

Minutes of the regular meeting of the City Commission held Monday, September 10, 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, City Clerk Howard and City Attorney Wood

Public Input on Agenda Items

Eric Hanna, 507 S. Grand Ave., Lansing, MI, spoke in support of the Economic Development Corporation purchase and development agreement for 410 West Broadway.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Resignation of Tim Coscarelly from the Economic Development Corporation - Brownfield Redevelopment Authority (EDC/BRDA).
3. Correspondence from Jim Holton regarding Sacred Heart Request.

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

1. Minutes of the regular meeting of the City Commission held August 27, 2018.
2. Minutes of the closed session of the City Commission held August 27, 2018.
3. Received Industrial Facilities Tax Abatement application for American Mitsuba and set a public hearing for Monday, September 24, 2018 at 7:00 p.m. to hear public comment on same.
4. Received fall 2018 Saginaw Chippewa Indian Tribal 2% funding requests from City Departments.
5. Received proposed 2019 Annual Operating Budget and set a public hearing for Monday, November 12, 2018 on same.
6. Received resolution to amend 2018 operating budget as follows:

WHEREAS, Article VII, Section 10 authorizes the City Commission to amend the annual operating budget by resolution, and

WHEREAS, the 2018 operating budget was originally adopted by resolution on December 11, 2017 and

WHEREAS, the activities of the City since the budget was adopted have been such

as to necessitate an amendment at this time,

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2018 operating budget be amended, effective immediately.

	Fund Balance <u>January 1</u>	2018 Revenue <u>Revenue</u>	2018 Expenditures <u>Expenditures</u>	Fund Balance <u>December 31</u>
<u>GOVERNMENTAL FUNDS</u>				
GENERAL FUND				
Unassigned	\$3,034,284	\$12,096,420		
Legislative Division			\$1,022,770	
Finance Division			1,424,470	
Public Safety Division			6,686,785	
Community Services Division			2,535,385	
Public Works Division			818,080	
Amount from Fund Balance			(17,940)	
Total Unassigned	3,034,284	\$12,096,420	\$12,469,550	\$2,661,154
Assigned for Next Year's Budget	17,940	148,310	17,940	148,310
Assigned for Economic Initiatives	401,572	80,000	0	481,572
Assigned for Projects/Programs	387,698	717,590	119,720	985,568
Restricted	933,708	84,600	572,990	445,318
Non-spendable	461,576	0	0	461,576
Total General Fund	\$5,236,778	\$13,126,920	\$13,180,200	\$5,183,498
SPECIAL REVENUE FUNDS				
MAJOR STREET FUND				
Restricted	1,971,313	1,914,960	1,961,020	1,925,253
Restricted for Donation	15,399	0	0	15,399
Total Major Street Fund	1,986,712	1,914,960	1,961,020	1,940,652
LOCAL STREET FUND				
Restricted	891,038	1,029,670	1,395,600	525,108
Restricted for Donation	140,000	5,000	105,000	40,000
Total Local Street Fund	1,031,038	1,034,670	1,500,600	565,108
SPECIAL ASSESSMENT COMMITTED	304,169	24,820	0	328,989
DOWNTOWN IMPROVEMENT & PARKING FUND				
Restricted from Special Assessment	50,216	115,830	146,480	19,566
Assigned from General Fund/Parking	39,204	130,320	119,880	49,644
Total Downtown Fund	89,420	246,150	266,360	69,210
PARKS & RECREATION FUND				
Restricted for PEAK	0	141,000	141,000	0
Restricted for Parks	0	0	0	0
Assigned for PEAK	426,872	406,400	502,120	331,152
Assigned for Projects	0	0	0	0

Assigned for Recreation	23,542	594,880	583,370	35,052
Total Parks & Recreation Fund	450,414	1,142,280	1,226,490	366,204
BLOCK GRANT FUND				
Assigned for Owner Occupied - Hsg.	28,491	0	0	28,491
Assigned	315,424	800	0	316,224
Total Block Grant Fund	343,915	800	0	344,715
Cemetery Fund Committed	196,081	8,700	0	204,781
Total Governmental Funds				
Appropriated Budget	\$9,638,527	\$17,499,300	\$18,134,670	\$9,003,157

FURTHER, BE IT RESOLVED, that the following informational summaries be approved for the Capital Project, Debt Service, Component Units, and Proprietary Funds for the year beginning January 1, 2018 and ending December 31, 2018

	Fund Balance January 1	2018 Revenue	2018 Expenditures	Fund Balance December 31
CAPITAL PROJECT FUNDS				
CAPITAL IMPROVEMENT FUND				
Committed for Projects	\$495,000	\$117,100	\$200,000	\$412,100
Committed	1,025,979	546,230	185,470	1,386,739
Total Capital Improvement Fund	1,520,979	663,330	385,470	1,798,839
DEBT SERVICE FUNDS				
Borden Building Debt Restricted	129,268	320,350	329,730	119,888
Capital Project and Debt Service Funds				
Informational Summaries	\$1,650,247	\$983,680	\$715,200	\$1,918,727

	Working Capital January 1	Sources of Working Capital	Uses of Working Capital	Working Capital December 31
Component Units				
MISSION STREET DDA FUND				
Assigned	\$450,000	\$218,500	\$401,000	\$267,500
Unassigned	75,830	68,800	89,810	54,820
Total Mission Street DDA Fund	525,830	287,300	490,810	322,320
TAX INCREMENT FIN AUTH FUND				
Central Business District Restricted	42,437	0	0	42,437
Central Business District Assigned	601,206	152,210	148,400	605,016
Central Business District Unassigned	72,357	106,960	120,760	58,557
Ind Park North Assigned	90,000	0	0	90,000
Ind Park North Unassigned	8,745	400	4,030	5,115
Total TIFA	814,745	259,570	273,190	801,125

LOCAL DEVELOPMENT FIN AUTHORITY

Assigned	269,202	0	59,699	209,503
Unassigned	10,591	112,400	108,441	14,550
Total LDFA	279,793	112,400	168,140	224,053

BROWNFIELD REDEVELOPMENT FUND

Assigned	8,139	200,440	199,200	9,379
Unassigned	111	0	0	111
Total Brownfield	8,250	200,440	199,200	9,490

ECONOMIC DEVELOPMENT CORPORATION

Assigned Parking Lot	13,500	1,500	0	15,000
Unassigned	22,321	7,450	6,540	23,231
Total EDC	35,821	8,950	6,540	38,231

Total Component Unit Funds

Informational Summaries	\$1,664,439	\$868,660	\$1,137,880	\$1,395,219
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Working Capital <u>January 1</u>	Sources of Working <u>Capital</u>	Uses of Working <u>Capital</u>	Working Capital <u>December 31</u>
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PROPRIETARY FUNDS

Enterprise Funds

LAND DEVELOPMENT FUND

Restricted	\$170	0	0	\$170
Unassigned	(31,009)	96,380	88,600	(23,229)
Total Land Development	(30,839)	96,380	88,600	(23,059)

AIRPORT FUND

Restricted	37,384	40,000	46,322	31,062
Assigned	82,519	0	0	82,519
Unassigned	37,833	835,430	867,998	5,265
Total Airport	157,736	875,430	914,320	118,846

SEWER FUND

Assigned	149,328	244,100	161,700	231,728
Restricted	823,684	287,500	710,000	401,184
Unassigned	1,365,104	2,187,590	2,130,950	1,421,744
Total Sewer	2,338,116	2,719,190	3,002,650	2,054,656

WATER FUND

Restricted	352,800	0	0	352,800
Assigned	1,095,450	340,000	211,360	1,224,090
Unassigned	637,249	2,882,990	2,625,080	895,159
Total Water	2,085,499	3,222,990	2,836,440	2,472,049

SOLID WASTE FUND

Restricted	303,746	0	103,746	200,000
Unassigned	935,234	444,910	571,774	808,370

Total Solid Waste	1,238,980	444,910	675,520	1,008,370
Internal Service Funds				
MOTOR POOL FUND				
Assigned	118,000	0	118,000	0
Unassigned	799,574	1,051,400	1,109,540	741,434
Total Motor Pool	917,574	1,051,400	1,227,540	741,434
SELF INSURANCE FUND	1,702,248	2,372,100	2,466,600	1,607,748
Total Proprietary Funds				
Informational Summaries	\$8,409,314	\$10,782,400	\$11,211,670	\$7,980,044

7. Warrants dated August 22 & 31, 2018 and Payrolls dated August 24, 2018 all totaling \$1,179,035.15.
Motion unanimously adopted.

A public hearing was held on a proposed Ordinance to Repeal Chapter 53, Section 53.01 – Storm Sewer District No. 1 of the Mt. Pleasant Code of Ordinances, in its entirety. There being no public comment or communications received, the Mayor closed the public hearing.

Moved by Commissioner Kulick and supported by Commissioner Gillis that Ordinance 1040, an Ordinance to Repeal Chapter 53, Section 53.01 – Storm Sewer District No. 1 of the Mt. Pleasant Code of Ordinances, in its entirety, having been introduced and read, now be passed, ordained and ordered published.

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

Moved by Commissioner Kulick and supported by Commissioner Joseph to confirm the purchase and development agreement for 410 W. Broadway as recommended by the Economic Development Corporation.

Ayes: Commissioners Joseph, Kulick, LaLonde, Lents, Ling and Madaj
Nays: Commissioner Gillis
Absent: None
Motion carried.

Moved by Commissioner Ling and supported by Commissioner Kulick to make the following appointment as recommended by the Appointments Committee:

Economic Development Corporation/
Brownfield Redevelopment Authority
EDC/BRDA
Josh Agardy

Term Expires:
12/31/2018

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Gillis to authorize the allocation of \$4,450 of sidewalk funds to the proposed right of way improvements on Michigan and Illinois and authorize City staff to work with Sacred Heart representatives to coordinate the work. Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Joseph to authorize the Mayor to sign the Mt. Pleasant Housing Commission Environmental Review package for the 2019 Energy Performance Contract. Motion unanimously adopted.

Moved by Commissioner Ling and supported by Commissioner Joseph to conduct a closed session pursuant to subsection 8(c) of the Open Meetings Act for strategy and negotiation of a collective bargaining agreement.

AYES: Commissioners Gillis, Joseph, Kulick, LaLonde, Lents, Ling and Madaj

NAYS: None

ABSENT: None

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Kulick announced recent legislation to mandate motor vehicles give bicycles 3 feet when passing and would like to see citizens follow the law and police enforce it. He also announced the fall leaf pickup schedule:

Week of October 22 - rake leaves into low piles;

Week of October 29 - City-wide sweep;

Week of November 5 - rake leaves into low piles;

Week of November 12 - City-wide sweep;

Week of November 19 - rake leaves into low piles; and

Week of November 26 - FINAL City-wide sweep.

Commissioner Ling thanked Tim Coscarelly for his time on the EDC/BRDA Board and announced openings on city boards and commissions and encouraged residents to apply. Information can be found on the city's website www.mt-pleasant.org. She thanked CMLife for their story on things to do in Downtown and Molli Ferency for the Municipal League Review article on Downtown.

Commissioner Gillis reminded public of Indian Pines Park and that they can enjoy the park. She also reminded the public about the free brush chipping beginning September 24th.

Public Comment on Agenda and Non-Agenda Items

Petro Tolas, 306 E. Broadway, questioned the Commission's decisions regarding 410 W. Broadway; noticed City crews grinding sidewalk edges and doesn't agree it is the best approach; and requested more transparency regarding the Mt. Pleasant Center Property, including costs incurred.

The Commission recessed at 7:53 p.m. and went into a work session at 8:01 p.m.

WORK SESSION - Medical Marihuana Application Deadline

Mayor Lents led a discussion regarding setting the Medical Marihuana Application deadline.

Discussion ensued.

Staff will prepare the appropriate resolution for consideration at the September 24, 2018 City Commission meeting.

The Commission recessed at 8:28 p.m. and went into closed session at 8:32 p.m. Closed session ended at 9:19 p.m. A separate set of minutes was taken for the closed session.

Mayor Lents adjourned the meeting at 9:20 p.m. without objection.

Allison Lents, Mayor

Jeremy Howard, City Clerk