

Minutes of the electronically conducted regular meeting of the City Commission held Monday, November 23, 2020, at 7:00 p.m.

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

Commissioners Present: Mayor William Joseph and Vice Mayor Amy Perschbacher; Commissioners Mary Alsager, Lori Gillis, Kristin LaLonde, George Ronan and Petro Tolas. All commissioners present indicated they were in Mt. Pleasant in Isabella County, MI.

Commissioners Absent: None

Others Present: City Manager Nancy Ridley and Acting City Clerk Chris Saladine

All present attended virtually via Zoom video conference.

### Proclamations and Presentations

Introduction of recent City employees hired or promoted.

Wastewater Superintendent Tim Middleton gave a department presentation.

### Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Airport Advisory Board Meeting Minutes. (October)
3. Downtown Development Authority Meeting Minutes. (October)
4. Planning Commission Meeting Minutes. (October)
5. Communication from Kurt and Keith Feight regarding lighting and improvements within the Central Business District (CBD).

Moved by Commissioner Gillis and supported by Commissioner Alsager to approve the following items on the Consent Calendar:

1. Minutes of the electronically conducted regular meeting of the City Commission held November 9, 2020.
2. Bids for 2021 Water Treatment Plant treatment (bulk) chemicals as follows:

Anionic Polymer	Polydyne, Inc.	\$2000.00/ton
Caustic Soda	JCI Jones Chemicals, Inc.	\$ 485.00/ton
Ferric Chloride	PVS Technologies, Inc.	\$ 592.00/ton
Lime	Carmeuse Lime, Inc.	\$ 137.09/ton
Liquid Polyphosphate	Elhorn Engineering Co.	\$ 7.57/gal
Sodium Fluoride	Haviland Products Co.	\$2500.00/ton
Sodium Hypochlorite	Alexander Chemical Corp.	\$ 0.851/gal
3. Bid of Bandit Industries of Remus, Michigan in the amount of \$43,633 for a 2020 15XP model brush chipper.
4. Purchase-buyback program with Krapohl Ford for the addition of two trucks and the renewal of two trucks for a total cost of \$137,215.

5. Confirm trade-in of a 2017 tractor and the purchase of a 2020 tractor from John Deere in the amount of \$48,103.
6. Resolution in support of final approval of Temporary Traffic Control Order #3-2020.

WHEREAS, under the date of November 23, 2020, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 3-2020 (Remove "Pango Parking signs" on West Campus Drive between Vernon and Preston.). Said temporary traffic control order was presented to the City Commission on November 23, 2020, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 3-2020 a permanent traffic control order.

7. Authorize the Mayor to sign a letter of support for the \$30,000 Neighborhood Enhancement Program grant application.
8. Authorize the Mayor to sign a one-year letter of agreement extension to the labor agreement with the TPOAM group.
9. Warrants dated November 11, 12& 17, 2020 and Payrolls dated November 13, 2020 all totaling \$790,377.08.

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on proposed ordinance to amend Section 154.405.A to update standards in the CD-3L, CD-3 and CD-4 zoning districts regarding residential housing standards. Andrew Theisen, 1600 Gover Parkway, communicated support to the ordinance change. There being no other comments or communications, the Mayor closed the public hearing.

Moved by Commissioner Tolas and supported by Commissioner Alsager that Ordinance 1061, an ordinance to amend Section 154.405.A to update standards in the CD-3L, CD-3 and CD-4 zoning districts regarding residential housing standards having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on proposed ordinance to amend Chapter 150 of the Mt. Pleasant City Code to create a new division entitled "Property Standards" to regulate property conditions, to amend Section 150.99 and to repeal and relocate the regulations in Section 96.09 pertaining to inoperable vehicles. There being no public comments or communications, the Mayor closed the public hearing.

Moved by Commissioner Tolas and supported by Commissioner Gillis that Ordinance 1062, an ordinance to amend Chapter 150 of the Mt. Pleasant City Code to create a new division entitled "Property Standards" to regulate property conditions, to amend Section 150.99 and to repeal and relocate the regulations in Section 96.09 pertaining to inoperable vehicles having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on proposed ordinance to amend Chapter 50 of the Mt. Pleasant City Code to amend the regulation of accumulation of solid waste and associated penalties. There being no public comments or communications received the Mayor closed the public hearing.

Moved by Commissioner Gillis and supported by Commissioner Tolas that Ordinance 1063, an ordinance to amend Chapter 50 of the Mt. Pleasant City Code to amend the regulation of accumulation of solid waste and associated penalties having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Alsager and supported by Commissioner Perschbacher to approve the resolution for solid waste trash cart fees as follows:

**Solid Waste Cart Fee:**

WHEREAS, the City provides various services for solid waste,  
WHEREAS, the City Commission adopted fee/charges policy guidelines in July 2017,  
NOW, THEREFORE, BE IT RESOLVED that the following fee is consistent with the policy guidelines and are to be set to begin December 1, 2020.

FURTHER BE IT RESOLVED that the fee will be billed monthly on the utility bill and the utility bill must be in the name of the owner not a tenant or, if the utility bills are not put in the owner's name, the fee can be prepaid annually at the time of signup.

FURTHER BE IT RESOLVED that each property that chooses to utilize city carts may purchase the number of carts they deem appropriate for their property.

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## Solid Waste

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Monthly 96 Gallon Cart Pick up - Elective for those not required to use bag tag \$28 per month

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher & Ronan

NAYS: Commissioner Tolas

ABSENT: None

Motion carried.

Moved by Vice Mayor Perschbacher and supported by Commissioner Alsager to set a public hearing for Monday, December 14, 2020 at 7:00 p.m. for the application of GreenTree Cooperative Grocery for a loan through the Michigan Community Development Block Grant (CDBG) Revolving Loan Fund Program.

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher & Ronan

NAYS: Commissioner Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Alsager and supported by Commissioner Tolas to approve the reappointments to various City boards and committees as recommended by the Appointments Committee.

Airport Advisory Board

Patricia Krcmarik

Term Expires:

December 31, 2023

Audit Committee

Philip Kintzele

June 30, 2023

Board of Review

James Kridler

December 31, 2022

Erin Zimmer

December 31, 2022

Building, Fire & Sanitary Sewer Board of Appeals

Charlie Cline

December 31, 2023

City/CMU Student Liaison Committee

Tim Driessnack

December 31, 2023

Dog Park Advisory Board

Sue Gamble

December 31, 2022

Downtown Development Authority

John Hunter

December 31, 2024

Lisa Orlando

December 31, 2024

Economic Development Corporation/  
Brownfield Redevelopment Authority  
(EDC/BRDA)

Brad Wahr December 31, 2026

Fire and Police Retirement Board

Randy Ball December 31, 2024

Historic District Commission

Candace Johnson December 31, 2023

Jonathan Korpi December 31, 2023

Local Development Finance Authority

Joshua Jerome December 31, 2024

Local Officers Compensation Commission

Wayne Heminger December 31, 2027

Parks and Recreation Commission

Brian Sponseller December 31, 2023

Planning Commission

Kathy Rise December 31, 2023

Zoning Board of Appeals

Steven Stressman December 31, 2023

Aaron White December 31, 2023

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Vice Mayor Perschbacher and supported by Commissioner Alsager to conduct a closed session pursuant to subsection 8(d) of the Open Meetings Act to consider the purchase or lease of real property.

AYES: Commissioners Alsager, Gillis, Joseph, LaLonde, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

## Announcements on City-Related Issues and New Business

Commissioner Gillis asked questions about how the public can find board vacancies and what funds may be available to contribute towards a potential aquatic center. She also reminded community we are in a pandemic so the community should continue to follow protocols for Covid-19 protection.

Vice Mayor Perschbacher congratulated Middle Michigan Development Corporation's Chief Executive Officer, James McBryde, on winning the economic developer of the year award. She also reminded community we are in a pandemic so the community should continue to follow protocols for Covid-19 protection.

Mayor Joseph reminded community we are in a pandemic so the community should continue to follow protocols for Covid-19 protection; he congratulated Central Michigan University students that are about to graduate; reminded the community that issues of poverty and homelessness impact Mount Pleasant and they can contact [icrhouse.org](http://icrhouse.org) if people need assistance or want to help those in the community in need.

City Manager Ridley reminded residents to utilize virtual or telephone access to city services due to the pandemic. She also informed the community that some downtown businesses are painting their windows for the upcoming holiday season.

The Commission recessed at 8:31 p.m. and went into work session at 8:37 p.m.

### WORK SESSION – Discuss 2021 Operating Budget.

Mayor Joseph and City Manager Ridley led a discussion on the proposed 2021 Operating Budget.

Discussion ensued.

The Commission recessed at 9:15 p.m. and went into closed session at 9:20 p.m. A separate set of minutes was taken for the closed session.

Mayor Joseph adjourned the meeting without objection at 9:43 p.m.

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William L. Joseph, Mayor

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Chris Saladine, Acting City Clerk