

Minutes of the electronically conducted regular meeting of the City Commission held Monday, August 9, 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. All Commissioners present indicated they were in Mt. Pleasant, Isabella County, Michigan.

Commissioners Absent: None

Others Present: City Manager Nancy Ridley, City Clerk Heather Bouck and City Attorney Anne Seuryneck

All present attended virtually via Zoom video conference.

Additions/Deletions to Agenda

Item #18: "Consider action to be taken regarding Charter Amendment Ballot Language to Change the Term of Office for Commission Members." was added to the agenda without objection.

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 received.
2. Traffic Control Committee Meeting Minutes. (May)
3. Parks and Recreation Commission Meeting Minutes. (May)
4. Economic Development Corporation-Brownfield Redevelopment Authority (EDC/BRDA) Meeting Minutes. (April)

Moved by Commissioner Tolas and seconded by Commissioner Gillis to approve the following items on the Consent Calendar:

1. Minutes of the electronically conducted regular meeting of the City Commission held July 26, 2021.
2. Bid of R&T Murphy of Mt. Pleasant, Michigan for 2021-2022 leaf hauling and 2021-2023 snow hauling at a cost of \$118.00 per hour.
3. Bid of Topcon Solutions Store of Niles, Michigan in the amount of \$27,370 for the purchase of the robotic total station and approve a budget amendment to be divided equally between the DPW General Fund, Major Streets Fund and Local Street Fund.
4. Approve contract with Fishbeck of Grand Rapids, Michigan in the amount of \$1,060,000 for design and construction engineering for Water Resource Recovery Facility (WRRF) upgrades and the appropriate budget amendment.
5. Receive proposed ordinance to amend Chapter 97: Parks and Recreation and set a public hearing for Monday, August 23, 2021 at 7:00 p.m. on same.

6. Approve Resolutions #1 and #2 to commence proceedings to install pedestrian street lighting Special Assessment 1-21, tentatively determine the necessity and set public hearing for August 23, 2021 at 7:00 p.m. to receive public input on necessity.

SPECIAL ASSESSMENT DISTRICT 1-21
RESOLUTION NO. 1

WHEREAS, pursuant to provisions of the City Charter of the City of Mt. Pleasant and Chapter 33: TAXATION, Section 33.17 "Authority to Assess", of the Code of Ordinances, the City Commission of the City of Mt. Pleasant may commence proceedings for the making of local public improvements within the City and determine the tentative necessity thereof; and,

WHEREAS, the City Commission has tentatively deemed it to be in the public interest, health and welfare to install pedestrian street lights on Illinois St. between Main St. and Fancher St. in the City Special Assessment District No. 1-21;

NOW, THEREFORE, BE IT RESOLVED, THAT:

- The City Manager is directed to cause to be prepared a report which shall include all analysis and information required by Section 33.20 "Survey and Report", of the Code of Ordinances.
- When the aforesaid report is completed, the City Manager shall file the same with the City Clerk for presentation to the Commission.
- All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

SPECIAL ASSESSMENT DISTRICT 1-21
RESOLUTION NO. 2

WHEREAS, the City Manager has prepared a report concerning certain public improvements in Special Assessment District No. 1-21, which includes all of the information to be included by Section 33.20 "Survey and Report" of the City's Code of Ordinances; and,

WHEREAS, the City Commission has reviewed said report; and,

WHEREAS, the City Commission of the City of Mt. Pleasant determines that it is tentatively necessary to acquire and construct the public improvements in the City of Mt. Pleasant more particularly hereinafter described in this resolution;

NOW, THEREFORE, BE IT RESOLVED, THAT:

- The City Commission hereby tentatively determines that the public improvements described more particularly hereinafter provided for are necessary.
- The total cost of said improvements is estimated to be \$100,000.00. The amount of \$24,871.03 shall be spread over the special assessment district as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district. \$75,128.97 shall be paid by the City-at-large.

- Said special assessment district shall consist of all the lots and parcels of land as follows: install pedestrian street lights on Illinois St. between Main St. and Fancher St. in the City Special Assessment District No. 1-21.
 - Said estimated life of such public improvements is not less than fifteen (15) years.
 - The affected properties in the special assessment district shall be assessed in accordance with the relative portion of the sum to be levied in the district, as the benefit to the parcel of land bears to the total benefit to all parcels.
 - The aforesaid report shall be placed on file in the office of the City Clerk where the same shall be available for public examination.
 - The City Commission shall meet virtually on August 23, 2021 at 7:00 p.m., Daylight Savings Time, as part of the regularly scheduled City Commission meeting for the purpose of hearing public input on the making of said public improvements.
 - The City Clerk is hereby directed to cause notice of said hearing to be published and mailed in accordance with applicable statutory and ordinance provisions.
 - All resolutions and parts of resolutions conflicting with the provisions of this resolution are hereby rescinded.
7. Approve Resolutions #1 and #2 to commence proceedings for Principal Shopping District Special Assessment 2-21, tentatively determine the necessity and set public hearing for August 23, 2021 at 7:00 p.m. to receive public input on necessity.

Resolution No. 1
Principal Shopping District 2-21

WHEREAS, pursuant to provisions of the City Charter of the City of Mt. Pleasant; Chapter 33: TAXATION, Section 33.17 "Authority to Assess", of the Code of Ordinances, and Public Act 120 of 1961 "Redevelopment of Shopping Areas", the City Commission of the City of Mt. Pleasant may commence proceedings to provide funding for the operations of the Principal Shopping District within the City and determine the tentative necessity thereof,

AND, WHEREAS, the City Commission has tentatively deemed it to be in the public's interest, health and welfare to provide funding for the operations of the Principal Shopping District in the City, Special Assessment District No. 2-21
NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Manager is directed to cause to be prepared a report which shall include all analysis and information required by Section 33.20 "Survey and Report", of the Code of Ordinances,
2. When the aforesaid report is completed, the City Manager shall file the same with the City Clerk for presentation to the Commission.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are and the same hereby are rescinded.

Resolution No. 2
Principal Shopping District 2-21

WHEREAS, the City Manager has prepared a report concerning funding for the Principal Shopping District in Special Assessment District No. 2-21, which includes all of the information to be included by Section 33.20 "Survey and Report" of the City's Code of Ordinances;

AND, WHEREAS, the City Commission has reviewed said report;

AND, WHEREAS, the City Commission of the City of Mt. Pleasant determines that it is tentatively necessary to provide funding for the Principal Shopping District in the City of Mt. Pleasant more particularly hereinafter described in this resolution;

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Commission hereby tentatively determines that providing funding for the Principal Shopping District described more particularly hereinafter provided for are necessary.

2. The total funding for the Principal Shopping District for the next two years (2022 and 2023) is estimated to be \$104,700 per year. \$104,700 shall be spread over the special assessment district per year as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district.

3. Said special assessment district shall consist of all the lots and parcels of land as follows: all lots in the Principal Shopping District as established by the City Commission at the February 24, 2003 meeting and amended at the November 14, 2005 meeting.

4. The duration of the special assessment shall be two years.

5. The affected properties in the special assessment district shall be assessed in accordance with the relative portion of the sum to be levied in the district, as the benefit to the parcel of land bears to the total benefit to all parcels.

6. The aforesaid report shall be placed on file in the office of the City Clerk where the same shall be available for public examination.

7. The City Commission shall meet virtually on August 23, 2021 at 7:00 p.m., Daylight Savings Time, as part of the regularly scheduled City Commission meeting for the purpose of hearing objections to providing funding to the "Principal Shopping District". The meeting link will be available on the City's website at <http://www.mt-pleasant.org>.

8. The City Clerk is hereby directed to cause notice of said hearing to be published and mailed in accordance with applicable statutory and ordinance provisions.

9. All resolutions and parts of resolutions conflicting with the provisions of this resolution are hereby rescinded.

8. Warrants dated July 21 & 29, 2021 and Payrolls dated July 23, 2021 all totaling \$1,804,677.45.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

A Public Hearing was held on proposed ordinance to amend Section 154.410.B.4 of the Mt. Pleasant Zoning Ordinances to update special use permit conditions and requirements for two-family dwellings. There being no public comments or communications received, the Mayor closed the Public Hearing.

Moved by Commissioner Alsager and seconded by Commissioner Tolas that Ordinance 1070, an Ordinance to amend Section 154.410.B.4 of the Mt. Pleasant Zoning Ordinances to update special use permit conditions and requirements for two-family dwellings having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

A Public Hearing was held on proposed ordinance to amend Section 154.410.B.4 of the Mt. Pleasant Zoning Ordinances to update special use permit conditions and requirements for accessory dwelling units. There being no public comments or communications received, the Mayor closed the Public Hearing.

Moved by Commissioner Alsager and seconded by Commissioner Cyman that Ordinance 1071, an Ordinance to amend Section 154.410.B.4 of the Mt. Pleasant Zoning Ordinances to update special use permit conditions and requirements for accessory dwelling units having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

A Public Hearing was held on proposed ordinance to amend Section 154.410.B and table 154.410.A of the Mt. Pleasant Zoning Ordinances to permit multiple-family dwellings as a special use in the CD-3-character district. There being no public comments or communications received, the Mayor closed the Public Hearing.

Moved by Commissioner Tolas and seconded by Commissioner Ronan that Ordinance 1072, an Ordinance to amend section 154.410.B and table 154.410.A of the Mt.

Pleasant Zoning Ordinances to permit multiple-family dwellings as a special use in the CD-3-character district having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: Commissioner Gillis

ABSENT: None

Motion carried.

Moved by Commissioner Alsager and seconded by Vice Mayor Perschbacher to prepay the full \$605,100 special assessment for the Mission Creek Drain Assessment and the appropriate 2021 budget amendments as recommended.

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

NAYS: Commissioners Gillis and Tolas

ABSENT: None

Motion carried.

Moved by Vice Mayor Perschbacher and seconded by Commissioner Cyman to approve the resolution as drafted in support of final approval of Traffic Control Order 7-2021.

WHEREAS, under the date of July 28, 2021, the Traffic Engineer of the City of Mt. Pleasant issued traffic control order No. 7-2021 (Place metered parking signs on the south side of Bellows Street for all on-street reverse angled parking spaces between Lansing Street and East Campus Drive. Per Agreement with CMU dated July 26, 2010). Said temporary traffic control order was presented to the City Commission on August 9, 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 traffic control order No. 7-2021 a permanent traffic control order.

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 appropriate budget amendment to accept the donation of the Morey Foundation and award the prizes to Battle of the Local Voices winners in the amount of \$8,000.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Vice Mayor Perschbacher and seconded by Commissioner Alsager to approve closed session pursuant to subsection 8(f) of the Open Meetings Act to review and consider the contents of an application for employment or appointment to public office if the candidate requests their application remain confidential.

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

NAYS: None

ABSENT: None

Motion unanimously.

Moved by Commissioner Tolas and seconded by Commissioner Ronan to approve the Resolution to Rescind July 12, 2021 Resolution to Approve Charter Amendment Ballot Language to Change the Term of Office for Commission Members. (CC Exh 11-2021)

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

NAYS: None

ABSENT: None

Motion unanimously.

Announcements on City-Related Issues and New Business

Mayor Joseph commented that COVID-19 vaccinations are very important, especially now that the Delta variant is in our area.

Commissioner Gillis encouraged COVID-19 vaccinations. Isabella County is currently only at a 45% vaccination rate which is considered very low.

Commissioner Tolas announced that the City Parking Lot #8 reconstruction project is moving along; but an old stone foundation was discovered which could cause cost overruns.

The Commission recessed at 8:18 p.m. and went into a closed session at 8:27 p.m. A separate set of minutes was taken for the closed session.

The Commission recessed at 9:20 p.m. and went into open session at 9:26 p.m.

Moved by Commissioner Tolas and seconded by Commissioner Gillis to offer public interviews, to be conducted on August 21, 2021 to City Manager candidates #40, #49, #55, and #56.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Mayor Joseph adjourned the meeting without objection at 9:30 p.m.

William L. Joseph, Mayor

Heather Bouck, City Clerk