

**CITY OF GRAYLING**  
**CITY COUNCIL**  
**REGULAR MEETING MINUTES**  
**Monday, November 14, 2022**

- I. Meeting called to order by City Clerk at 6:30 pm**
- II. Pledge of Allegiance**
- III. City Clerk/Treasurer Goodwin Administered Oath of Office to Newly Elected Officials**
  - A. McKenzie Nelson**
  - B. Jack Pettyjohn**
- IV. Roll Call**

Members Present: Forbes, Pettyjohn, Sloan, Nelson

Members Absent: Moshier

Vacant Seats: None

Also, in Attendance: Erich Podjaske, City Manager, Chelsea Goodwin, Clerk/Treasurer, Ben Yoder, Zoning/Cemetery, Amanda Clough, Chief of Police, Lahken Maher, Utility Billing/Property Tax Clerk, Caleb Casey, Laurie Jamison, Tom Steffen

- V. Appointment of Mayor and Mayor Pro-Tem**

- A. Nominations for Mayor**

**22-098**

**Moved by Sloan to nominate member Heather Forbes for Mayor and to close nominations, seconded by Pettyjohn.**

**Roll Call Vote**

**Ayes: 3 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

- B. Nominations for Mayor Pro-Tem**

**22-099**

**Moved by Sloan to nominate member Jack Pettyjohn for Mayor Pro-Tem and to close nominations, seconded by Forbes.**

**Roll Call Vote**

**Ayes: 3 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

City Clerk/Treasurer Goodwin turned the meeting over to Mayor Forbes.

**VI. Public Comment**

None.

**VII. Approval of Agenda**

**22-100**

**Moved by Pettyjohn seconded by Sloan to approve the agenda with the addition of item #D Northern Market under New Business.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**VIII. Approval of Consent Agenda**

**22-101**

**Moved by Sloan seconded by Pettyjohn to approve the consent agenda as presented.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**IX. Public Hearing**

**A. Commercial Rehabilitation Exemption Application/Grayling Place Apartments**

Public hearing opened @ 6:35pm

Laurie Jamison asked how many years they would receive the exemption.

City Manager Podjaske replied they were asking for the full 10 years.

Jamison expressed her concern and wondered if it would be possible to approve it for 5 years with the possibility to extend it. She worried that if the complex is not running at full capacity but had the potential to be able to but wanted to keep it below the threshold required to produce revenue and qualify for the exemption. She also was concerned if there were restrictions on the rental rate being too high for the residents in the area. She asked if the exemption would be transferrable if the building sold. Podjaske replied yes.

Tom Steffen asked if there was a written summary of standards and requirements.

Podjaske explained that we would still gain taxes on the land and personal property taxes. Only the new structure would be exempt so we won't be losing any taxes, it only prevents the taxes from going up with the improvements.

Police Chief Amanda Clough asked if it was possible to have a stipulation that the exemption would not be transferrable.

Podjaske replied the state statue states it is fully transferrable.

Public hearing closed @ 6:44pm.

## **X. City Manager's Report**

City manager Podjaske explained his report. Sloan stated he was not in favor of giving all ambulance runs to Frederic. Podjaske replied that he had a meeting this coming Friday but currently did not have much information on it. Police Chief Clough explained the hospital owns 49% of MMR and is wanting them to do more transfers.

## **XI. MAIN STREET MANAGER'S REPORT**

Main Street Manager Tremonti was out sick.

## **XII. PROJECT UPDATES**

Nothing new.

## **XIII. UNFINISHED BUSINESS**

### **A. Commercial Rehabilitation Zone Application**

Sloan explained that he was thinking about more so 6 years than 10 years for the exemption.

There are a lot of rising costs the city has just to be giving away money.

Pettyjohn believes that Council needed to give a set number of years and not say 5 years and maybe more. He does not believe they will jack up the rent for the area. He was willing to give them the 10 years to potentially entice them to bring additional projects to the area.

Podjaske mentioned that the developers moved forward with the project under the assumption they would be approved for the 10-year exemption per the council meeting from May 2022.

Sloan stated he was willing to compromise at 8 years.

Mayor Forbes and Pettyjohn agreed to 8 years.

**22-102**

**Moved by Forbes seconded by Pettyjohn to waive the reading of the resolution.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**22-103**

**Moved by Sloan seconded by Pettyjohn to approve the Resolution to Approve a Commercial Rehabilitation Exemption Certificate Application for Grayling Place Apartments, LLC located at 1232 S I-75 Business Loop for 8 years.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

### **B. Local Food Marketplace, Website**

City Manager Podjaske explained that it was basically like Instacart where residents are able to shop online and pick their items showing availability, pay and arrange pick up. It was initially created with the Northern Market in mind to utilize down the road. He said he would email the video showing a demonstration to all council members. Council previously approved to keep the website in the dormant stage for 4 months and could decide at the January meeting what to do moving forward.

### **C. Resolution for CWSRF Grant**

City Manager Podjaske explained that originally in June when the city previously applied for the grant, we did not score high enough points to qualify. Since then, other communities have backed out making funds available and the city eligible to receive grant funding. The city needs to update the sewer line infrastructure all the way to the ponds as well as aerators, blowers, etc.

**22-104**

**Moved by Pettyjohn seconded by Nelson to waive the reading of the resolution.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**22-105**

**Moved by Sloan seconded by Forbes to approve the Resolution Adopting a Final Project Plan for Wastewater System Improvements or NPS Pollution Control/Stormwater improvements and Designation an Authorized Project Representative.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

Sloan asked when the work would start. Podjaske replied not until next summer but Rowe Professional Services was currently doing a survey of the valves to be updated.

**D. Tree Removal/Additional Costs**

Pettyjohn asked why the costs were so outrageous for just the 1 tree. Zoning Administrator Ben Yoder explained that the tree was surrounded by power lines on 3 sides that are high voltage plus being so large it is a very dangerous tree to have removed. He explained that DPW foreman Dan Benson was looking into removing the sidewalk also that was damaged from the tree.

**22-106**

**Moved by Sloan seconded by Pettyjohn to approve the additional costs for the tree removal.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**XIV. NEW BUSINESS**

**A. Delinquent Water/Sewer Bills to be placed on Winter tax bills**

**22-108**

**Moved by Pettyjohn seconded by Nelson to approve the delinquent water/sewer bills to be placed on the winter tax bills with an additional 5% administration fee.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**B. 301 Brink Street Parcel Division**

Tom Steffen is requesting to take the parcels back to their original lot sizes.

**22-109**

**Moved by Pettyjohn seconded by Nelson to approve the application for the parcel division at 301 Brink Street.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**C. City Manager's Infrastructure Letter**

City Manager Podjaske explained that he was just trying to get ideas out there to free up some funds in order to help with updating infrastructure that is needed and nothing needs to be decided right now.

Pettyjohn wanted to caution that we would need to be careful to not scare away people from Grayling.

Podjaske suggested a work session to discuss ideas further after the 1<sup>st</sup> of the year.

#### **D. Northern Market Property**

City Manager Podjaske and Mayor Forbes previously met with the hotel developer originally interested in building on the property located behind the potential Northern Market location. They would now like to move to the front of the property on the business loop. Podjaske stated that he did speak with the previous City Manager Doug Baum about this also and he understands the need and wants of the hotel developer.

Pettyjohn expressed that he would be in favor of the hotel moving up front and bring business to the area now.

Podjaske explained that the hotel Candlewood Suites already possesses the IHG franchise rights and are also working on 2 other projects in Grayling that are already going.

Council agreed to have Podjaske move forward with discussing the hotel moving to the front of the property.

#### **XV. PUBLIC COMMENT**

None.

#### **XVI. COUNCIL MEMBER COMMENTS**

Sloan asked about the trees that were marked to be removed by the hospital no longer having ribbons on them.

Zoning Administrator Yoder replied that the recent high winds took the ribbons off.

Pettyjohn asked if DPW was still doing brush pickup. Podjaske replied yes.

Pettyjohn mentioned that the float would be in the parade for the Christmas Walk this coming weekend and would feature Santa and Mrs. Clause.

#### **XVII. CORRESPONDENCE**

##### **A. Right-of-Way Utility Easement between Elmwood Cemetery and LaFontaine Automotive**

City Manager Podjaske explained that he just wanted to keep Council in the loop and no action was needed. LaFontaine Chevy dealership is in the process of installing a rapid electric car charging station and need a utility easement for the power company to have access.

**XVIII. ADJOURNMENT**

**22-110**

**Moved by Sloan seconded by Pettyjohn to adjourn the meeting.**

**Roll Call Vote**

**Ayes: 4 Nays:0 Abstain:0, Absent: 1, Vacant 0**

Mayor Forbes adjourned the meeting at 7:30 pm.

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Chelsea Goodwin

City Clerk/Treasurer

Approved Minutes can be found on our website: [www.cityofgrayling.org](http://www.cityofgrayling.org)