

Minutes of the regular meeting of the City Commission held Monday, April 25, 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.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Olivia Cyman; Commissioners Mary Alsager, Brian Assmann, Liz Busch, Maureen Eke & George Ronan

Commissioners Absent: None

Others Present: City Manager Aaron Desentz and City Clerk Heather Bouck

Proclamations and Presentations

Mayor Perschbacher read a letter from the Citizens' Academy participants expressing their appreciation of Jacob Kain and the work he has done to promote the Academy and the staff who contributed to the program.

Assistant Director of Community Services/City Planner Jacob Kain and Mayor Perschbacher recognized and awarded the participants of the 2022 Mt. Pleasant Citizens' Academy.

Doug Bush, Associate Superintendent of Career and Technical Education gave a presentation on the upcoming May 3rd ballot question on the millage renewal for the Gratiot Isabella Regional Education Service District.

Additions/Deletions to Agenda

Moved by Commissioner Alsager and seconded by Commissioner Eke to approve the agenda with the cancellation of Item # 23, "Public hearing on the Community Development Block Grant Water Related Infrastructure Program application and consider approval of resolution on the same."; Postponement of Item #24 to May 9, 2022 for consideration of Broadway Central for the 2022 season and consider budget amendment for same; and, the addition of Item #21a to the Consent Calendar, setting a public hearing for Monday, May 9, 2022 for the CDBG Water Related Infrastructure Grant, potential funding for secondary treatment process upgrades. Motion unanimously adopted.

Public Input on Agenda Items

Bob Busch, 422 S. Washington, thanked the Commission for the free market consideration for marijuana.

Caleb Cary, 910 E. Chippewa, spoke in support of changing the marijuana ordinance and the changes in the marijuana market.

E-mail communication from Alan Godley & Linda Vogel, Norm's Flower Petal, 201 E. Broadway; and petition signed by 288 community members, received in opposition to Broadway Central.

E-mail communications received from Delphine Rossignol family, 1005 Riverview Ct.; Shannon Palmer, 72 E. Bluegrass Rd.; Kevin Daum, 1414 E. Lincoln St.; Nicole Ferguson, 1425 Morning Mist Ct.; Sleepy Dog Books, 120 E. Broadway St. in support of Broadway Central.

E-mail communications received from Micah Focken, 910 E. Chippewa St.; Alicia Haley, 621 N. Kinney Ave.; Angela Holtz, 1600 E. Bellows St.; Kellie Myers, kmyers813@outlook.com in support of free market for marihuana establishments.

E-mail communication from Keith Sikora, 1645 Chippewa Way, in opposition to free market for marihuana establishments.

Receipt of Petitions and Communications

Received the following petitions and communications:

3. City Manager report on pending items.
4. First Quarter Investment Report.
5. Building, Fire and Sanitary Sewer Board of Appeals Meeting Minutes. (June 2019)
6. Parks and Recreation Commission Meeting Minutes. (October and November)
7. Resignation of Josh Jerome from the Local Development Finance Authority (LDFA).
8. Correspondence received from Shannon Palmer, 72 E. Bluegrass Rd.; Sarah Grinn, 8889 Westview Dr., Lake, MI; Jenny McDonald, 510 S. Franklin St.; Dan Weber, 1411 Crestwood Dr.; Jodi Roed, Alma, MI; Amy Ford, 1211 Forest Ln.; Janice Tomasik, 1181 Stoney Creek Ln.; Kevin Daum, 1414 E. Lincoln St.; Tierney Popp, 4055 Arrow Dr.; Brittany and Dustin Fremion, 604 E. Wisconsin St.; Emily Bloesch and Chris Davoli, 4144 Fairway Ln.; Shelly Smith, 3515 Riverbank Trl.; in support of Broadway Central.

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

9. Minutes of the regular meeting of the City Commission held April 11, 2022.
10. Minutes of the closed session of the City Commission held April 11, 2022.
11. Michigan Department of Transportation (MDOT) performance resolution for governmental agencies for the purpose of representing the City in transactions. (CC Exh 2-2022)
12. Bid of Fisher Transportation of Mt. Pleasant, Michigan in the amount of \$27.82/ton (estimated 1500 tons) for the 2022-2023 Street Sweepings Disposal Project.
13. Bid of McGuirk Sand & Gravel of Mt. Pleasant, Michigan in the amount of \$1,350,588.90 with a budget amendment in the amount of \$93,723 in the Water fund for the Crapo Street Reconstruction Project.
14. Resolution Establishing Fee For Minor Site Plan Review as follows:
 - WHEREAS, Chapter 154 requires fees for site plan review be set by resolution of the City Commission; and
 - WHEREAS, the City Commission adopted fee/charges policy guidelines in July 2017; and

WHEREAS, the City Commission on April 11, 2022 adopted Text Change 22-04 which created a Minor Site Plan Review process;

NOW, THEREFORE, BE IT RESOLVED that the following fee is consistent with the policy guidelines and will take effect May 11, 2022:

Minor Site Plan Review \$200.00

15. Receive proposed ordinance to amend Title XI: BUSINESS REGULATIONS, Chapter 110. GENERAL LICENSING to allow for and regulate the operation of pedicabs within the City and set a public hearing for Monday, May 9, 2022 at 7:00 p.m. on same.
16. Set a public hearing for Monday, May 9, 2022 at 7:00 p.m. to obtain public input on the Michigan Economic Development Corporation (MEDC) Revitalization and Placemaking Grant proposal.
17. Receive proposed amendment to Title XI: BUSINESS REGULATIONS, Chapter 112. Medical Marihuana Facilities of the Mt. Pleasant Code of Ordinances and set a public hearing for Monday, May 9, 2022 at 7:00 p.m. on same.
18. Receive proposed amendment to Title XI: BUSINESS REGULATIONS, Chapter 115. Recreational Marihuana Establishments of the Mt. Pleasant Code of Ordinances and set a public hearing for Monday, May 9, 2022 at 7:00 p.m. on same.
19. Receive proposed ordinance to amend Chapter 154.410.B.4. of the Mt. Pleasant Zoning Ordinances to reference numeric limits for adult-use marihuana establishments and medical marihuana facilities and set a public hearing for May 23, 2022 on the same.
20. Budget amendment of \$95,980 in the Major Street fund and \$37,470 in the Water fund for the 2022 Brown Street Reconstruction project.
21. Warrants dated April 14 & 20, 2022 and Payrolls dated April 15, 2022 all totaling \$749,486.09.
- 21a. Set a Public hearing for Monday, May 9, 2022 at 7:00 p.m. on the Community Development Block Grant Water Related Infrastructure Grant, potential funding for secondary treatment process upgrades.

Motion unanimously adopted.

Public hearing on application of Jib-Bob, LLC for a redevelopment liquor license. There being no public communications or comments received, the Mayor closed the public hearing.

Moved by Commissioner Ronan and seconded by Commissioner Alsager to approve the resolution approving a redevelopment liquor license to Jib-Bob, LLC at 214 N. Franklin St. as follows:

WHEREAS, the City Commission has established a Redevelopment Liquor License Development District pursuant to Act 501 of Public Acts 2006 **436.1521a(1)(b)**, and;

WHEREAS, the City of Mt. Pleasant Central Business District Tax Finance Authority (CBD TIFA) will realize considerable public and private investment within the next five years, and;

WHEREAS, the CBD TIFA was established under Public Act 450 of 1980 under appropriate statutory provision, and;

WHEREAS, the City of Mt. Pleasant shall provide the Michigan Liquor Control Commission a map clearly outlining the boundaries of the Redevelopment Liquor License Development District, and;

WHEREAS, the City Commission finds that Jib-Bob LLC meets the provisions of Public Act 501 of 2006, including: • Is engaged in dining, entertainment or recreation and open to the general public; • Have a seating capacity of at least 25 people; • Investment by Jib-Bob LLC of more than \$75,000 in the rehabilitation or restoration of the building where the license will be housed in the next five years;

WHEREAS, the City of Mt. Pleasant shall provide to the Michigan Liquor Control Commission an affidavit from the City Assessor, as certified by the City Clerk, stating the total amount of public and private investment in real and personal property with the selected portion of CBD TIFA district, which shall not be less than \$200,000 for each license requested, over the preceding time periods, and,

NOW BE IT THEREFORE RESOLVED, the City Commission hereby approves the request from Jib-Bob LLC, "ABOVE ALL OTHERS" for a new Class C license under **436.1521a(1)(b)**, to be permitted at 214 North Franklin, Mt. Pleasant, Isabella County, Michigan.

AYES: Commissioners Alsager, Assmann, Busch, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: None

Motion unanimously adopted.

Public hearing on Community Development Block Grant Water Related Infrastructure Program application and consider approval of resolution on the same was cancelled.

Consider approval of Broadway Central for the 2022 season and consider budget amendment for same was postponed to May 9, 2022.

Announcements on City-Related Issues and New Business

Commissioner Alsager thanked Assistant Community Services Director/City Planner Jacob Kain for the work he has done on the Citizens' Academy.

Commissioner Busch announced that "No Mow May" is an excellent platform to protect pollinating insects in the community.

The Commission recessed at 7:30 p.m. and went into Work Session at 7:41 p.m. (Commissioner Eke returned at 7:43 p.m.)

WORK SESSION

25. Presentation and discussion on 2023-2028 Capital Improvement Plan.

Assistant Finance Director/IT Director Chris Saladine provided a presentation on the 2023-2028 Capital Improvement Plan.

Discussion ensued.

26. Discussion on Housing Study next steps.

Community Services & Economic Development Director William Mrdeza and Assistant Community Services Director/City Planner Jacob Kain led a discussion on next steps/direction for staff in regards to housing. Focus is to increase owner occupied housing and expand affordable housing.

Moved by Commissioner Alsager and seconded by Commissioner Eke to adjourn the meeting at 9:09 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk