

CITY OF GRAYLING
CITY COUNCIL
REGULAR MEETING MINUTES
Monday, October 14, 2019

I. Meeting called to order by Mayor Forbes at 6:30 P.M.

II. Pledge of Allegiance

III. Roll Call

Members Present: Karl Schreiner, Kimberly Hatfield, Clinton Ross, Roger Moshier and Heather Forbes

Members Absent: None

Vacant Seats: None

Also, in Attendance: Lisa Johnson, City Clerk/Treasurer, Erich Podjaske, Zoning Officer, Rae Gosling, Matt and Christine LaFontaine, Fire Chief Strohpaal Jr., Carol Wilder, Gary Wilder, Jackie D'Amour, Rose Mary Nelson, Wayne Nelson, Paul Crandall, Susan & Bryce MetCalfe, Laurie Jamison, Alfred Matthew Sr., Edward Hallenbeck, Ann Tuck, Bill Clouse and Lacey Stephan.

IV. Public Comment

None

V. Approval of Agenda

Mayor Forbes asked to add Item G under New Business, NEZ Resolution (Sawmill)

19-105

Moved by Ross seconded by Schreiner to approve the agenda with moving item F to before item G under New Business, NEZ Resolution.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

VI. Approval of Consent Agenda

19-106

Moved by Schreiner seconded by Hatfield to approve the consent agenda as presented.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

Closed meeting for Public Hearing

VII. Public Hearing

Mayor Forbes explained this is only to take public input and they do not have to have discussion on their thoughts.

Matt LaFontaine mentioned why this was needed for Grayling and felt it was needed to be put into place for the community. He feels it will set everyone up for success. Blight Ordinance is a good thing; it will set standards and hold everyone accountable. It is not to put a burden on anyone. It will help the community succeed.

Bryce Metcalfe mentioned that he was opposed to this and mentioned that Grayling is a working-class town and that he did not move into an association to have regulations. He feels this will pit neighbors against each other and feels this all comes down to an opinion. He mentioned his first worry is caring for his family and workers not his yard and how manicured it is. He mows his lawn; he stacks wood on his front porch and other things. He mentioned that he was not for it and will move himself and his business out of town and take his employees with him if put into place and has issues with it.

Paul Crandall feels every city needs standards and feels the Blight Ordinance will do that.

Alfred Matthews doesn't know how the ordinance will address his property but wasn't for the ordinance.

Ann Tuck owns a business in Grayling but lives in Grayling Township next to an association, she mows her lawn and keeps her place up. Feels the ordinance will help the town. The business next to her looks bad and wonders why it is not being maintained. This would help make the city look beautiful.

Bill Clouse mentioned he doesn't live in Grayling but owns property in Grayling. He suggests not focusing on the Blight Ordinance, but to update the Zoning Ordinance allowing the people to make value and promote development within the city. Feels the city has been shrinking and feel you need to help create value but the Zoning Ordinance doesn't allow it. He asked to allow long term stays at the hotels, but the Zoning Ordinance doesn't allow it but other communities do, he even asked the lady that was helping update the Zoning Ordinance if she knew of any other communities that have this in place and she said no. The city needs affordable housing the city needs to create and promote development. He feels if they wouldn't be talking about a blight ordinance if the city updated the Zoning Ordinance.

Susan Metcalfe feels the prime real-estate is very limited in Grayling and that there are a lot of restrictions on businesses. Grayling is a lower income level community.

Bryce Metcalfe said he can sell his home, he mows, paints but someone to tell them what to do is wrong. He mentioned they should be targeting the empty buildings.

Paul Crandall mentioned its not targeting or someone telling you what to do. Its establishing standards.

Alfred Matthews mentioned the hotel down the road is blight, why isn't there a new big hotel there.

Bill Clouse Its not there because of the Zoning Ordinance

Mayor Forbes asked if there were anymore comments. There were none. She thanked everyone for their input.

Closed Public Hearing and resumed Regular Meeting

VIII. City Manager's Report

City Manager Baum explained his report and asked if any member had questions. Member Moshier asked about the tax tribunal decision and how much revenue the city lost. City Manager Baum said he didn't have that and would get that information for the members. City Manager Baum mentioned he is going to take all the input and councils' items from past meeting and do a presentation next month on the pros and cons of a blight ordinance. So, he asked council to review the blight ordinance and also the comments that were made tonight during this past month.

IX. Mainstreet Managers Report

Mainstreet Manager Gosling her report. She mentioned coffee hour they hold every other Wednesday and that she is now partnering with the Chamber and the Public Safety department. There is now a new format for reporting to MainStreet and that some members of the National MainStreet came into town and are helping them with some downtown items. She then mentioned that the DDA/GMS meeting was on Wednesday and has been changed to 8 am so some members wishing to attend the Grayling Township Board meeting could.

X. Project Updates

City Manager Baum gave a quick update on the projects.

XI. Unfinished Business

A. Recycling Discussion

Zoning Officer Podjaske and City Clerk/Treasurer Johnson explained a spreadsheet on how the city could help cover the cost over a few year and that if council wished to move forward that the City's Solid Waste Ordinance would have to be amended.

Members had discussion.

City Clerk/Johnson then mentioned if they wished to move forward a motion would be needed.

City Manager Baum asked if there was a time frame in the quote to have this completed by. Zoning Officer Podjaske didn't feel there was.

19-107

Moved by Forbes seconded by Schreiner moved to approve as presented.

Mayor Forbes feels she can spend five dollars anywhere and didn't feel it would be a burden on the residents for the first year.

Member Moshier feels it is a good thing and that a lot of residents want this service. He said a few years back it was on the table to cut curbside pick up due to revenue decreases, but

council didn't want to do that and increased the mills to help cover the cost. So he doesn't want to give the public something and then take it away if funding isn't there to cover it. Member Schreiner asked what stops council in changing the amount if needed. City Manager Baum said nothing. Member Moshier feel the city should supplement the cost of recycling if the budget can support it.

City Clerk/Treasurer Johnson mentioned they were not approving the cost, they were only approving them to move forward with drafting an amended Solid Waste Ordinance for them to review and hold a public hearing on.

Mayor Forbes moved to rescind her motion; Schreiner supported.

19-108

**Moved by Scheriner seconded by Forbes to draft an amendment to the City Solid Waste Ordinance to include recycling and hold a Public Meeting at the December meeting.
Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried**

XII. New Business

A. Approve Zoning Ordinance Amendment as recommended by Planning

Zoning Officer Podjaske explained that the LaFontaine's submitted an application to change the Zoning Ordinance and Planning Commission reviewed made some changes and approved to recommend the approval by City Council.

19-109

**Moved by Schreiner seconded by Ross to approve the amendment to the Zoning Ordinance as presented
Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried**

B. Approve removal of Trey Townsend from the P&R Committee

Member Ross asked if he had been notified
City Manager Baum said the Chair was trying to contact him, but was unsure if that had happened.

19-110

**Moved by Moshier seconded by Schreiner to approve the removal of Trey Townsend as recommended by the Parks and Recreation Committee.
Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried**

C. Appoint Jeff Kolka to the P&R Board for the remaining term, ending 1-2022

City Manager Baum mentioned Mr. Kolka had served on this board in the past and is now wishing to get involved again with the board.

Member Hatfield expressed her concerns that the application was filled in completely.

19-111

Moved by Moshier seconded by Forbes to appoint Jeff Kolka to the Parks and Recreation Board for the remaining term; ending January 2022

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

D. Approve Employee Manual Change allowing part-time employees years of service count towards vesting year of service if move to full time.

19-112

Members asked questions and the City Clerk/Treasurer Johnson explained

Moved by Schreiner seconded by Moshier to approve changing MERS agreement to allow part-time employees (employees who work 30 or more hours per week) years of service to be counted towards vesting years if moves to a full-time employee.

Member Hatfield said any employee working over 31 hours per week are to be considered full-time and received benefits.

City Manager Baum said no, he can work an employee full-time for up to six months before he has to offer benefits.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

E. Approve Fair Housing Policy & Complaint Policy

Zoning Officer Podjaske explained this is being required by MEDC for all future grants.

19-113

Moved by Moshier seconded by Hatfield to approve the Fair Housing Policy & Complaint Policy as presented.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

F. Approve Consumers Resolutions

City Manager Baum explained that all lighting is being changed to LED lighting so they are requesting new contracts to be signed.

19-114

Moved by Schreiner seconded by Moshier to waive the reading of both resolutions.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

a. Contract 103035536004

19-115

Moved by Hatfield seconded by Ross to approve Mayor Forbes to sign Consumer Contract Number 103035536004 Resolution as presented.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

b. Contract 100000147734

19-116

Moved by Hatfield seconded by Ross to approve Mayor Forbes to sign Consumer Contract Number 100000147734 Resolution as presented.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

G. NEZ Resolution to set Public Hearing

Zoning Officer Podjaske explained this is the next step for the Sawmill Loft. They are asking for a NEZ district to be set, which would cap their taxes at the current rate for a set number of years. He also mentioned to meet all the requirements the December 9th Council meeting would need to be change to the 16th.

19-117

Moved by Schreiner seconded by Forbes to waive the reading of the resolution.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

19-118

Moved by Schreiner seconded by Ross to change the December 9th meeting to the 16th and to set a Public Hearing for the (NEZ) Neighborhood Enterprise Zone Public Hearing for the December 16th meeting.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

XIII. Reports

- A. Planning Commission - September 17, 2019 Meeting Minutes
- B. Parks and Rec Committee – September 10, 2019 Meeting Minutes
- C. DDA/GMS Meeting – September Meeting NO Quorum
- D. Grayling Agricultural and Education – No meeting in September
- E. Fire Committee – September 4, 2019 & October 2, 2019 Meeting Minutes.
- F. Housing Commission – September 10, 2019 Meeting Minutes
- G. Public Safety – September Activity Report
- H. Public Safety Police-August & September Activity Report

General discussion on meeting updates took place

City Manager Baum also mentioned that they are unsure if the skate rink will be put up this year, due to vandalism that has happened over the past few years.

XIV. Public Comment

Bryce Metcalfe mentioned the Skate park is hardly ever used.

Col Hallenbeck mentioned he had the plans for the three homes they are working to get connected to the City water system. He asked that they be reviewed and any comments be done and submitted to him by the end of the week.

He mentioned they are still hoping to get this work completed yet this fall.

Ann Tuck asked if the permit had been approved for the parade yet.

City Manager Baum said he had questions and has a call into the Chamber and has yet to hear back from them.

Ann Tuck mentioned she has taken that over and can answer any of his questions.

City Manager Baum and Tuck will discuss after the meeting.

XV. Council Member Comments

Members Moshier asked if the DPW would be filling in road cracks with fall coming.

City Manager Baum said yes, right after the Cemetery Clean-up is completed.

Member Moshier asked about a Peerless vehicle being at the well.

City Manager Baum said they must be working on final items.

Member Hatfield asked for an update on the Maple Street property.

City Manager Baum said utilities are currently being capped.

City Clerk/Treasurer Johnson mentioned Audit had been completed and that council should receive the final audit by the end of the year.

Member Moshier asked on the taxable values.

Zoning Officer Podjaske brought up a spreadsheet showing the past years and it showed when the City took a big hit in decreased revenues and also explained that the City is still not back to those revenues as of date.

XVI. Correspondence

A. Crawford County Letter ORV Ordinance

B. ATC-Northern Market Brownfield Update

XVII. Adjournment

19-119

Moved by Schreiner seconded Moshier that the meeting is adjourned.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

Mayor Forbes adjourned the meeting at 8:18 pm.

Lisa K Johnson,

City Clerk/Treasurer

Approved Minutes can be found on our website: www.cityofgrayling.org