

Minutes of the regular meeting of the City Commission held Monday, July 24, 2023, 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, Vice Mayor Mary Alsager; Commissioners Brian Assmann, Liz Busch, Bryan Chapman, Maurene Eke & Boomer Wingard

Commissioners Absent: None

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

Proclamations and Presentations

Presentation on energy efficiency by Community Services Department intern Mason Squilletts-Peterson.

City Manager Desentz gave a presentation on 2023 mid-year goals and objective progress.

Moved by Commissioner Eke and seconded by Commissioner Wingard to approve the agenda as presented. Motion unanimously adopted.

Public Input on Agenda Items

Amanda Brake, Mt. Pleasant Housing Commission's Section 8 Coordinator, thanked the Commission for extending consideration to a PILOT program. Currently there is a five (5) year wait for income-based housing.

Receipt of Petitions and Communications

Received the following petitions and communications:

3. Planning Commission June meeting minutes.
4. Second Quarter Investment Report.
5. Resignation of Aaron White from the Zoning Board of Appeals.

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

6. Minutes of the regular meeting of the City Commission held July 10, 2023.
7. Three year contract renewal with Brown & Brown of Central MI, Inc. for insurance broker services that includes a rate increase of \$2500.00 each of the three years.
8. Buy-out of a Ford F-250 purchased through the Buy-Back Program with Krapohl Ford at a buy-out cost of \$4,800 and purchase a 2023 Ford Edge in the amount of \$38,000 for a total cost of \$42,800 for the Police Department.

9. Resolution in support of Michigan Arts & Culture Council 2024 Arts Project Mini-Grant-Paint the Pavement application as follows:

WHEREAS, the City of Mt. Pleasant working with community partners wishes to expand the Paint the Pavement public art project in downtown to help serve the community's arts for the fiscal year 2024, and;

WHEREAS, the proposed Paint the Pavement project is consistent with the goals and objectives of the City's current Master Plan, and;

WHEREAS the proposed 2024 Paint the Pavement project and grant application were discussed at a public meeting of the Mt. Pleasant City Commission held July 22, 2023 at 7:00 p.m. , and;

WHEREAS, The City of Mt. Pleasant has committed to providing \$1,000 in-kind funds toward the project cost from City staff for assistance in event planning, logistics, and road closures;

NOW THEREFORE, BE IT RESOLVED that the Mt. Pleasant City Commission hereby approves submittal of a 2024 Michigan Arts and Cultural Council grant application for the 2024 Paint the Pavement project.

10. Receive proposed Ordinance to adopt the 2021 International Property Maintenance Code (IPMC) and amend Title IX: GENERAL REGULATIONS; Chapter 96.

NUISANCES; Title XV: LAND USAGE, Chapter 150. *BUILDING REGULATIONS*, §150.30 Property Standards and Chapter 152. *HOUSING LICENSING CODE* of the Mt. Pleasant City Code to align with the new property maintenance standards and set public hearing on same for Monday, August 14, 2023 at 7:00 p.m.

11. Payrolls and Warrants dated July 10 & 13, 2023 all totaling \$338,629.28.

Motion unanimously adopted.

Held a public hearing on Application for Development District (DDA) License for JCB Entertainment (Valhalla Indoor Axe Throwing) at 1711 S. Mission St. There being no public comments or communications received, the Mayor closed the public hearing.

Moved by Commissioner Busch and seconded by Commissioner Wingard to adopt the following Resolution as presented.

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

WHEREAS, the City of Mt. Pleasant Mission/Pickard Downtown Development Authority (DDA) will realize considerable public and private investment within the next five years, and;

WHEREAS, the Mission/Pickard DDA was established under Public Act 197 of 1975 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 Development District (DDA) License Development District, and;

Whereas, the City Commission finds that JCB Entertainment, LLC (Valhalla Indoor Axe Throwing) 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 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 Mission/Pickard DDA 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 JCB Entertainment, LLC (Valhalla Indoor Axe Throwing), "ABOVE ALL OTHERS" for a new Class C license under **436.1521a(1)(b)**, to be permitted at 1711 South Mission, Mt. Pleasant, Isabella County, Michigan

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Wingard provided an update and photo presentation on the Community Garden. He would like to see the opportunity to expand to other parks in the City.

Commissioner Eke announced the City and HRC peace event will take place September 23, 2023. More information to come. The event is open to all.

Public Comment on Agenda and Non-Agenda Items

Steve Swart, 312 W. Michigan, of MAC TV advised the Solar Townhall held at City Hall is available on YouTube for those interested in viewing the event.

The Commission recessed at 8:14 p.m. and went into work session at 8:21 p.m.

WORK SESSION – Discussion on Payment in lieu of Taxes (PILOT) programs.

Sean McMickle, Vice President of Development at Spire Development, Inc. presented their proposal for the Payment in lieu of Taxes (PILOT) program to the City Commission.

Moved by Commissioner Wingard and seconded by Commissioner Eke to conduct a closed session pursuant to subsection 8(c) of the Open Meetings Act to discuss the strategy and negotiation sessions connected with negotiation of a collective bargaining agreement.

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

NAYS: None

ABSENT: None

Motion carried.

The Commission went into Closed Session at 8:49 p.m. A separate set of minutes was taken for the Closed Session.

Moved by Commissioner Eke and seconded by Commissioner Wingard to adjourn the meeting at 9:19 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk