

**CITY OF GRAYLING
CITY COUNCIL
REGULAR MEETING MINUTES
Monday October 9, 2017**

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

II. Roll Call

Members Present: Karl Schreiner, Kate DeVries-McIsaac, Mark Allen, Karl DeVries and Roger Moshier

Members Absent: None

Vacant Seats: None

Also in Attendance: Doug Baum, City Manager, Lisa Johnson, City Clerk, Erich Podjaske, Zoning Administrator and see attached sheet

III. Public Comment

Gail Swope with GPA thanked DeVries and Moshier for their help watering the flowers.

Terry Jansan mentioned she was 100% on board with the Northern Market

Gordon LaFontaine is hearing great things about Grayling and is in support of all growth

Abigale ? is 100% in support of the Market and growing the food hub in Grayling.

Shawn Abraham is in support of the Market and says it is spot on and he is also in support of a Rec Center and is interested in being a part of it.

Valery Wheeler is also in support of the Market and Rec. Center and is interested in being a part of it.

Terry ?, Heather Forbes, Rachel Teether and Gary Gobsey were all in support of a Rec Center. They mentioned the kids in Grayling need something.

IV. Approval of Agenda

17-097

Moved by Allen seconded by Moshier to approve the consent agenda with the addition of C. Multi-Use Permit Main Street and D. Release of property under New Business.

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

V. Approval of Consent Agenda

17-098

Moved by DeVries-McIsaac seconded by Allen to approve the agenda as presented.

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

VI. City Manager Report

City Manager Baum gave a verbal report for the month of meetings he attended.

Members had no questions.

VII. Unfinished Business

A. M-72 Property

Zoning Officer Podjaske mentioned Bill Wiegand was unable to attend. He also explained the need to purchase the property for a community Rec Center.

Mayor Schreiner explained Bill Wiegand submitted a proposal to Council at the September meeting and he was wishing to know what members thought of the proposal. But he also wondered if Council should wait to see what the feasibility study shows before making a decision.

Council Member Allen mentioned if we don't purchase it and it sells it doesn't matter what the feasibility study says. New workers are moving to the area and feels there isn't time to wait. He strongly recommends we take a strong look at purchasing it and if the Rec Center doesn't happen can sell the property.

City Manager Baum mentioned the property could be sold by either sealed bids or public bid to sell property.

Council Member Allen mentioned the City can't operate quickly to get a study done, but other companies can quickly pick up the property. He feels the City should purchase and not rent through someone else, he's not confident with the other offer.

Member of the public asked how big the property was and how much it was selling for. Zoning Officer mentioned it was 6.4 acres and they are asking \$99,000.

Member of the public said someone will purchase it.

Member of the public said "we need something for the children, we have nothing"

Member of the public said "if council purchases it, wouldn't we have control over what goes there if the Rec Center doesn't"

Council Member DeVries mentioned as much as he would like to have a Rec Center he isn't in favor of spending from the operating fund. He also asked where the Market was.

Doug Paulus mentioned an upcoming meeting and that they are about 6-8 weeks out from having bid standards ready. He is hoping the Architect will be at the City Councils November meeting to explain more.

Council Member Moshier asked where the meeting was at.

Doug Paulus said it will be on October 17th, 10 am at City Hall.

Council Member Allen he feels the property is for a Rec Center not the Market. He feels if the Rec Center ends up being built and there is extra parking then that is fine for overflow for the Market. He doesn't want to see the Market fail and we need to help both succeed.

Zoning Officer Podjaske agreed it is about the Rec Center and that the group is working hard on this project.

Council Member Allen mentioned the City Council needs to relook at purchasing the property. City Manager Baum mentioned a couple of meetings ago Council Member DeVries expressed concerns about using funds from the income tax department. He mentioned he and the City Clerk have looked at the funds and that the Municipal Holding Fund is for City Buildings and we have a Fund Balance of approx. \$250K and feels this is where the funds should be taken if Council approves to purchase the property.

Council Member DeVries doesn't want to touch the operating fund and the City cannot fund the full project.

Zoning Officer Podjaske mentioned it would be funded county wide by possibly a millage. It's completely different then when they tried before. He feels there is more support for the Rec. Center.

Council Member DeVries asked about the clean-up of the property.

Zoning Officer Podjaske mentioned they are working on a brownfield for that. He mentioned that the townships don't have a lot of funding either and that is why they are looking at asking for donations from businesses, grants and doing a county wide millage.

Council Member Allen said then there are ways to bring the funds for the property back to the City.

Doug Paulus also mentioned it is hard to keep the two projects separated, since the Market will be a food hub and have USDA Kitchens and that would-be options for the Rec Center to utilize.

Council Member DeVries asked about people moving into the City and expanding.

Zoning Officer Podjaske mentioned the township will not let the City expand so that is why when doing the new zoning ordinance, it allows for upward building. So the City has housing options, just have to build up.

City Manager Baum also mentioned the golf course is willing to look at housing in certain areas.

Mayor Schreiner mentioned Council could take action tonight or wait another month to think on it.

Member of the Public mentioned they could put a contingent offer on the property waiting on the study.

Council Member DeVries-McIsaac if the property is for a Rec Center and that is the primary goal and truly for a Rec Center then she is on board for that. She is not for a parking lot.

Zoning Officer Podjaske didn't know if the Seller would accept a contingent offer since the last one was turned down by City Council.

Council Member Allen asked if stipulations could be put on council, noting if the study comes back and it is not doable, the property would then be sold.

Council Member DeVries said if that would happen Council could choose to sell all or part of the property.

Mayor Schreiner feels comfortable taking the funds from the Municipal Fund and not the operating fund.

Council Member DeVries has no issue using Municipal Funds for the purchase.

Mayor Schreiner said then a motion could be done to purchase with the intent to research putting in a Rec Center.

Zoning Officer Podjaske mentioned the study should be completed by May.

17-099

Moved by Allen seconded by DeVries to purchase the M-72 property (6.4 acres, old Wolohan property) from the Municipal Fund Fundbalance with the intent to build a Rec. Center.

Ayes: DeVries-McIsaac, Allen, Moshier, Schreiner, DeVries, Nays: 0, Abstain: 0, Absent: 0, Vacant 0, Motion Carried

VIII. New Business

A. Park & Rec Committee by-laws

Council Member DeVries-McIsaac mentioned the need to have by-laws in place, due to members not attending meetings.

Mayor Schreiner mentioned there is no provision to remove a member for not doing the job of a Park & Rec member.

Council Member DeVries-McIsaac asked if that could be added.

MainStreet Manager Gosling mentioned the DDA/GMS by-laws had wording to that affect and could give a copy of that wording so it could be added.

17-100

Moved by DeVries-McIsaac seconded by DeVries to approve the Park & Rec By-Laws with additional wording being added.

Council Member Moshier mentioned he didn't see terms of office in the by-laws.

City Clerk/Treasurer noted they were in the Code of Ordinance, and that that could also be added to the by-laws referencing the Code of Ordinance for that and what the board criteria is.

Council Member DeVries-McIsaac motioned that her original motion be to include wording be added for removal of board member not doing their job as a board member and also to reference the City Code of Ordinance for reference. Council Member DeVries seconded the addition.

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

B. 1st Quarter Budget Amendments

City Clerk/Treasurer Johnson explained.

Council Member DeVries-McIsaac asked on the parking lot seal coating, cell phone, survey and attorney fees.

City Clerk/Treasurer Johnson and City Manager Baum explained

Council Member Allen asked if any increases in Revenues are expected.

City Clerk/Treasurer Johnson mentioned it was too early in the fiscal year to project that and if not, some may need to come from the Fundbalance.

Council Member Moshier asked why there were no decreases to balance the budget.

City Clerk/Treasurer mentioned later in the year that would be done to balance the budget, that it didn't need to be done at this time, but before year end.

17-101

Moved by DeVries seconded by Allen to approve the budget amendments as presented

Ayes: 4, Nays: 1 (Moshier), Abstain: 0, Absent: 0, Vacant 0, Motion Carried

C. Multi Use Permit-GMS

MainStreet Manager Gosling explained the Permit and that they may have an amendment to the permit at the next meeting for fireworks if get approve permit from the State.

City Manager Baum mentioned they could approve it with the fireworks now, so it would not have to come back if they do get approved.

17-102

Moved by Allen seconded by DeVries to approve the Multi-Use Permit from GMS with the addition of fireworks if approved permit is received.

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

D. Release of Property

Zoning Officer Podjaske explained it was the joint owned property with Grayling Township located behind LaFantaine car dealership. He explained he didn't see a future need for the property to expand the city/twp. cemetery. He also explained that the Township Board would also have to approve the release of the property to be sold. There is an interested person looking to purchase the property.

Council Member DeVries-McIsaac asked if residents in the area of the property would be notified of a possible commercial business going into the location.

Council Member Allen asked who would set the price of the property.

Zoning Officer Podjaske mentioned the property sits within Grayling Township so he would assume they would handle any notifications and sale of the property. As for the price of the property they would probably get with the Assessor on the value of it.

Mayor Schreiner mentioned the city would get half of the sale price.

Zoning Officer Podjaske said yes.

17-103

Moved by Allen seconded by DeVries to release of the property contingent the Grayling Twp. Board approves it as well.

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

X Reports

Council Members had no comments

XI Public Comment

MainStreet Manager Gosling gave her monthly report.

Council Member DeVries-McIsaac talked about the upcoming girl's night out.

Doug Paulus apologized to council for not keeping them updated on the Market and will each month.

Fire Chief Strohpaal let council know that the 2018 International Fire Code would be coming out soon and would need to be adopted.

XII Council Member Comments

Council Member DeVries-McIsaac asked if there was an update on the canoe launch.

City Manager Baum mentioned he was just notified last Thursday that the State approved to allow the launch as long as a fence is installed and MEDC is looking to see if funds could be obtained to cover the full cost.

Council Member DeVries-McIsaac asked if Police presence would be more in the 100-200 block of James and Michigan Ave. She has seen drivers not watching for pedestrian crossing the road and has seen some close calls.

Council Member Moshier asked on the Michigan Ave resurfacing

City Manager Baum noted it wasn't being resurfaced, they did core samples of the black top to see if it is adequate or defective and if defective would still be handled under the contract with Pete's.

Council Member Moshier also asked on the sink hole by Michigan Ave.

DPW Director Strohpaal said it would be fixed soon.

Council Member Moshier asked on the union contracts.

City Manager Baum mentioned that wording corrections were still pending and as soon as have, would bring them to council.

Council Member DeVries mentioned the new fence on Lawndale.

Zoning Officer Podjaske said a letter had been sent to the home owner.

Council Member Allen asked if the motion to purchase the M-72 property should have had a price amount in it.

Mayor Schreiner said that it probably should have and that a motion for that could be made.

17-104

Moved by Allen seconded by DeVries to purchase the M-72 for not more than 95K.

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

Council Member Allen also updated members of the public meeting on blight.

Mayor Schreiner mentioned a train may be coming to town on Dec 8th for Toys for Tots.

City Manager Baum mentioned the new cross walk on the business loop MDot installed and will be talking to them more on lighting and other issues along the trunk line such as more sidewalks. He also mentioned insurance is settling the William Ready case.

Council Members asked questions on the cross walk.

A. Correspondence

Council Members had no comments.

B. Adjournment

17-105

Moved by DeVries-McIsaac seconded by Moshier that the meeting be adjourned.

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

Mayor Schreiner adjourned the meeting at 8:08 pm.

Lisa K Johnson,
City Clerk/Treasurer

Approved 11-13-17

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