

Minutes of the regular meeting of the City Commission held Monday, March 14, 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 City Clerk Howard

Proclamations and Presentations

City Planner Kain presented the 2015 Community Improvement Awards to:

<u>Category</u>	<u>Address</u>	<u>Property Owner</u>
Commercial	111 E. Broadway	Art Reach of Mid Michigan
Single-family	1108 Watson	John R. Harkins Trust
Multi-family	808 Pleasant	Olivieri Management Inc.

Mayor Ling read and presented a Proclamation to Doug Ouellette who accepted on behalf of Mercantile Bank of Mt. Pleasant, its employees and their families for their contribution of time and money for the Yost Playground project.

Community Services and Economic Development Director Mrdeza gave a presentation on the Potter Playground project and explained the crowdfunding kick-off for the project.

Additions/Deletions to Agenda

Item #24a, "Tree abatement process for airport runway approach." was removed from the agenda.

Item #23a, "Consider closed session pursuant to Section 8(d) of the Open Meetings Act to consider the purchase or lease of real property." was added to the agenda.

Receipt of Petitions and Presentations

Received the following petitions and communications:

1. City Manager report on pending items.
2. Response to City Commission's referral of September 28, 2015 to the Planning Commission and Zoning Board of Appeals in regard to M-2 Redevelopment Procedures update.
3. Communication regarding Michigan Department of Transportation (MDOT) governed Request for Qualifications (RFQ) process for Airport Engineer and notification of preferred firm.
4. Correspondence regarding pedestrian street lighting project.
5. Communication from City resident Kevin Andrews regarding sidewalk snow clearing.
6. Zoning Board of Appeals Minutes. (October)
7. Parks and Recreation Commission Minutes. (January)
8. Prinicpal Shopping District Board (DDB) Minutes. (January)
9. Planning Commission regular meeting Minutes. (February)
10. Planning Commission work session Minutes. (February)
11. Notice of Temporary Traffic Control Order 3-2016.

Moved by Commissioner Holton 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 February 22, 2016.

2. Bid of Countyline Power of Sanford, Michigan in the amount of \$261,595.00 for the purchase and installation of pedestrian lighting plus an additional \$775 for five household shields.
3. Bid of The Isabella Corporation of Mt. Pleasant, Michigan in the amount of \$311,720 for the Lansing Street water main project.
4. Bid of McGuirk Sand-Gravel of Mt. Pleasant, Michigan in the amount of \$321,765 for the Broadway Street-Phase II Reconstruction project.
5. Bid of Spaulding Manufacturing of Saginaw, Michigan in the amount of \$18,321 for the purchase of a trailer mounted asphalt hauler.
6. Bid of Wonsey Tree Service of Alma, Michigan in the amount of \$38,120 for tree trimming and removal.
7. Bid of Krapohl Ford of Mt. Pleasant, Michigan for the purchase of one new 2016 F-350 4x4 SD Super cab with a 6' box in the amount of \$31,196.
8. Bid of Krapohl Ford of Mt. Pleasant, Michigan for the purchase of one new 2016 F-250 4x4 SD Regular cab in the amount of \$25,223.
9. Contract amendment with Corby Energy Services in the amount of \$29,060 and a 2016 budget amendment of \$149,900 for the work that was completed after January 1, 2016.
10. Resolution as presented accepting Stadium Drive into the local street inventory for the City of Mt. Pleasant:

WHEREAS: the City of Mt. Pleasant did acquire land for street right-of-way for street purposes in 2015, and the street was constructed in 2015, and

WHEREAS: it is necessary to furnish certain information to the State of Michigan to place this street within the City of Mt. Pleasant street system for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW, THEREFORE, IT IS RESOLVED:

1. That said street is to be named **Stadium Drive**.
2. That the Legal Description of said street is described as:

AN EASEMENT OVER THE FOLLOWING DESCRIBED

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 27, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE N.00°-09'-59"W., ON AND ALONG THE EAST LINE OF SAID SECTION, 955.46 FEET; THENCE S.89°-51'-26"W., 59.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSION STREET (SO-CALLED) AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.89°-51'-26"W., 239.93 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 35.00 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE PHYSICAL CENTERLINE OF EAST CAMPUS DRIVE; THENCE N.00°-00'-00"E., ON AND ALONG SAID LINE, 98.18 FEET; THENCE S.69°-38'-35"E., BEING PARALLEL WITH AND 2.00 FEET, MEASURED AT RIGHT ANGLES, NORTH OF THE NORTHERLY EDGE OF A PROPOSED 8 FOOT WIDE SIDEWALK, SAID LINE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STADIUM DRIVE, 54.11 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 148.00 FEET; THENCE SOUTHEASTERLY CONTINUING ON SAID LINE AND ON AND ALONG THE ARC OF SAID CURVE, 47.44 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING S.79°-49'-17"E., 52.31 FEET TO SAID POINT OF TANGENCY; THENCE N.90°-00'-00"E., CONTINUING ON SAID LINE, 137.51 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MISSION STREET; THENCE S.00°-09'-59"E., ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 60.00 FEET, MEASURED AT RIGHT-ANGLES, WEST OF SAID EAST SECTION LINE, 69.51 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES OF LAND.

WITH A PHYSICAL CENTERLINE DESCRIPTION OF;

THE PHYSICAL CENTER LINE OF STADIUM DRIVE, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 27, SECTION 27, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN; THENCE N.00°-09'-59"W., ON AND ALONG THE EAST LINE OF SAID SECTION, 984.32 FEET; THENCE

S.90°-00'-00"W., 59.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSION STREET (SO-CALLED) AND TO THE POINT OF BEGINNING OF THIS PHYSICAL CENTER LINE; THENCE CONTINUING S.90°-00'-00"W., 97.85 FEET; THENCE N.82°-18'-42"W., 100.91 FEET; THENCE S.90°-00'-00"W., 41.99 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 35.00 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE PHYSICAL CENTERLINE OF EAST CAMPUS DRIVE AND TO THE POINT OF ENDING OF THIS PHYSICAL CENTER LINE.

3. That said street is located within a City of Mt. Pleasant right-of-way and is under the control of the City of Mt. Pleasant.

4. That said street is a public street and is for public street purposes.

5. That said street is accepted into the City of Mt. Pleasant Local Street system and was open to the public September 17, 2015.

11. Authorize the Mayor and Clerk to sign the Parking Lot Use Agreement with the EDC and Housing Commission as presented and authorize a \$5,000 budget amendment for sidewalk construction from the Capital Improvement Fund.

12. Received Spring 2016 Saginaw Chippewa Indian Tribe 2% funding requests from various City departments.

13. Payrolls dated February 26, 2016 and warrants dated February 24, March 1, 2 and 4, 2016 all totaling \$718,069.67.

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Gillis to approve Resolution #5 for Special Assessment District #2-16 as presented which reduces the property owner assessment by a portion of the monies received as a contribution toward the project and authorize a budget amendment of \$42,000 from the Capital Improvement Fund toward the project:

SPECIAL ASSESSMENT DISTRICT 2-16
RESOLUTION NO. 5

WHEREAS, the City Commission has met after due and legal notice and reviewed the special assessment roll to defray Special Assessment District No. 2-16 share of the cost of certain public expenditures, described as: install pedestrian street lights on the East side of Douglas between Bellows and High Street and West side of University between Bellows and May Street and East side of Franklin between Bellows and May Street and West side of Lansing between Bellows and Gaylord Street;

WHEREAS, after hearing all persons interested therein and after carefully reviewing the special assessment roll, the Commission deems said special assessment roll to be fair, just and equitable and that each of the assessments contained thereon are in accordance with the benefits to be derived by each parcel of land assessed;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll as prepared by the City Assessor, in the amount of \$147,238 is hereby confirmed.

2. Said special assessment roll may be divided into seven (7) annual installments, the first of which shall be due and payable on July 1, 2017.

3. Interest shall be charged on the unpaid balance of said special assessment roll at the rate of three percent (3%), commencing one (1) month after notification that the project has been completed. There will be no interest if paid within one month of the written notification from the City Treasurer.

4. The City Clerk is directed to attach his warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the City Assessor to spread and the City Treasurer to collect the sums and amounts as directed by the Commission.

5. The City Clerk is directed to endorse the date of confirmation on the roll.

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

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Holton to suspend future incentives under the Owner Occupied Residential Incentive Program until the target market analysis is received. **Exception:** if the application in process does come forward they would need to comply with the following eligibility requirements: 1) property must have been a licensed rental for at least 2 years prior to purchase; and 2) purchase/sale cannot be between two individuals within an immediate family.

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

NAYS: Commissioner Gillis

ABSENT: None

Motion carried.

Moved by Commissioner Holton and supported by Commissioner Madaj to enter into closed session pursuant to Section 8(d) of the Open Meetings Act to consider the purchase or lease of real property.

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

NAYS: None

ABSENT: None

Motion carried.

Announcements on City-Related Issues and New Business

Vice Mayor Lents invited citizens to apply for vacancies on City appointed boards and commissions.

Commissioner Kulick announced current vacancies and invited citizens to apply for vacancies on City appointed boards and commissions.

The Commission recessed at 7:54 p.m. and went into a work session at 8:01 p.m.

WORK SESSION

A) Potential Next Meeting Agenda Items:

- 1) Mayor Ling led a discussion on evaluation format for City Manager.

Mayor will appoint a subcommittee at the next meeting.

- 2) City Manager Ridley, Community Services and Economic Development Director Mrdeza and Downtown Development Director Sponseller led a discussion on a Request to Reallocate Revolving Loan Funds to the Tax Increment Finance Authority-Central Business District (TIFA-CBD) for Downtown Façade Improvement Program.

Discussion ensued.

B) Future Agenda Items

- 1) City Manager Ridley led a discussion on Indian Pines.

Discussion ensued.

C) Commissioner Ideas for Potential Future Topics:

- 1) Commissioner Gillis suggested the Commission consider 100% City funded sidewalk construction as a future work session topic. It will be combined with Capital Improvement Plan discussion.
- 2) Vice Mayor Lents suggested the Commission discuss sidewalk snow removal and 3-D maps of tax values for future work session topics.

The Commission recessed at 8:56 p.m. and went into a closed session at 8:57 p.m. A separate set of minutes was taken for the closed session. The Commission went back into open session at 9:27 p.m.

Mayor Ling adjourned the meeting at 9:28 p.m. without objection.

Kathleen Ling, Mayor

Jeremy Howard, City Clerk