

Minutes of the electronically conducted regular meeting of the City Commission held Monday, May 24, 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 City Clerk Heather Bouck

All present attended virtually via Zoom video conference.

#### Proclamations and Presentations

Peter Haefner, Partner with Vredevelde Haefner LLC, presented a video on the 2020 Comprehensive Annual Financial Report.

#### Public Input on Agenda Items

Lynn Simons, 304 E. High St.; and John Dinse, 1206 E. High St., communicated support of the lighting project at Hannah's Bark Park/Mission Creek Park.

#### Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Downtown Development Authority Meeting Minutes. (April)
3. Communication from the Planning Commission on the proposed 2022-2027 Capital Improvement Plan.
4. Receipt of 2020 Comprehensive Annual Financial Report.
5. Receipt of 2020 Component Unit Financial Reports.
6. Notice of Temporary Traffic Control Order #3-2021.
7. Notice of Temporary Traffic Control Order #4-2021.
8. Correspondence received from Tracy Collins and John Pfeiffer, 312 N. Arnold St., regarding ordinance to amend Chapters 10 and 91 of the Mt. Pleasant City Code.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to approve the following items on the Consent Calendar:

1. Minutes of the electronically conducted regular meeting of the City Commission held May 10, 2021.
2. Minutes of the electronically conducted closed session of the City Commission held May 10, 2021.

3. Amendments to the Demand Response Agreement with Consumers Energy and authorize the Mayor to sign the appropriate documents.
4. Budget allocation of \$15,000 from Mission/Pickard Downtown Development Authority Assigned for Pedestrian and Traffic Safety for 2021.
5. Authorize award of municipal advising services to Bendzinski & Co. of Grosse Pointe, Michigan in the amount of \$21,250 for water resource recovery bonds.
6. Proposal of Dickinson Wright of Detroit, Michigan for bond counsel services at a not-to-exceed cost of \$41,500 for water resource recovery bond issues.
7. Appoint City Clerk Heather Bouck as Interim City Assessor.
8. Warrants dated May 12, 17 & 19, 2021 and Payrolls dated May 14, 2021 all totaling \$1,008,064.94

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

NAYS: None

ABSENT: Commissioner Gillis

Motion carried.

A public hearing was held on proposed 2022-2027 Capital Improvement Plan. There being no public comments or communications received, the Mayor closed the public hearing. No action required by the Commission at this time.

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 comments or communications, the Mayor closed the Public Hearing.

Moved by Commissioner Tolas and seconded by Commissioner Alsager to confirm approval of 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, Cyman, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: Commissioner Gillis

Motion carried.

A Public Hearing was held to consider recommendation of revocation of the Dayco Industrial Facilities Tax (IFT) abatement effective January 1, 2022. There being no public comments or communications, the Mayor closed the Public Hearing.

Moved by Commissioner Tolas and seconded by Commissioner Alsager to approve the resolution recommending revocation of the Dayco Industrial Facilities Tax (IFT) abatement effective January 1, 2022.

WHEREAS, pursuant to P.A. 198 of 1974, as amended, after a duly noticed public hearing held on June 8, 1992, the City Commission of the City of Mount Pleasant by resolution established Industrial Park South as an Industrial Development District; and

WHEREAS, following a public hearing, the City Commission approved an Industrial Facilities Exemption Certificate for DAYCO in 2014, effective for the 2015 tax year, for new real property to be constructed within the Industrial Park South, at property located at:

T14N, R4W, CITY OF MT. PLEASANT, MICHIGAN, PART OF THE SW 1/4,  
SECTION 24, MT PLEASANT INDUSTRIAL PARK SOUTH LOT 3 (the "Property")

in the amount of \$5,442,411, which is comprised of \$1,765,000 in real property and \$3,677,411 in personal property; and

WHEREAS, the City has been informed that DAYCO is closing its facility on the Property in November 2021; and

WHEREAS, due to DAYCO's closure, the City wishes to recommend that the State Tax Commission revoke the Industrial Facilities Exemption Certificate for the Property effective with the 2022 tax year pursuant to the Industrial Facilities Exemption Certificate Agreement of Understanding and pursuant to MCL 207.565; and

WHEREAS, the Industrial Facilities Exemption Certificate Agreement of Understanding with DAYCO provides that DAYCO shall have the right to request a public hearing with the City Commission prior to a proposed revocation; and

WHEREAS, a duly noticed public hearing on the matter of revoking the Industrial Facilities Exemption Certificate for DAYCO was held on May 24, 2021.

NOW, THEREFORE, BE IT RESOLVED BY the City Commission of the City of Mount Pleasant that the City Commission hereby recommends that the State of Michigan Tax Commission revoke Industrial Facilities Exemption Certificate number 2014-228 for DAYCO, with operations at the above referenced property, beginning with the 2022 tax year pursuant to MCL 207.565.

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

NAYS: None

ABSENT: Commissioner Gillis

Motion carried

A Public Hearing was held on the CDBG Water Related Infrastructure Grant for the Water Resource Recovery Facility (WRRF). There being no public comments or communications, the Mayor closed the Public Hearing.

Moved by Commissioner Tolas and seconded by Commissioner Alsager to approve the Authorizing Resolution and Community Development Plan as part of the application for the CDBG Infrastructure and Resiliency grant as presented. (CC Exh. 5-2021)

WHEREAS, the Michigan Strategic Fund has invited Units of General Local Government to apply for its Water- Related Infrastructure (WRI) Competitive Funding Round; and

WHEREAS, the City of Mt Pleasant desires to request 2,000,000 in CDBG funds to rebuild the primary and secondary digester; and

WHEREAS, the (UGLG) commits local funds from its Water Resource Recovery Reserve Fund in the amount of \$1,433,800; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the Application; and

WHEREAS, the proposed project will benefit all residents of the project area and 63.3 percent of the residents of the City of Mt Pleasant are low and moderate income persons as determined by an income survey approved by the Michigan Economic Development Corporation; and

WHEREAS, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Mt Pleasant hereby designates the City Manager as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

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

NAYS: None

ABSENT: Commissioner Gillis

Motion carried.

A Public Hearing was held to consider the request to create an Obsolete Property Rehabilitation Act (OPRA) District to include the Central Business District TIFA boundaries. There being no public comments or communications the Mayor closed the public hearing.

Moved by Commissioner Tolas and seconded by Commissioner Ronan to approve the Resolution in support of creating an Obsolete Property Rehabilitation Act (OPRA) District to include the Central Business District TIFA boundaries as follows:

WHEREAS, pursuant to PA 146 of 2000, the City of Mt. Pleasant has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Mt. Pleasant; and

WHEREAS, a written request has been made with the clerk of the City of Mt. Pleasant requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of Central Business District Tax Increment Finance Authority located in the City of Mt. Pleasant hereinafter described; and

WHEREAS, the City of Mt. Pleasant determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on May 24, 2021 a public hearing was held and all residents and taxpayers of the City of Mt. Pleasant were afforded an opportunity to be heard thereon; and

WHEREAS, the City of Mt. Pleasant deems it to be in the public interest of the City of Mt. Pleasant to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Pleasant that the following described parcel(s) of land situated in the City of Mt. Pleasant, Isabella County, and State of Michigan, to wit:

## Central Business District Tax Increment Finance District Legal Description

Commencing at intersection of Oak and Illinois Streets, thence E along Illinois St. to intersection of Illinois and Franklin Streets, thence N along Franklin to intersection of Franklin and Michigan, thence E along Michigan to intersection of Michigan and Fancher, thence N along Fancher to intersection of Fancher and Mosher St., thence W along Mosher to alley in Block 12, Original Plat, between Lansing and Franklin Streets, thence N along alley to intersection with Chippewa Street, thence W along Chippewa Street to intersection of Chippewa and Court Streets, thence S on Court Street to intersection of Court and Mosher, thence W along Mosher to intersection of Mosher and Main, thence N along Main Street to intersection of Main and Pickard Streets, thence W along Pickard approx. 398.5 ft., thence S 280.5 ft., W 20 ft., S 132 Ft., W 181.5 ft., S 181.5 ft., E 313.5 ft. to Washington Street, thence S along Washington Street approx. 485.5 ft., thence W approx. 165 ft. to intersection of Chippewa River and the Ann Arbor Railroad, thence S along Ann Arbor Railroad to intersection with Gorham Road, thence E along Gorham Road to intersection of Gorham and Walnut Streets, thence N along Walnut to intersection of Walnut and Mill, thence E along Mill Street to intersection of Mill and Oak Streets, thence S on Oak to intersection of Oak and Illinois, which is the P.O.B.

be and hereby is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Downtown Obsolete Property Rehabilitation District No. 21-01.

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

Moved by Commissioner Alsager and seconded by Commissioner Ronan to approve a contribution of \$1,500 towards the lighting project at Mission Creek/Hannah's Bark Park and a budget amendment for the same from the Unassigned Fund Balance.

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

Moved by Commissioner Alsager and seconded by Commissioner Tolas to authorize the Mayor to sign the appropriate documents to sell the two parcels of land at the southeast corner of Isabella Road and Airport Road to International Brotherhood of Electrical Workers Local 876 for \$4,000 as recommended.

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

## Announcements on City-Related Issues and New Business

Mayor Joseph indicated that COVID-19 Guidelines are changing; however, there is still a pandemic. He asked residents to get vaccinated and continue to wear a mask indoors and practice social distancing.

Clerk Bouck announced that City Commission Petition Packets are available at the Clerk's office for the November 2, 2021 Election of three City Commission seats. Completed packets may be filed at the City Clerk's office beginning Monday, June 21 thru 4:00 p.m. on Tuesday, July 20, 2021.

## Public Comment on Agenda and Non-Agenda Items

Mike McCornell of the International Brotherhood of Electrical Workers Local 876, 5000 E. Airport Rd., thanked the Commission for the sale of property.

The Commission recessed at 8:13 p.m. and went into work session at 8:24 p.m.

WORK SESSION - 1) Discussion on 2022-2027 Capital Improvement Plan (CIP).

Mayor Joseph and City Manager Ridley led a discussion on 2022-2027 Capital Improvement Plan (CIP).

WORK SESSION - 2) Discussion on amendments to Chapter 10 and 91 regarding harboring of animals.

Mayor Joseph and City Manager Ridley led a discussion on possible amendments to Chapters 10 and 91 regarding harboring of animals.

Mayor Joseph adjourned the meeting without objection at 9:04 p.m.

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William L. Joseph, Mayor

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Heather Bouck, City Clerk