Vice Mayor Rautanen read and presented a proclamation welcoming the student delegates from our Sister City Okaya, Japan.

Vice Mayor Rautanen presented a Neighborhood Mini Grant to Pheasant Run Kids Club. Carol Webster, Resident Council President; Charlean Hollis, Resident Council Vice-President; and Melissa Hill, Kids' Club Parent Volunteer accepted the mini-grant on behalf of Pheasant Run Kids' Club.

Public Input on Agenda Items

Allison Quast-Lents, 502 S. University, spoke on behalf of the Downtown Ad Hoc Committee to thank the Commission for allowing them the opportunity to review downtown finances, programs, and activities and welcome the City Commission to their August 20th meeting or to schedule a joint meeting.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Mt. Pleasant Planning Commission regular meeting Minutes (June)
3. Mt. Pleasant Planning Commission work session Minutes (June)
4. Downtown Development Board Minutes (June)
5. Report from Downtown Ad Hoc Committee
6. Notice of Temporary Traffic Control Order T8-2015.
7. Second Quarter Investment Report

Moved by Commissioner Sous 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 July 13, 2015.
2. Receive proposed Ordinance to amend subsection 154.051(C)(3)(b) of the Mt. Pleasant Zoning Ordinances to clarify the special use permit requirements for churches in the R District and set a public hearing for Monday, August 24, 2015 at 7:00 p.m. on same.
3. Resolution Recognizing Listening Ear Crisis Center as a non-profit organization for the purpose of obtaining a charitable gaming license.
4. Payrolls dated July 10 & 17, 2015 and warrants dated July 15 & 23, 2015 all totaling \$1,814,106.11.

Motion unanimously adopted.

A public hearing was held on the proposed Ordinance to amend subsection 154.068(C)(1) of the Mt. Pleasant Zoning Ordinances to authorize transitional zoning in the Mission Redevelopment Overlay Zone. There being no public comment or communications, the Vice Mayor closed the public hearing.

Moved by Commissioner Kulick and supported by Commissioner Joslin that Ordinance 1000, an Ordinance to amend subsection 154.068(C)(1) of the Mt. Pleasant

Zoning Ordinances to authorize transitional zoning in the Mission Redevelopment Overlay Zone having been introduced and read, now be passed, ordained and ordered published.

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

Moved by Commissioner Ling and supported by Commissioner Joslin to approve request from Bird Bar and Grill to install previously constructed 6 ft decorative fencing due to the following special circumstances: 1) alcohol is being served in this location and the higher fence would deter passing alcohol to others on the sidewalk; 2) it would prohibit patrons from sitting on the fence; 3) at the time of the application for a building permit for the fence, the owner appeared to make a good faith effort to find out what, if any, regulations existed and had the fence built in a way that the owner believed, based on conversation with city officials, would be within the regulations; 4) there appeared to be a legitimate confusion about whether the area involved was public or private property; and 5) the Downtown Development Board urged the City Commission to grant this exception because the height regulation for fences on sidewalks in the Downtown area was passed after the fence was constructed.

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

Announcements on City-Related Issues and Concerns

Commissioner Joslin asked that the Planning Commission add vote counts to motions in their minutes. He also asked if the City can help move along progress on a connecting drive from Target to JCPenny.

Commissioner Ling would like to make a referral to the Planning Commission to have the following items regarding the Mission Street overlay next to residential properties discussed: 1) constraints on percent of residential vs. commercial; 2) limits on density when next to residential; and 3) boundaries of Mission Street overlay. The Commission concurred, and asked the City Manager to refer it to the Planning Commission.

Commissioners Sous and Rautanen would like to have a joint meeting with the Downtown Development Board regarding Downtown Ad Hoc Committee report.

Commissioner Sous announced that he attended Potter Playground meeting and plans are posted on City website at www.mt-pleasant.org/potterplans.

Vice Mayor Rautanen announced that Hannah's Bark Park is open and key fobs are available for purchase at the City Parks and Recreation Office.

The Commissioner recessed at 7:53 p.m. and went back into open session at 8:00 p.m.

WORK SESSION – Alley Maintenance

City Manager Ridley led a discussion on alley maintenance in the City. Based on the general agreement, staff will follow-up on the following and will then report back:

- Vegetation growth in alleys
 - Send letters to property owners requiring trimming; and City will chip for free (1 time brush chipping)

- If resident/property owner does not comply, City will trim and bill according to ordinance
- After initial cleanup, be sure to enforce ordinance
- Other trash and brush clean-up in alleys
 - Send letters to specific residents/property owners – offer list of available vendors and mini-grant options and encourage clean-up due to 2016 grading and gravel work to be done
 - If resident/property owner does not comply, City will clean up and bill according to ordinance
 - After initial cleanup, be sure to enforce ordinance
- Gravel alleys
 - Investigate phasing in concrete entrances by doing them at the time of street reconstructs, overlays, and sidewalk work
 - Budget for gravel cost and labor to grade in 2016 to get non-paved alleys to a level 3 rating. Budget will recommend utilizing capital funds that were intended for sidewalk replacement due to savings from utilizing mud-jacking of sidewalks. Budget ongoing maintenance to keep them at a level 3.
- Paved alleys
 - In CIP look to have any reconstruct of alley in a TIF district funded by TIFA money
 - Residential alleys – continue special assess if reconstruct, but offer overlay option. City pays if pulverizing back to gravel at a condition level 2

Moved by Commissioner Kulick and supported by Commissioner Verleger to adjourn the meeting at 9:09 p.m. Motion unanimously adopted.

Rick Rautanen, Vice Mayor

Jeremy Howard, City Clerk