

Minutes of the regular meeting of the City Commission held Monday, July 8, 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, City Clerk Howard and City Attorney Homier

### Proclamations and Presentations

Director Lauria introduced and swore in new Mt. Pleasant Police Officer Shane Waskevich.

### Public Input on Agenda Items

Kathy Rise, 1717 Elm St., spoke regarding concerns with consideration of Amendment to Purchase and Development Agreement for 410 W. Broadway St. and thanked the Commission for listening to citizen concerns and input into Pickard Street redesign.

### Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Tax Increment Finance Authority Meeting Minutes. (May)
3. Traffic Control Committee Meeting Minutes. (April)

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 24, 2019.
2. Bid of Bell Equipment of Lake Orion, Michigan for a municipal tractor and snow plow in the amount of \$122,300 with a budget amendment of \$4,300.
3. Appoint IT Director/Assistant Finance Director Chris Saladine as Employer Delegate to represent the City of Mt. Pleasant at the Municipal Employees' Retirement system (MERS) annual meeting.
4. Warrants dated June 25 and July 2, 2019 and Payrolls dated June 28, 2019 all totaling \$1,131,232.90.

A public hearing was held on special assessment roll for Special Assessment #2-19. Mike Klumpp, 300 S. University, spoke in opposition to the special assessment roll. There being no additional comments or communications Mayor Joseph closed the public hearing.

Moved by Commissioner Kulick and supported by Commissioner LaLonde to approve Resolution #5 to confirm the special assessment roll and set payment terms for Special Assessment #2-19 as presented.

PRINCIPAL SHOPPING DISTRICT 2-19  
RESOLUTION NO. 5

WHEREAS, the City Commission has met after due and legal notice and reviewed the special assessment roll to provide for funding for the Principal Shopping District, in the City, Special Assessment District No. 2-19;

WHEREAS, after hearing all persons interested therein and after carefully reviewing the special assessment roll, the City 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 \$123,480 per year for each year including 2020 and 2021, is hereby confirmed.

2. Said special assessment roll will be two annual installments, each of which will be billed semiannually. The billings will be on July 1 and December 1 of each year 2020 through 2021.

3. No interest will be charged on the unbilled balance of said special assessment roll.

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 Assessor to spread and the 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.

Moved by Commissioner Tolas and supported by Commissioner LaLonde to postpone action on Resolution #5 to confirm the special assessment roll and set payment terms for Special Assessment #2-19 until staff can bring back information to the Commission on market comps and market sales used to determine the assessors report regarding assessed values.

AYES: Commissioners Gillis and Tolas

NAYS: Commissioners Joseph, Kulick, LaLonde, Ling & Perschbacher

ABSENT: None

Motion failed

The Commission considered the original motion.

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

NAYS: Commissioners Gillis and Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Kulick and supported by Commissioner LaLonde to direct staff to bring back information to the Commission on market comps and market sales used to determine the assessors report regarding assessed values. Motion unanimously adopted.

A public hearing was held on the application by Gursky Limited, LLC for a Community Development Block Grant Revolving Loan Fund loan. Venard Roberson, Northern Initiatives, spoke in support of the proposed application. There being no additional comments or communications the Mayor closed the public hearing.

Moved by Commissioner Kulick and supported by Commissioner Ling to approve the resolution regarding the application by Gursky Limited, LLC for a Community Development Block Grant Revolving Loan Fund application as follows:

WHEREAS, Gursky Limited, LLC DBA Motorless Motion has made application through Northern Initiatives, Inc. for The City of Mount Pleasant CDBG Revolving Loan Funds in the amount of \$24,000 to aid in financing working capital expenses within the City of Mount Pleasant, and

WHEREAS, the project location meets zoning requirements, is consistent with the City of Mount Pleasant Comprehensive Plan, and the project will employ at least 51% low to moderate income persons, and

WHEREAS, The City of Mount Pleasant participates in the Regional RLF Model, has executed a Subrecipient Agreement with Northern Initiatives and has designated Mary Ann Kornexl and James McBryde on its Regional Fund Approval Committee, and

WHEREAS, the Regional Fund Approval Committee has reviewed and approved said application submitted by Gursky Limited, LLC DBA Motorless Motion on June 18, 2019, and

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to the formal loan award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by your CDBG Project Manager, and

WHEREAS, The City of Mount Pleasant has advertised in The Morning Sun newspaper and has held a public informational hearing in regard to the CDBG Revolving Loan Fund application on July 8, 2019.

THEREFORE BE IT FURTHER RESOLVED that The City of Mount Pleasant acknowledges that it has held a public informational meeting on July 8, 2019 in regard to the CDBG Revolving Loan Fund Application by Gursky Limited, LLC DBA Motorless Motion in the amount of \$24,000 for working capital expenses for its business within The City of Mount Pleasant, that the project will employ at least 51% low to moderate income persons and the project meets zoning requirements and is consistent with the City of Mount Pleasant Comprehensive Plan and authorizes the City Manager to sign the part 2 Application and all attachments.

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

NAYS: Commissioners Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Ling and supported by Commissioner Kulick to approve Amendment #3 to the Purchase and Development Agreement with Michigan Community Capital for 410 W. Broadway.

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

NAYS: Commissioners Gillis and Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Kulick and supported by Commissioner Perschbacher to conduct a closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.

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

NAYS: Commissioners Gillis & Tolas

ABSENT: None

Motion carried.

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

Commissioner Perschbacher requested that staff look into having motions put on screen for Commission to see during meetings.

Commissioner Tolas passed out an act of congress related to the regional center to the Commission and would like to see no money spent at the regional center until deed study is done.

Vice Mayor Gillis 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.

The Commission recessed at 8:22 p.m. and went into a work session at 8:30 p.m.

### WORK SESSION

1) Discussion on recreational marijuana.

Mayor Joseph and City Manager Ridley led a discussion on recreational marijuana.

Discussion ensued.

Staff will continue to capture and incorporate generally agreed upon ideas and further discussion will occur at a future work session.

2) Discussion on 2020 Goals.

Discussion on 2020 goals will take place at a future work session.

The Commission recessed at 9:33 p.m. and went into closed session at 9:38 p.m. A separate set of minutes was taken for the closed session. The Commission went back into open session at 10:26 p.m.

Mayor Joseph adjourned the meeting without objection at 10:26 p.m.

---

William L. Joseph, Mayor

---

Jeremy Howard, City Clerk