

Minutes of the electronically conducted regular meeting of the City Commission held Monday, March 22, 2021, 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, Olivia Cyman, George Ronan and Petro Tolas. All Commissioners present indicated they were in Mt. Pleasant, Isabella County, Michigan.

Commissioners Absent: Commissioner Lori Gillis

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

All present attended virtually via Zoom video conference.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Planning Commission Meeting Minutes. (February)
3. Downtown Development Authority Meeting Minutes. (March)

Item #17 "Approval of Payrolls and Warrants" was added to the Consent Calendar.

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

1. Minutes of the electronically conducted Special meeting of the City Commission held Tuesday, March 2, 2021.
2. Minutes of the electronically conducted Joint Special meeting of the City Commission held Thursday, March 4, 2021.
3. Minutes of the electronically conducted regular meeting of the City Commission held March 8, 2021.
4. Authorize the purchase of two police patrol vehicles from Krapohl Ford at \$75,886.
5. Bid of The Isabella Corporation of Mt. Pleasant, Michigan for the 2021 Gaylord Street Reconstruction project for \$339,533 and approve a budget amendment of \$74,530 for the same.
6. Bid of K & B Asphalt Sealcoating, Inc. of Adrian, Michigan for the Crack Sealing Project in the amount of \$50,000.
7. Bid of The Isabella Corporation of Mt. Pleasant, Michigan for the 2021 Sidewalk Project in the amount of for \$117,207 and the appropriate budget amendment.
8. Authorize an advanced commitment of 500 tons of road salt for 2022 through the State of Michigan MiDeal Purchasing Program.
9. Receive recommended rezoning request from CD-3 (Sub Urban) to CD-4 (General Urban) for 1024 & 1026 S. University and consider setting a public hearing for Monday, April 12, 2021 on the same.

10. Receive recommended text change to Table 154.410.A to permit music, art and dance studios in the SD-1 District and consider setting a public hearing for Monday, April 12, 2021 on the same.
11. Warrants dated March 1, 2, 4, 8 & 9, 2021 and Payrolls dated March 5, 2021 all totaling \$955,635.88

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas
NAYS: None
ABSENT: Commissioner Gillis
Motion carried.

A Public Hearing was held on proposed ordinance to amend Chapter 154: ZONING ORDINANCES, §154.203.F *Residential/Dwelling Use Only* and §154.410.B *Special Uses* and Table 154.410.A *Building and Lot Principal Use* of the Mt. Pleasant City Code of Ordinances. There being no public comment, the Mayor closed the Public Hearing.

Moved by Commissioner Alsager and supported by Commissioner Ronan that Ordinance 1065, an Ordinance to amend Chapter 154: ZONING ORDINANCES, §154.203.F *Residential/Dwelling Use Only* and §154.410.B *Special Uses* and Table 154.410.A *Building and Lot Principal Use* of the Mt. Pleasant City Code of Ordinances, having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas
NAYS: None
ABSENT: Commissioner Gillis
Motion carried.

Approved submission of City requests for Saginaw Chippewa Indian Tribe two percent allocations with a summary of the Commission's top priorities.

Moved by Commissioner Ronan and supported by Commissioner Alsager to rescind the October 2015 Fair Housing Policy for the Central Business District since the Human Rights Ordinance provides appropriate guidance.

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas
NAYS: None
ABSENT: Commissioner Gillis
Motion carried.

Moved by Commissioner Tolas and supported by Commissioner Alsager to approve the Economic Opportunity Policy for Section 3 covered contracts as presented. (CC Exh 3-2021)

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas
NAYS: None
ABSENT: Commissioner Gillis
Motion carried.

Moved by Commissioner Alsager and supported by Commissioner Tolas to approve the resolution defining slum and blighted areas for CDBG activities as presented.

WHEREAS, Community Development Block Grants (CDBG) and other sources of funding may be available from time to time for redevelopment of slum and blighted areas; and

WHEREAS, it is appropriate to define “blighted area” for purposes of designation of such areas specific to circumstances when funds are granted for preservation, improvement, and redevelopment in a manner consistent with CDBG program requirements and State law;

NOW, THEREFORE, BE IT RESOLVED, the City Commission of the City of Mt. Pleasant, MI, duly assembled this 22nd day of March, 2021, adopts the following definition of a “Slum and Blighted Area” for purposes of designating areas, making application for funds, and expenditure of funds for the improvement, preservation, conservation, or redevelopment of such areas as may be identified by a future resolution of the City Commission which specifically describes the area and identifying the conditions which meet the standards in the definition.

BE IT FURTHER RESOLVED, that in accordance with State law, a “Slum and Blighted Area” means any improved or vacant area within identified boundaries located within the territorial limits of the municipality, which meets state law and the following CDBG definition:

Public improvements are in a general state of deterioration in the designated area, or a substantial number of buildings in the designated area are deteriorated or deteriorating, and at least 25% of the properties in the area have one or more of the following characteristics:

- Physical deterioration of buildings or improvements
- Abandonment of properties
- Chronic high turnover or vacancy rates in commercial/industrial buildings
- Significant decline in property values or abnormally low property values in relation to other areas in the community; or
- Known or suspected environmental contamination.

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: Commissioner Gills

Motion carried.

Moved by Commissioner Tolas and supported by Commissioner Alsager to authorize the Mayor to sign the Agreement for Annexation and Detachment of Property with Charter Township of Union as presented.

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: Commissioner Gillis

Motion carried.

Moved by Commissioner Tolas and supported by Commissioner Alsager to authorize the Mayor to sign the appropriate MSHDA documents for the acceptance of the \$30,000 Neighborhood Enhancement Program Grant, approve the allocation of \$60,000 of HODAG Funds and endorse the program parameters as presented.

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: Commissioner Gillis

Motion carried.

Moved by Commissioner Alsager and supported by Commissioner Tolas to approve the resolution extending conditional authorization for MI Operations LLC Medical Marihuana Class A grower license at 1110 N. Fancher as presented.

WHEREAS, MI Operations LLC received a conditional authorization for a Class A Medical Marihuana Grower on February 9, 2021; and

WHEREAS, Section 112.03(E) of the Mount Pleasant City Code of Ordinances requires the City Clerk to grant final authorization for conditionally authorized medical marihuana facilities if the applicant: (1) Submits the paperwork for the facility-specific step of the application for a state operating license (and all related applications for stacked licenses) to LARA within 30 days of receiving conditional authorization; (2) Submits an application for special use authorization pursuant to section 154.410(B)(4)(p) of the zoning ordinance within 30 days of receiving conditional authorization; (3) Obtains special use authorization within six months of receiving conditional authorization; and (4) Obtains a state operating license within 18 months of receiving conditional authorization; and

WHEREAS, MI Operations LLC has satisfied the requirements of Sections 112.03(E) (2) and (3) of the Mount Pleasant City Code of Ordinances and obtained a Special Use Permit from the Planning Commission on March 4, 2021; and

WHEREAS, MI Operations LLC has not yet satisfied the requirements under Section 112.03(1); and

WHEREAS, the conditional authorization granted to MI Operations LLC will otherwise expire because the applicant has not submitted the paperwork for the facility-specific step of the application for a state operating license (and all related applications for stacked licenses) to LARA within 30 days of receiving conditional authorization as specified under Section 112.03(E)(1); and

WHEREAS, MI Operations LLC has requested a nine (9) month extension to meet the requirement of Section 112.03(E)(1) for cause as outlined in their March 16, 2021 request for extension; and

WHEREAS, Section 112.03(F) of the Mount Pleasant City Code of Ordinances authorizes the City Commission to extend any of the deadlines required by Section 112.03(E) upon a showing of good cause.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City Commission of the City of Mount Pleasant finds that MI Operations LLC has established good cause to extend the deadline to meet the requirements of Section 112.03(E)(1).

2. MI Operations LLC's request under Section 112.03(F) for a nine-month extension to satisfy the requirements of Section 112.03(E)(1) for their Class A Medical Marihuana Grower

located at 1110 N. Fancher is granted and the deadline date to satisfy such requirements shall be December 11, 2021.

3. Except as otherwise modified by this Resolution, all other deadlines established by Chapter 112 of the Mount Pleasant City Code of Ordinances shall remain in full force and effect.

AYES: Commissioners Alsager, Cyman, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: Commissioner Gillis

Motion carried.

Announcements on City-Related Issues and New Business

Commissioner Ronan asked questions about Item #15 “Consider acceptance of \$30,000 from the Michigan State Housing Development Authority (MSHDA) for a neighborhood enhancement grant, authorize the Mayor to execute the necessary documents and approve the allocation of additional funds.”

Commissioner Tolas commented on Commissioner Ronan’s question.

Commissioner Alsager shared information she had found about other communities changing zoning uses for different properties.

Mayor Joseph shared his thoughts on passing of community member Matt Mertz. He also shared a postcard he received in the mail showing Broadway looking west from 1938. He then read correspondence from the postcard. He also reminded the community that there are opportunities to help those less fortunate in the community.

The Commission recessed at 8:11 p.m. and went into a work session at 8:15 p.m.

WORK SESSION – Closure ideas for Broadway Street from Main to University.

Mayor Joseph and City Manager Ridley led a discussion on closure ideas for Broadway Street from Main to University.

Discussion ensued.

Mayor Joseph adjourned the meeting without objection at 8:39 p.m.

William L. Joseph, Mayor

Christopher Saladine, Acting City Clerk