

Minutes of the regular meeting of the City Commission held Monday, June 24, 2019, at 7:00 p.m., in the City Commission Room.

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

Commissioners Present: Mayor Joseph and Vice Mayor Gillis; Commissioners Kulick, LaLonde, Ling, Perschbacher and Tolas

Commissioners Absent: None

Others Present: City Manager Ridley and City Clerk Howard

### Proclamations and Presentations

City Planner Kain gave a presentation on the City's Planning Department.

### Public Input on Agenda Items

Erin Strang, 8485 S. Meridian; and Jim McBryde, 2130 Flagstone Ct., spoke in favor of endorsement of conceptual plan for Central Michigan University Smartzone.

Dave Coyne, 1300 N. Harris, spoke in opposition to redesign of Pickard Street from four lanes to two lanes with a turn lane and bike lanes.

Jon Joslin, 320 E. Illinois, spoke in opposition to resolution #3 to proceed with improvements; and resolution #4 to set a public hearing to review the special assessment roll for Special Assessment #2-2019. He also spoke in opposition to redesign of Pickard Street from four lanes to two lanes with a turn lane and bike lanes.

### Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items;
  - a. Update on progress made with citizen groups and the complaint process.
2. Building, Fire and Sanitary Sewer Board of Appeals Meeting Minutes. (February)
3. Parks and Recreation Commission Meeting Minutes. (April)
4. Planning Commission Meeting Minutes. (May)
5. Airport Advisory Board Meeting Minutes. (May)
6. Correspondence received from M.C. Kostrzewa, 210 Court St. regarding yield to pedestrian sign for Broadway Street.
7. Correspondence received from Ld Cald, ldcalda@aol.com regarding recreational marijuana.
8. Letter at the dais from Steven Stressman, 215 E. Chippewa St., regarding resignation from Parks and Recreation Commission.

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

1. Minutes of the regular meeting of the City Commission held June 10, 2019.

2. Bid of Krapohl Ford of Mt. Pleasant, Michigan for the purchase of two police patrol vehicles in the amount of \$75,374.
3. Bid of Peerless-Midwest, Inc. of Ionia, Michigan in the amount of \$28,778 for the retrofitting Well #17 project.
4. Award contract for lime residuals removal to Rocky Ridge Development, LLC of Sylvania, Ohio for \$24.65 per cubic yard with a not-to-exceed amount of \$275,000.
5. Award contract for the 1MG Reservoir Bypass Project to L.D. Docsa of Kalamazoo, Michigan in the amount of \$406,000.
6. Award contract for the rotating biological contactor replacement to American Resource Recovery Services of Sparta, Michigan in the amount of \$68,248.
7. Accept ownership of the parcel containing the detention pond in Industrial Park South from the Economic Development Corporation.
8. Resolution regarding Industrial Park South grant as presented:

WHEREAS, The City of Mt. Pleasant is a municipal corporation, is governed by a City Charter, and is granted all of the powers which a City may possess under the State Constitution and laws of the State of Michigan; and

WHEREAS, The City of Mt. Pleasant and Isabella County experienced a severe weather event in June, 2017, resulting in widespread flooding and property damage throughout the county;

WHEREAS, The President of the United States issued a Major Disaster Declaration on August 2, 2017 recognizing four counties in Michigan (including Isabella) as eligible for federal disaster relief; and

WHEREAS, Funds were appropriated by Congress to the Economic Development Administration (EDA) in February, 2018 for the purpose of addressing disaster relief from this and other natural disaster events during 2017; and

WHEREAS, On April 10, 2018, a FY 2018 EDA Disaster Supplemental Funding Opportunity Notice was announced which allocated funding to eligible entities impacted by declared natural disasters in 2017; and

WHEREAS, The City of Mt. Pleasant has been invited by EDA to submit a full application for assistance under this Notice of Funding Opportunity to expand the detention pond in its Industrial Park South; and

WHEREAS, Such expansion of the detention pond will bring the pond and subsequent private properties in the park into current and future compliance with the City's Storm Water Management Ordinance, will allow for future investment in the industrial park, and will protect properties, including those downstream, from the impact of future severe flooding events; and

WHEREAS, The City is required to provide matching funds at the ratio of 20% of those requested from EDA for the total estimated cost of the project; and

WHEREAS, The estimated total project cost of the detention pond expansion is \$288,420 with \$230,736 of federal funding requested and \$57,684 in local matching funds required; and

WHEREAS, The City has agreed to split the 20% match requirement with the private property owners in the industrial park by providing \$28,842 or half of the total match required, with the remaining \$28,842 committed by the property owners; and

WHEREAS, The City's share of the match is available immediately from the City's Economic Initiatives Assigned Fund Balance account.

AND NOW, THEREFORE BE IT RESOLVED, The City Commission of the City of Mt. Pleasant does hereby commit its \$28,842 share of the match required for the EDA Disaster Supplemental grant from its Economic Initiatives Assigned Fund Balance account and also agrees to make this amount available for the project at the time of grant submittal.

BE IT FURTHER RESOLVED, The City Commission designates the City Manager as the authorized representative of the City and conveys upon her the authority to sign or otherwise execute the documents required for the submission of the EDA grant application, as well as any additional documents associated with a subsequent grant award.

9. Set a public hearing for July 8, 2019 at 7:00 p.m. at the Mt. Pleasant City Hall, City Commission Chambers on the application by Gursky Limited, LLC for a CDBG RLF loan.
10. Warrants dated June 12, 13 and 19, 2019 and Payrolls dated June 14, 2019 all totaling \$878,229.55.

Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Ling to approve the contract amendment with McGuirk Sand and Gravel for \$57,634 and the appropriate budget amendment for 2019 Broadway Street Reconstruction project as presented. Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Vice Mayor Gillis to approve a contract amendment with Gawne Trucking for \$30,000 resulting in a three-year not-to-exceed amount of \$223,500 for the complete biosolids removal project. Motion unanimously adopted.

Moved by Commissioner Kulick and supported by Commissioner Ling to approve Resolution #3 to proceed with improvements; and Resolution #4 to accept the special assessment roll and set public hearing for July 8, 2019 at 7:00 p.m. regarding said roll.

### PRINCIPAL SHOPPING DISTRICT 2-19 RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed funding for the operations of the Principal Shopping District hereinafter described; AND,

WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 2-19

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to provide funding for the Principal Shopping District, in the City, Special Assessment District No. 2-19.
2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.
3. The Commission hereby approves the detailed estimates of the special assessment district's cost to be \$123,480. \$123,480 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.

4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.

5. When the Assessor has completed the assessment roll he shall file the roll with the City Clerk for presentation to the Commission.

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

## PRINCIPAL SHOPPING DISTRICT 2-19

### RESOLUTION NO. 4

WHEREAS, the Assessor has prepared a revised special assessment roll for Special Assessment District No. 2-19 to special assess to provide funding for the operations of the Principal Shopping District, and the same has been presented to the City Commission by the City Clerk.

WHEREAS, the district is described as all the lots and parcels of land as follows: all lots in the Principal Shopping District, as established by the City Commission at the February 24, 2003 meeting, and amended at the November 14, 2005 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.

2. The City Commission shall meet at City Hall, 320 W. Broadway Street, Mt. Pleasant, Michigan, at 7:00 p.m., Daylight Savings Time, on July 8, 2019, to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard, and the City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Commissioners Joseph, Kulick, LaLonde, Ling and Perschbacher

NAYS: Commissioners Gillis and Tolas

ABSENT: None

Motion carried.

Moved by Ling and supported by Commissioner Tolas to approve the recommendation to maintain the current four-lane configuration of West Pickard Street within the city limits. Motion unanimously adopted.

Moved by Kulick and supported by Commissioner LaLonde to endorse the conceptual plan for the future use and conceptual design of the CMU Smartzone land.

AYES: Commissioners Joseph, Kulick, LaLonde, Ling and Perschbacher

NAYS: Commissioners Gillis and Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Ling and supported by Commissioner Kulick to endorse the concept of utilizing a municipal investment advisor for non-pension fund investments.

AYES: Commissioners Gillis, Joseph, Kulick, LaLonde, Ling and Perschbacher

NAYS: Commissioner Tolas

ABSENT: None

Motion carried.

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

Commissioner Kulick requested that City staff check with MSU Extension Office regarding information on a market for lime removal prior to next year's bid process. He reminded residents to leave 3 feet between their vehicle and bicyclists when passing; and reminded residents of the City's fireworks ordinance which provides that a person may ignite, discharge or use consumer fireworks within the city on the day proceeding, the day of, or the day after a holiday, but not between the hours of 1:00 a.m. and 8:00 a.m. The ignition, discharge, and use of consumer fireworks within the city are prohibited on all other days of the year.

Vice Mayor Gillis thanked Friends of the Broadway and the old post office for opening for historical tour recently; she announced openings on boards and commissions and encouraged the public to apply. Information can be found at [http://www.mt-pleasant.org/boards\\_and\\_commissions/](http://www.mt-pleasant.org/boards_and_commissions/); and that City Commission nominating packets are available at the City Clerk's office for anyone interested in running for City Commissioner. Finally, she congratulated Director Lauria on his appointment to the School Safety Commission.

The Commission recessed at 8:02 p.m. and went into a work session at 8:10 p.m.

### WORK SESSION

#### 1) Discussion on 410 W. Broadway St.

Mayor Joseph and City Manager Ridley led a discussion regarding the potential development on 410 W. Broadway St.

Discussion ensued.

A development agreement amendment to reflect a revised purchase price and a more formal commitment to the tax abatements will be brought to the Commission for discussion at the July 8, 2019 City Commission meeting.

#### 2) Discussion on 2020 Goals.

Will be discussed at a future work session .

Mayor Joseph adjourned the meeting at 9:28p.m.

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William L. Joseph, Mayor

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Jeremy Howard, City Clerk