
PROCEEDINGS OF THE MANISTEE CITY COUNCIL – March 7, 2017

A regular meeting of the Manistee City Council was called to order by his honor, Mayor James Smith on Tuesday, March 7, 2017 at 7:00 p.m. in the City Hall Council Chambers, 70 Maple Street, followed by the Pledge of Allegiance.

PRESENT: Dale Cooper, Lynda Beaton, Roger Zielinski, Robert Goodspeed, James Smith, Mark Wittlieff, and Erin Pontiac.

ALSO PRESENT: City Manager – Thad Taylor, City Attorney – George Saylor, City Deputy Clerk – Mary Bachman, DPW Director – Jeff Mikula, Public Safety Director – Dave Bachman, Finance Director – Ed Bradford, Planning & Zoning Administrator – Denise Blakeslee and City Engineer – Shawn Middleton / Spicer Group.

Mayor Smith requested a moment of silence for Tom Geoghan who passed away in late February. Tom was the longtime volunteer videographer for MPA. Tom will be missed.

CITIZEN COMMENTS ON AGENDA RELATED ITEMS.

Dave Levitt, Third Coast Development - available to answer questions Council may have.

Clinton McKinven-Copus, Executive Director Manistee Housing Commission – gave an update on the unit designation at Century Terrace and Harborview.

Bob Daniels, Council on Aging President, 59 Smith Street – available to answer questions Council may have.

Mike Szymanski, 332 5th Street – in support of new housing project; project truly worthy of our City.

Virginia Pelton, 329 1st Avenue – in support of new housing project; will open up real estate inventory.

Pete Potterpin, PK Housing – partners with Third Coast Development – available to answer questions Council may have.

CONSENT AGENDA.

- Minutes - February 21, 2017 - Regular Meeting
- Financial Reports
 - Cash Balances January 2017
 - Revenue & Expenses January 2017
- Notification Regarding Next Work Session – *Thursday, March 9, 2017*

A special Council work session has been scheduled for Thursday, March 9 at 5 p.m., at the Manistee ISD with the League of Women Voters. This will be an opportunity for LWV and the community to meet the Council.

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A Council work session has been scheduled for Tuesday, March 14, 2017 at 7 p.m. A discussion will be conducted on Payment in Lieu of Taxes (PILOTS) ordinance; and such business as may come before the Council.

MOTION by Zielinski, second by Goodspeed to approve the Consent Agenda as presented.

With a roll call vote this motion passed unanimously.

AYES: Kenny, Beaton, Zielinski, Goodspeed, Smith, Wittlieff, and Pontiac

NAYS: None

CONSIDERATION OF DOWNTOWN DEVELOPMENT AUTHORITY BYLAW AMENDMENTS.

On February 23, 2017 the Manistee Downtown Development Authority approved several amendments to their bylaws with the assistance of the City Attorney. The changes were to simplify language and make the bylaws more consistent with state law; and to provide greater flexibility to how the DDA operates in the future.

MOTION by Wittlieff, second by Zielinski to adopt amended bylaws for the Downtown Development Authority and authorize the Mayor and City Clerk to execute the document. Brief discussion followed.

With a roll call vote this motion passed unanimously.

AYES: Cooper, Beaton, Zielinski, Goodspeed, Smith, Wittlieff, and Pontiac

NAYS: None

CONSIDERATION OF A CONTRACT FOR RIVER AND OAK STREET VALVE REPLACEMENT PROJECT.

The Water Department has determined that replacement of the gate valves at the intersection of River and Oak Street is of high importance to maintain water quality and fire suppression capabilities. Spicer Group has publicly advertised the project, with one bid received.

Elmer's Crane and Dozer \$57,095

Funding from the Water Department's repairs and maintenance will be utilized.

The City Attorney has reviewed and approved the contract.

MOTION by Zielinski, second by Goodspeed to approve the River and Oak Street Valve Replacement contract with Elmer's Crane and Dozer, Inc. in the amount of \$57,095; and authorized the Mayor and Clerk to execute the Notice of Award and Agreement. Discussion followed.

With a roll call vote this motion passed unanimously.

AYES: Cooper, Beaton, Zielinski, Goodspeed, Smith, Wittlieff, and Pontiac

NAYS: None

CONSIDERATION OF A REQUEST FOR PILOT FROM THIRD COAST DEVELOPMENT LLC.

A request has been received from Third Coast Development LLC for a PILOT for a new mixed use senior housing building located in the parking lot to the south of the former Oleson's Store. The building would be a four-story structure with 1,000 square feet of commercial space and covered parking on the first floor and 42 residential units on the second, third and fourth floors. Pursuant to Chapter 1489 of the City Code of Ordinances, they are requesting a 10% PILOT for a term of 35 years that matches the term of the qualifying mortgage.

The PILOT would generate approximately \$22,000 annually, of which the City would receive \$6,500.

MOTION by Beaton, second by Wittlieff to approve the request from Third Coast Development LLC for a 10% PILOT for a term of 35 years for the Senior Project proposed for the former Oleson's Plaza property. Discussion followed.

With a roll call vote this motion passed unanimously.

AYES: Cooper, Beaton, Zielinski, Goodspeed, Smith, Wittlieff, and Pontiac

NAYS: None

A REPORT FROM THE MANISTEE RECREATION ASSOCIATION.

Mr. Kenny Kott reported on the activities of the Manistee Recreation Association and responded to questions the Council had regarding their activities.

DISCUSSION ON RAMSDELL REGIONAL CENTER OF THE ARTS.

The Council discussed the status of the Ramsdell Regional Center of the Arts. Xavier Verna, new Director of the Ramsdell Regional Center of the Arts was introduced by Sara Helge, President. A fundraiser is scheduled for Saturday, May 6th.

CITIZEN COMMENT.

Comments received by:

Xavier Verna - 11240 Milarch Road, Bear Lake / an exciting performance is scheduled at the Ramsdell Theatre for March 16th which includes two live bands from Ireland. The Irish Night is sponsored by Blarney Castle.

OFFICIALS AND STAFF.

None received

COUNCILMEMBERS.

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Beaton requested an addition to the next Work Session to discuss the Century Terrace & Harborview unit designation; receiving complaints about people feeding the deer, would like the City Ordinance posted in the newspaper.

Wittlieff stated that he will arrive at the Thursday Work Session at 6 p.m.

Smith stated there is a Special Work Session scheduled for Thursday at 5 p.m.; thanked the Public Safety for their quick lifesaving response to an event on Sunday; appreciates Council Members attending meetings but need to be careful on interaction, expressed opinion could be construed as debating, open meeting act requires posting.

ADJOURN.

MOTION to adjourn was made by Zielinski, second by Goodspeed. Meeting adjourned at 8:45 p.m.

Mary Bachman MMC / LIA
Deputy City Clerk/Accounts Payable