

Minutes of the regular meeting of the City Commission held Monday, November 14, 2022, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Mary Alsager; Commissioners Brian Assmann, Liz Busch, Bryan Chapman & Maureen Eke

Commissioners Absent: George Ronan

Others Present: City Manager Aaron Desentz, City Clerk Heather Bouck and City Attorney Michael Homier

#### Proclamations and Presentations

Mayor Perschbacher recited the Proclamation recognizing the Elimination of Violence Against Women Day on November 25, 2022.

Moved by Commissioner Eke and seconded by Commissioner Busch to approve the Agenda as presented. Motion unanimously adopted.

#### Receipt of Petitions and Communications

Received the following petitions and communications:

2. Monthly report on police related citizen complaints received.
3. Airport Joint Operations and Management Board September Meeting Minutes.
4. Zoning Board of Appeals July Meeting Minutes.
5. Downtown Development Authority May and September Meeting Minutes.
6. Planning Commission October Meeting Minutes.

Moved by Commissioner Busch and seconded by Commissioner Eke to approve the following items on the Consent Calendar:

7. Minutes of the regular meeting of the City Commission held October 24, 2022.
8. Contract with Adams & Associates of Grand Rapids, Michigan for appraisal services in an amount not to exceed \$30,000.
9. Bid of GreenScene Landscaping of Mt. Pleasant, Michigan for Downtown Sidewalk Snow Removal 2022-2023 snow season for \$725 per snow removal event and \$830 per salting event.
10. Set a public hearing for Monday, November 28, 2022 at 7:00 p.m. on China Master's request for a Development District (DDA) License at 1216 South Mission St.

11. Resolution approving the submittal of an application for the 2022 Transportation Alternatives Program (TAP) Grant as presented.

**WHEREAS**, the City of Mt. Pleasant, in cooperation with the Isabella County Friends of the Mid-Michigan Regional Community Pathways Group and the Charter Township of Union, wishes to construct a trail connecting the GKB Riverwalk Trail to Mission Creek Park and to establish a northerly connection point for the Mid-Michigan Regional Pathway System, and

**WHEREAS**, the proposed project is consistent with the Greater Mt. Pleasant Non-Motorized Plan and provides a vital connection for City and Township residents to access the City's park system and existing 4-miles of paved, non-motorized pathways, and

**WHEREAS**, the proposed project is specifically outlined in and consistent with the goals and objectives of the City's current 2021-2026 Parks and Recreation Master Plan, and

**WHEREAS**, the proposed project is listed in the City's adopted 2022-2027 Capital Improvement Plan, and

**WHEREAS** the proposed project and grant application were discussed at a public meeting of the Mt. Pleasant City Commission held November 14, 2022 at 7:00 p.m. at Mt. Pleasant City Hall to provide an opportunity for additional public comment on the proposed project, and

**WHEREAS**, the TAP grant specifically provides funding for pedestrian and bicycle facilities, including shared-use paths; and,

**WHEREAS**, the City of Mt Pleasant

- 1) Supports and authorizes the submission of a Transportation Alternatives Program grant application and commits \$525,000 or 43% of the total \$1,200,000 project cost from City matching funds.
- 2) Commits to owning, operating and funding/implementing a maintenance plan/program over the design life of the facility constructed with TAP funds;
- 3) Authorizes the City Manager to act as the City of Mt. Pleasant's agent during project development and sign a project agreement upon receipt of a TAP grant award; and
- 4) Commits to being responsible for engineering, permits, administration, potential cost overruns and any non-participating items.

**BE IT THEREFORE RESOLVED** that the Mt. Pleasant City Commission hereby approves submittal of a 2022 Transportation Alternatives Program (TAP) Grant Application for the Mid-Michigan/GKB Trail Project.

12. Michigan Department of Transportation (MDOT) resolution authorizing the approval of a contract for the reimbursement of funds for M-20 (Pickard Street) Reconstruction Project as presented.

**WHEREAS**, a Contract Agreement (MDOT Contract No. 22-5427) 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 for reimbursement of funds by the City to MDOT for the 2023-2024 M-20 (Pickard Street) Reconstruction Project, and

**WHEREAS**, the reconstruction and improvements made to M-20 (Pickard Street) will improve safety for both motoring and pedestrian traffic; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the City Manager be authorized to execute said Agreement on behalf of the City of Mt. Pleasant.

13. Appointments to the 9-1-1 Governing Board as recommended by Police Chief Paul Lauria to replace current appointees due to retirement.

9-1-1- Governing Board

Assistant Fire Chief Doug Lobsinger, Primary

Assistant Police Chief Brandon Bliss, Alternate

14. Bid of Tokio Marine HCC for 2023 stop loss coverage insurance at the rate of \$60.32 per month for single coverage and \$184.75 for family coverage with a deductible of \$175,000.

15. Warrants dated October 31 and November 3, 2022 and Payrolls dated October 28, 2022 all totaling \$948,045.10.

Motion unanimously adopted.

A public hearing was held Special Assessment District #3-22 roll. There being no public comments or communications, the Mayor closed the public hearing.

Moved by Commissioner Eke and seconded by Commissioner Busch to adopt the following Resolution #5 to approve the roll and set the payment terms for Special Assessment District #3-22.

S.A. DISTRICT 3-22 RESOLUTION NO. 5

**WHEREAS**, the City Commission held a public hearing on x after due and legal notice and reviewed the special assessment roll to defray Special Assessment District No. 3-22 share of the cost of certain public expenditures, described as: paving the alley in the block between Fancher on the west, Kinney on the east, Chippewa on the south and Lincoln on the north in the City Special Assessment District No. 3-22;

**WHEREAS**, after hearing all persons interested therein and after carefully reviewing the special assessment roll, the Commission deems said special assessment roll to be fair, just and equitable and that each of the assessments contained thereon are in accordance with the benefits to be derived by each parcel of land assessed;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Said special assessment roll as prepared by the City Assessor, in the amount of \$79,497.59 with \$55,648.32 being paid by the properties specifically benefited and with \$22,849.28 paid by the city-at-large is hereby confirmed.

2. Said special assessment roll is payable in 22 annual installments which shall be due and payable beginning on July 1, 2024.

3. Interest shall be charged on the unpaid balance of said special assessment roll at the rate of three percent (3 % ), commencing three (3) months after notification that the project has been completed. There will be no interest if paid within three (3) months of the written notification from the City Treasurer.

4. The City Clerk is directed to attach his warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the City Assessor to spread and the City Treasurer to collect the sums and amounts as directed by the Commission.

5. The City Clerk is directed to endorse the date of confirmation on the roll.

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

AYES: Commissioners Alsager, Assmann, Busch, Chapman, Eke & Perschbacher

NAYS: None

ABSENT: Commissioner Ronan

Motion unanimously adopted.

Public hearing on proposed 2023 Annual Operating Budget.

Brandon Horn, 4300 Collegiate Way, introduced himself as the journalist from CM Life that will be covering City Commission matters.

There being no additional public comments or communications received, the Mayor closed the public hearing. There is no action required at this time.

Moved by Commissioner Eke and seconded by Commissioner Busch to approve the Resolution to dissolve the Local Development Finance Authority (LDFA). (CC Exh. 2-22)  
Motion unanimously adopted.

Moved by Commissioner Assmann and seconded by Commissioner Eke to adopt the final amended budget for the Local Development Finance Authority (LDFA) as presented. Motion unanimously adopted.

Moved by Commissioner Busch and seconded by Commissioner Eke to adopt the proposed PILOT policy and to authorize staff to solicit proposals for affordable housing projects during the first quarter of 2023.

AYES: Commissioners Alsager, Busch, Chapman, Eke & Perschbacher

NAYS: Commissioner Assmann

ABSENT: Commissioner Ronan

Motion carried.

Moved by Vice Mayor Alsager and seconded by Commissioner Eke to approve revised Resolution #5 for S.A. #2-22 as follows:

**WHEREAS**, the City Commission held a public hearing on February 14, 2022 after due and legal notice and reviewed the special assessment roll to defray Special Assessment District No. 2-22, share of the cost of certain public expenditures, described as reconstruct the alley between Broadway and Michigan from University to 115.5 feet east of Franklin in the City Special Assessment District No. 2-22; and,

**WHEREAS**, after hearing all persons interested therein and after carefully reviewing the special assessment roll, the Commission deems said special assessment roll to be fair, just and equitable and that each of the assessments contained thereon are in accordance with the benefits to be derived by each parcel of land assessed;

**WHEREAS**, the final cost of the project was \$172,327.48 which is \$40,327.48 higher than the original assessment roll;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Said revised special assessment roll as prepared by the City Assessor, in the amount of \$172,327.48 with \$53,586.96 being paid by the properties specifically benefited and with \$118,740.52 paid by the city-at-large is hereby confirmed.
2. Said special assessment roll is payable in eight (8) annual installments which shall be due and payable beginning on the July tax bill following the three (3) month written notice of project completion.
3. Interest shall be charged on the unpaid balance of said special assessment roll at the rate of three percent (3%), commencing three (3) months after notification that the project has been completed. There will be no interest if paid within three (3) months of the written notification from the City Treasurer.
4. The City Clerk is directed to attach the warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the City Assessor to spread and the City Treasurer to collect the sums and amounts as directed by the Commission.
5. The City Clerk is directed to endorse the date of confirmation on the roll.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are rescinded.

Motion unanimously adopted.

Moved by Commissioner Eke and seconded by Commissioner Busch to approve the Agreement on Restrictive Covenants associated with City property with Valero contingent on final review of the City Attorney and the City Manager and the change from Texas to Michigan in which the Guaranty shall be governed by. Motion unanimously adopted.

Announcements on City-Related Issues And New Business

Commissioner Busch reminded residents that leaf collection is this week with the final sweep through the City the week of November 28<sup>th</sup>.

Commissioner Eke announced November is Native American History Month. There are numerous events at the University and the Ziibiwing Center.

The Commission recessed at 7:59 p.m. and returned to a work session 8:10 p.m.

Work Session – Parking Enforcement.

Assistant Fire Chief/Neighborhood Residential Unit Director Doug Lobsinger presented parking options for consideration.

Discussion ensued.

Work Session – MML Annual Convention learning.

The matter was postponed to the November 28<sup>th</sup> meeting.

Moved by Vice Mayor Alsager and seconded by Commissioner Eke to adjourn the meeting at 8:52 p.m. Motion unanimously adopted.

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Amy Perschbacher, Mayor

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Heather Bouck, City Clerk