

Minutes of the electronically conducted regular meeting of the City Commission held Monday, April 26, 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, Lori Gillis, George Ronan and Petro Tolas(7:05). All Commissioners present indicated they were in Mt. Pleasant, Isabella County, Michigan.

Commissioners Absent: None

Others Present: City Manager Nancy Ridley and City Clerk Heather Bouck

All present attended virtually via Zoom video conference.

### Proclamations and Presentations

Introduction of recently hired City employee Stephanie Dutcher.

Update from Jim McBryde of Middle Michigan Development Corporation (MMDC).

### Public Input on Agenda Items

Due to the meeting being conducted electronically, public comments were emailed to the City and then read aloud by City Manager Ridley.

Electronic correspondence received from John Dinse, 1206 E. High St., in support of the lighting project at Hannah's Bark Park.

### Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. First Quarter Investment Report.
3. Receipt of Annual Industrial Facilities Tax (IFT) Abatement Report from Middle Michigan Development Corporation (MMDC).
4. Brownfield Redevelopment Authority/Economic Development Corporation Meeting Minutes. (January)
5. Downtown Development Authority Meeting Minutes. (March)
6. Correspondence received from Kurt Feight as President of Fox Meadow Estates Homeowners Association, kurt@mtpleasantagency.com, regarding sidewalk and safety concerns for Mission Creek Park.
7. Notice of Temporary Traffic Control Order #2-2021.

Item #14: "Receive request to create an Obsolete Property Rehabilitation Act (OPRA) District to include the Central Business District TIFA boundaries and set a public hearing for May 24, 2021 at 7:00 p.m. on same." 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 April 12, 2021.
2. Bid of Pro Surfaces of Harrison, Michigan in the amount of \$25,000 for the Island Park Pickle Ball Courts project.
3. Bid of Smart Homes/Offices, Inc. of Mason, Michigan in the amount of \$52,428 for the Commission Chamber Audio/Visual Replacement project.
4. Authorize the Mayor to sign a contract extension with Brown and Brown for all broker services at a not-to-exceed cost of \$21,500 for the remainder of 2021 (August-December); \$45,000 for 2022 and \$47,500 for 2023.
5. Resolution in support of final approval of Traffic Control Order #1-2021 as follows:

WHEREAS, under the date of January 28, 2021, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 1-2021 (Remove No Parking and Bus Loading Zone signs on the north side of Bennett between Kinney and Mission). Said temporary traffic control order was presented to the City Commission on April 26, 2021, 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. 1-2021 a permanent traffic control order.

6. Resolution authorizing the City Manager to digitally sign the contract with MDOT for funding for airport crack sealing as follows:

WHEREAS, a Grant Agreement (Federal Project No. 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 Airport Crack Sealing Project;

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 agreement and certifications on behalf of the City of Mt. Pleasant.

7. Receive proposed Ordinance to amend Chapter 97: PARKS AND RECREATION and set a public hearing for May 10, 2021 at 7:00 p.m. on same.
8. Warrants dated April 13, 14, 19 and 22, 2021 and Payrolls dated April 16, 2021 all totaling \$1,055,099.99.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Mayor Joseph and seconded by Commissioner Ronan to receive Obsolete Property Rehabilitation Act (OPRA) Policy and approve same as presented. (CC Exh. 4-2021)

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Vice Mayor Perschbacher to receive the request to create an Obsolete Property Rehabilitation Act (OPRA) District to include the Central Business District TIFA boundaries and set a public hearing for May 24, 2021 at 7:00 p.m. on same.

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

NAYS: Commissioners Gillis and Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Gillis to set an additional public hearing 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).

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Gillis to support the recommendation of the Parks and Recreation Commission to decommission the Horizon Park softball field to allow for future additional uses.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher to approve the Resolution Extending Conditional Authorization for Class C Medical Marihuana Grower License for Stash Ventures at 210 W. Pickard as presented.

WHEREAS, Stash Ventures, LLC received a conditional authorization for a Class C Medical Marihuana Grower on November 7, 2019; 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, Stash Ventures, LLC has satisfied the requirements of Sections 112.03(E) (1), (2) and (3) of the Mount Pleasant City Code of Ordinances and obtained a Special Use Permit from the Planning Commission on January 9, 2020 and a revised Special Use Permit from the Planning Commission on August 6, 2020; and

WHEREAS, Stash Ventures, LLC has not yet satisfied the requirements under Section 112.03(E)(4); and

WHEREAS, the conditional authorization granted to Stash Ventures, LLC will otherwise expire because the applicant has not obtained a state operating license within 18 months of receiving conditional authorization as specified under Section 112.03(E)(4); and

WHEREAS, Stash Ventures, LLC has requested a ninety (90) day extension to meet the requirement of Section 112.03(E)(4) for cause as outlined in their April 19, 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 Stash Ventures, LLC has established good cause to extend the deadline to meet the requirements of Section 112.03(E)(4).

2. Stash Ventures, LLC's request under Section 112.03(F) for a ninety-day extension to satisfy the requirements of Section 112.03(E)(4) for their Class C Medical Marihuana Grower located at 210 W. Pickard is granted and the deadline date to satisfy such requirements shall be August 5, 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, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Ronan and seconded by Commissioner Alsager to refer the proposed request for contributing funds for lighting at Hannah's Bark Park to the Parks and Recreation Commission for review and recommendation. Mayor Joseph indicated that electronic correspondence was received from Brian Baker, 1030 South Dr.; and Lynn Simons, 304 E. High St., in support of the lighting project at Hannah's Bark Park.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

## Announcements on City-Related Issues and New Business

City Manager Ridley announced her plan to retire in six months. She also announced that Parks and Public Spaces Director Christopher Bundy is retiring on Friday, April 30<sup>th</sup> after 30+ years of service.

Mayor Joseph congratulated Chris Bundy on his retirement; he announced that CIP questions should be submitted to staff by May 3; brush chipping sign-up is taking place through the Department of Public Works from April 26 thru April 30 or until all 150 slots are filled; spring tree planting will commence soon; Broadway Street closing begins April 30<sup>th</sup> and runs to approximately October 17<sup>th</sup>; COVID vaccinations are available. Check the CDC or CMDHD websites for details. He encouraged everyone to continue wearing masks and offered prayers for the two CMU students recovering from recent gun shot wounds.

Commissioners Alsager congratulated City Manager Ridley and Director Bundy on their retirement.

Commissioner Tolas congratulated City Manager Ridley and Director Bundy on their retirement.

Commissioner Gillis congratulated City Manager Ridley and Director Bundy on their retirement. She encouraged everyone to get the COVID vaccination. Appointments can be obtained at the Central Michigan District Health Department website [cmdhd.org](http://cmdhd.org). She announced that there are board and commission seats available and encouraged residents to go the City's website [www.mt-pleasant.org](http://www.mt-pleasant.org) to obtain information.

The Commission recessed at 8:30 p.m. and went into a work session at 8:40 p.m.

### WORK SESSION -

1. Potential 2021 millage adjustment.

Discussion ensued.

2. Presentation on the 2022-2027 Capital Improvement Plan (CIP).

Assistant Finance Director/IT Director Christopher Saladine gave a presentation on the 2022-2027 Capital Improvement Plan (CIP).

3. Discussion on 2022-2027 Capital Improvement Plan.

Discussion ensued.

Additional discussion to take place at the next meeting.

Mayor Joseph adjourned the meeting without objection at 9:44 p.m.

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William L. Joseph, Mayor

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Heather Bouck, City Clerk