

Minutes of the electronically conducted regular meeting of the City Commission held Monday, April 12, 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, Lori Gillis, George Ronan and Petro Tolas. All Commissioners present indicated they were in Mt. Pleasant, Isabella County, Michigan.

Commissioners Absent: Commissioner Olivia Cyman

Others Present: City Manager Nancy Ridley, City Clerk Heather Bouck and City Attorney Michael Homier

All present attended virtually via Zoom video conference.

Proclamations and Presentations

Introduction of recently hired City employees Christina Parrish, Reice Hart and Heather Bouck.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items;
 - a. Monthly report on police related citizen complaints.
2. Tax Increment Finance Authority Meeting Minutes. (January)
3. Parks and Recreation Commission Meeting Minutes. (February)
4. Traffic Control Committee Meeting Minutes. (January)
5. Resignation of Jim Horton from the Tax Increment Finance Authority (TIFA) Board.
6. Correspondence received from Allen & Mary Montoye, 1212 Forest Ln, regarding pickleball facilities.
7. Receipt of Certificate of Achievement for Excellence in Financial Reporting.

Item #15: "Consider resolution in support of final approval of Temporary Traffic Control Order #2-2020." was removed from the Consent Calendar.

Moved by Commissioner Gillis and seconded 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 March 22, 2021.
2. Bid of Spartan Distributors of Sparta, Michigan in the amount of \$66,382 less a trade-in of \$15,000 for the purchase of a Toro Groundsmaster mower and attachments.

3. Bid of ATI Group of Flushing, Michigan in the amount of \$69,100 for the City Hall HVAC ductwork and both City Hall and DPS HVAC control systems and a \$14,500 budget amendment from the designated/assigned fund balance.
4. Purchase of a 2022 model International HV507 SFA plow truck cab and chassis through the MIDeal extended purchasing program in the amount of \$78,660.
5. Bid of Denali Construction of Mt. Pleasant, Michigan for the Mill Pond Park Fishing Deck Replacements in the amount of \$44,300.
6. Resolution to amend the water meter installation kit fee as follows:
 - WHEREAS**, the ordinance provision, Section 52.25 requires the water service fees be set by resolution of the City Commission,
 - WHEREAS**, in order to defray the costs of owning, operating, and maintaining the Municipal Water System, the City needs to charge users of the system rates, fees, and charges for connection to and use of that system,
 - WHEREAS**, the ordinance provision, Section 52.26 requires there be no free service for the Municipal Water System,
 - WHEREAS**, such fees should be periodically reviewed to assure they are adequate to fully cover the system's cost,
 - NOW, THEREFORE, BE IT RESOLVED** that the following fees be set to begin immediately upon approval.

Water Service Fees

Meter Installation Kit - 1-1/2" meter	\$150
Meter Installation Kit - 2" meter	\$150
Meter Installation Kit - 3" meter	\$600
Meter Installation Kit - 4" meter	\$750
Meter Installation Kit - 6" meter	\$1,300

7. Receive the 2022-2027 proposed Capital Improvement Plan and set a public hearing for May 24, 2021 at 7:00 p.m. on same.
8. Authorize the City Manager to sign the sub-recipient agreement with Northern Initiatives and the Michigan Economic Development Corporation allowing the use of loan funds through June 30, 2024.
9. Resolution Extending Conditional Authorization for Recreational Marijuana Class C Grower License for Absolute Royale, Inc. at 801 Industrial Dr. as follows:
 - WHEREAS**, Absolute Royale Inc. received a conditional authorization for a Class C Recreational Marijuana Grower on February 23, 2021; and
 - WHEREAS**, Section 115.03(F) of the Mount Pleasant City Code of Ordinances requires the City Clerk to grant final authorization for conditionally authorized recreational marijuana establishments if the applicant: (1) Submits the paperwork for the establishment-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, Absolute Royale Inc. has satisfied the requirements of Sections 115.03(F) (2) of the Mount Pleasant City Code of Ordinances by submitting an application for a Special Use Permit to the Planning Commission on March 5, 2021; and

WHEREAS, Absolute Royale Inc. has not yet satisfied the requirements under Section 115.03(F)(1); and

WHEREAS, the conditional authorization granted to Absolute Royale Inc. will otherwise expire because the applicant has not submitted the paperwork for the establishment-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 115.03(F)(1); and

WHEREAS, Absolute Royale Inc. has requested a nine (9) month extension to meet the requirement of Section 115.03(F)(1) for cause as outlined in their March 25, 2021 request for extension; and

WHEREAS, Section 115.03(G) of the Mount Pleasant City Code of Ordinances authorizes the City Commission to extend any of the deadlines required by Section 115.03(F) 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 Absolute Royale Inc. has established good cause to extend the deadline to meet the requirements of Section 115.03(F)(1).
2. Absolute Royale Inc.'s request under Section 115.03(G) for a nine-month extension to satisfy the requirements of Section 115.03(F)(1) for their Class C Recreational Marihuana Grower located at 801 Industrial is granted and the deadline date to satisfy such requirements shall be December 25, 2021.
3. Except as otherwise modified by this Resolution, all other deadlines established by Chapter 115 of the Mount Pleasant City Code of Ordinances shall remain in full force and effect.
10. Authorize the Mayor and Clerk to sign the license agreements with CMU for two additional wayfinding signs placed in the right-of-way.
11. Authorize the Mayor and Clerk to sign the release of easement for land at Industrial Park North as presented.
12. Authorize the City Manager to sign MDOT contract #2021-0560 for reimbursement for the easement purchases and the related engineering work for the slope clearing project as follows:

WHEREAS, a Grant Agreement (Federal Project Number B-26-0069-2320, MDOT Contract No. 2021-0560) has been submitted by the Michigan Department of Transportation, which requires the City of Mt. Pleasant to adopt a resolution authorizing the approval of the contract to receive funds for the acquisition of easements for parcels E-19, E-20 and E-21 for approach slope clearing;

WHEREAS, this project will improve the safety for airport traffic; and

WHEREAS, the Agreement has been approved by the City Manager as to substance.

NOW, THEREFORE, BE IT RESOLVED, that the city manager is authorized to digitally sign said cost agreement and certifications on behalf of the City of Mt. Pleasant.

13. Allocation of \$947,590 from the Water Resource Recovery Facility (WRRF) to complete the carryover projects in 2021.
14. Warrants dated March 17, 25 & 31, 2021 and April 5 & 6, 2021 and Payrolls dated March 19 and April 2, 2021 all totaling \$1,872,297.82.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

A Public Hearing was held on proposed ordinance to amend Chapter 154: ZONING ORDINANCES of the Mt. Pleasant City Code of Ordinances, to rezone 1024 & 1026 S. University from CD-3 (Sub-Urban) To CD-4 (General Urban). There being no public comment, the Mayor closed the Public Hearing.

Moved by Commissioner Alsager and seconded by Vice Mayor Perschbacher that Ordinance 1066, an Ordinance to amend Chapter 154: ZONING ORDINANCES of the Mt. Pleasant City Code of Ordinances, to rezone 1024 & 1026 S. University from CD-3 (Sub-Urban) To CD-4 (General Urban), having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

A Public Hearing was held on proposed ordinance to amend Chapter 154: ZONING ORDINANCES, Table 154.410.A of the Mt. Pleasant City Code of Ordinances, to permit music, art and dance studios in the SD-1 District. There being no public comment, the Mayor closed the Public Hearing.

Moved by Commissioner Alsager and seconded by Commissioner Gillis that Ordinance 1067, an Ordinance to amend Chapter 154: ZONING ORDINANCES, Table 154.410.A of the Mt. Pleasant City Code of Ordinances, to permit music, art and dance studios in the SD-1 District, having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Tolas and seconded by Commissioner Alsager to authorize a contract with Green Tech Systems LLC for \$579,772 for the 2021 Parking Lots #6 and #8 Reconstruction Project, and authorize a budget amendment of \$23,140 for the base bid and a budget amendment of \$142,650 for the amenities in the general fund from the capital improvement fund.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to authorize a contract extension with The Mannik Smith Group (MSG) of Lansing, Michigan for environmental consulting services at the former landfill at a not-to-exceed amount of \$39,700 and the appropriate budget amendments.

AYES: Commissioners Alsager, Joseph, Perschbacher & Ronan

NAYS: Commissioners Gillis & Tolas

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to approve the Resolution as drafted in support of final approval for traffic control order #2-2020 as follows:

WHEREAS, the Traffic Engineer of the City of Mt. Pleasant requests that the City Commission issue Traffic Control Order No. 2-2020:

1. Place overnight permit parking sign in city parking lot 12. Permits will be for every night for the entire lot.
2. Place overnight permit parking sign in the City Hall parking lot. Permits will be for every night. This includes the entire lot except for the three reserved spaces for City of Mt. Pleasant DPW and the 4 reserved spaces for city hall tenants.

Said traffic control order was presented to the City Commission on October 12, 2020, for review and after reviewing said control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves traffic control order No. 2-2020 as a permanent traffic control order.

AYES: Commissioners Alsager, Joseph, Perschbacher & Ronan

NAYS: Commissioners Gillis & Tolas

ABSENT: Commissioner Cyman

Motion carried.

Commissioner Tolas recused himself from consideration of Broadway Street closure matter due to a financial conflict of interest.

Moved by Commissioner Ronan and seconded by Vice Mayor Perschbacher to approve a budget amendment of \$52,000 from the Economic Initiatives Fund for Broadway Street closure appearance and activity improvements as presented.

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

NAYS: None

ABSENT: Commissioner Cyman

ABSTAINED: Commissioner Tolas

Motion carried.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher to authorize staff to contact property owners with projects greater than \$7,500 with an offer of not filing the lien if a 25% owner contribution is paid on the project portion over \$7,500 within one month of the contract.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher to add a program parameter for the current Neighborhood Enhancement Program which would indicate that properties funded in the first-round of grant awards would not be eligible to apply in the second round.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to approve the following appointments to the various boards and commissions as recommended by the Appointments Committee.

Cultural and Recreational Commission

Mark Kowalczyk

Term Expires:

December 31, 2023

Parks and Recreation Commission

Vincent Mumford

December 31, 2021

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Announcements on City-Related Issues and New Business

Mayor Joseph encouraged everyone to continue practicing COVID-19 safety by wearing a mask, social distancing and getting vaccinated. He also encouraged residents to volunteer and/or donate to those in need. Finally, he announced the League of Women Voters is holding a virtual town hall meeting on Wednesday, April 14th at 7:00 p.m. regarding redistricting.

Commissioner Gillis invited residents to apply for available Board and Commission seats. Information can be found on the City's website at http://www.mt-pleasant.org/boards_and_commissions/; and announced that anyone 16 years of age and older interested in signing up for the COVID-19 vaccination can register at CMDHD.org.

The Commission recessed at 9:02 p.m. and went into a work session at 9:08 p.m.

WORK SESSION -

1. Water Resource Recovery Facility bonding next steps.

Discussion ensued.

2. OPRA District and Policy.

Discussion ensued.

Mayor Joseph adjourned the meeting without objection at 10:06 p.m.

William L. Joseph, Mayor

Heather Bouck, City Clerk