

CITY OF GRAYLING
CITY COUNCIL
REGULAR MEETING MINUTES
Monday, September 17, 2018

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

II. Pledge of Allegiance

III. Roll Call

Members Present: Karl Schreiner, Karl DeVries, Roger Moshier and Heather Forbes

Members Absent: Mark Allen

Vacant Seats: None

Also in Attendance: Doug Baum, City Manager, Lisa Johnson, City Clerk, Erich Podjaske, Zoning Administrator, Deb Mead, Project Coordinator, and other members of the public.

IV. Public Comment

Members of the GPA-Beautification Committee presented appreciation certificates to the Girl Scout Troop #4458 and thanked them for their hard work watering the flowers within Grayling. They also had an appreciation certificate for Paddle Hard. They handed Council Member Moshier a Thank You card for his hard work and time watering the flowers. They mentioned they had a lot of comments on how beautiful the town was and that the town was looking really nice. They then mentioned they are always looking for volunteers to help.

V. Approval of Agenda

Mayor Schreiner mentioned two additions to new business, E: Canoe launch bids and F: Crime lab parking lot bids and to remove B from project update.

18-097

Moved by Moshier seconded by Forbes to approve the agenda with the addition of #E and #F under New Business and removal of #B under project updates.

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

VI. Approval of Consent Agenda

Member Moshier mentioned a road name correction needed under #G and also asked on a blank page in the Rev/Exp. Report.

Clerk/Treasurer Johnson mentioned it had pulled a blank page and that she didn't catch that when doing the packet.

18-098

Moved by Forbes seconded by DeVries to approve the consent agenda with changes to #G road names, should be Michigan and Peninsular.

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

VII. Public Input Session

A. Rental Ordinance

Mayor Schreiner asked if any members of the public had comments.

Anita Merchant mentioned she owned 4 rental properties and had concerns on what it will do. Concerns on what all is in the ordinance and questioned paying for it. She had concerns with having to pay every two years for them to be inspected and also why this had to be done. She also wondered if this would force some of them to go out. She provides a need and feels her properties are in good shape. She also mentioned that you had to pay for the International Code that was referenced if you wanted to have a copy, otherwise could only view online.

Zoning Officer Podjaske gave an overview of the proposed rental ordinance.

A member of the public asked why they have to pay if they are up to date.

Zoning Officer Podjaske mentioned that after they are inspected, they would not have to be inspected for another two years, but may change that to every four years.

A member of the public asked what if a property sells, can it be sold if non-compliant.

Zoning Officer Podjaske mentioned he is not notified if they are sold, but that the Assessor gets notified.

A member of the public asked when it would go into place.

Zoning Officer Podjaske is hoping in January if all move forward. The draft ordinance came from Alpena and has held up in court.

A member of the public asked what if a rental sells as a main home and not a rental.

Zoning Officer Podjaske then it would no longer be inspected. But rentals need to meet the min. standard and be in working order.

A member of the public asked about apartment buildings and homes with room rentals. How those would be found.

Zoning Officer Podjaske said he hadn't thought about that.

A member of the public asked what all would they be looking at during an inspection.

Zoning Officer Podjaske said windows, locking devices, seals, doors, screens, walls, ceilings, electric plates, GFI's, plumbing not leaking, heating systems, egress windows, smoke detectors and hand rails.

A member of the public mentioned if they pass that's good, will ones that fail be fined, feels they should.

Zoning Officer Podjaske mentioned the County will be doing the inspections and was unsure of that. But they could be shut down.

A member of the public said LLC's are hard to track.

A member of the public said section 14-131 mentions a fine of \$500 for violations.

Zoning Officer Podjaske mentioned that is still under discussion.

A member of the public mentioned he works full time and so does his renters, would they have to take time off work to be there for inspections.

Zoning Officer Podjaske mentioned they can give them approval to do the inspection.

A member of the public mentioned the International Property Maintain Standards.

Zoning Officer Podjaske said they will follow that code.

A member of the public had concerns with that and if their properties were not to those standards.

Zoning Officer Podjaske mentioned they will only be looking at specific items, not making them bring their properties up to date. They are grandfathered in to certain specifics from when the home was built. Only new builds have to meet all codes.

A member of the public had concerns with cost to do the renovations.

A member of the public mentioned there wasn't a link to the code in the online draft ordinance.

Members of the public still had concerns they would have to meet all codes.

Zoning Officer Podjaske again said that they would not have to meet all codes, they would be grandfathered since it was built and met the code at the time. They would only be looking at specific items as mentioned. They are only going to make sure that they are meeting the minimum standards for the safety of the renters. They cannot make you comply with all codes.

Members of the public asked why Alpena's Ordinance.

Zoning Officer Podjaske mentioned it has held up in court for basic standards.

Mayor Schriener asked who read the ordinance. He mentioned all should get a copy and mark it up and then turn it in with their concerns noted. Then council can discuss the draft ordinance and the concerns.

Clerk/Treasurer mentioned that there would be no cost if they wanted a printed copy.

A member of the public mentioned he has two rentals and already gets them inspected.

Zoning Officer Podjaske mentioned ones already getting inspected, would not have to be inspected.

A member of the public mentioned he is aware of children in rentals that had no windows or heat. He said this can't be in this community.

Member Forbes asked what happens to the renter if the property fails inspections, the community has no shelters for them to go to.

Zoning Officer Podjaske said he will be looking into that.

A member of the public said the \$500 fine could help pay for a place. He mentioned DEQ has fines of like 10K a day. He feels this ordinance would only help improve values in the community.

A member of the public would protect the home owners as well. He also mentioned renters needed to do their due diligence as well.

A member of the public mentioned that they never have had to be inspected in the past, this will just add cost to the renters and they may not be able to afford more.

A member of the public mentioned why renters are not refusing to rent a location if it is that bad.

A member of the public said the demand is too high and some can only pay a lower cost to have a place to live.

Zoning Officer Podjaske mentioned there are a lot more rental properties than in the past and landlords are taking advantage of the demand.

A member of the public asked that they should inspect and only charge if they fail the inspection.

Zoning Officer Podjaske said can't do that, County will be doing the inspections and they have to be paid.

A member of the public feels it is only penalizing him for someone who doesn't do rentals right. But is ok with an inspection.

A member of the public feels it will only add cost to renters, and some have it very hard now with medical issues.

A member of the public said the cost would have to be built in to the rent.

A member of the public asked how many rentals are in Grayling and how would you track them.

Zoning Officer Podjaske said he sent letters to all non-homesteaded homes to try and locate them.

Clerk/Treasurer Johnson mentioned most could be located through the utility billing system, since they get water/sewer bills.

Zoning Officer Podjaske mentioned that rentals would need to be registered with the City.

A member of the public said it would clean up the trash rentals, other communities are doing the same.

Member Moshier had some input from a County worker, and feels if this is in place it would help renters get funding if needed.

Mayor Schreiner mentioned to all to make sure they get a copy of the ordinance, mark it up and turn it into the Zoning Officer to then review the ordinance to see if changes are needed.

A member of the public mentioned the international code and having to purchase it.

Mayor Schreiner asked if the city had a copy of it.

Zoning Officer Podjaske said no, and also asked the county and they do not, but it is not cheap to purchase.

Mayor Schreiner mentioned if you refer to it, there should be a copy of it.

Zoning Officer Podjaske mentioned you could view and read it online, but would check to see if another community has and could maybe borrow it for a bit.

A member of the public mentioned he has a rental in another community and it won't sell due to other homes around it and feels this would help keep properties cleaned up.

A member of the public mentioned to check with our MML rep to see if they have a copy of the code referred to.

Again, it was mentioned to forward your concerns to Mr. Podjaske.

Closed Public Session

VIII. City Managers Report

City Manager Baum explained his report. He asked members if they had any questions.

Member Moshier asked on the citizens' complaints.

City Manager Baum explained one was on river water testing and the other was about the gazebo by the hospital and cigarette butts.

Member Forbes thought it was a lot of workers coming over from the hospital and thought talking to the hospital may help.

City Manager Baum explained all city parks are smoke free and this area was considered one of the parks and he would check on if signs could be placed in this location as well.

X. Unfinished Business

A. Military Contract Update

City Manager Baum explained that they have had a few meetings with camp and also with state representatives on funding. Representatives mentioned that they can't ask for funding until the military asks for help.

Rick Harland with Grayling Charter Township mentioned they are also trying to help with this, since it does benefit their township as well.

City Manager Baum also mentioned that they have had discussions with Arauco as well but hasn't heard anything back at this point.

Rick Harland mentioned that during discussions with the military they were saying it would be going out to bids late fall.

City Manager Baum and Rick Harland mentioned how do you disassemble a full-time department back to volunteers and then later try to bid it with no people. Then you would have to retrain new people and it would also be hard to guarantee work for them. Since it seems to always be an unknown.

Rich Harland mentioned this contract was for 450K and they could afford it, but 24/7 they could fund that.

A member of the public asked if there was anything the public could do or contact.

City Manager Baum mentioned that two years into the last contract had funding issues and the State Representatives helped, but now all are leaving due to being termed out and with it being an election year it is hard to get help.

XI New Business

A. Resolution #18-004 Lease 11984-2018 State/City old fire station

City Manager Baum explained it was for the old fire station and they have had the need for this location as well for a long time.

18-099

Moved by Moshier seconded by DeVries motioned to waive the reading of Resolution #18-004.

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

18-100

Moved by Moshier seconded by Forbes to approve Resolution #18-004 Lease 11984-2018 State/City old fire station as presented.

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

B. Multi-Use Permit Grayling DDA/Mainstreet.

City Manager Baum explained that the permit was for Harvest Fest and closing the 200 and 300 block of Michigan Ave.

18-101

Moved by Forbes seconded by DeVries to approve the Multi-Use Permit for DDA/Mainstreet as presented.

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

C. Confirm City Managers Re-appointment of Timothy Rombach and Appointment of Jill Englehardt to the DDA/GMS Board.

18-102

Moved by Moshier seconded by Forbes to confirm re-appointment of Tim Rombach to the DDA/GMS Board

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

18-103

Moved by Moshier seconded by DeVries to confirm appointment of Jill Englehardt to the DDA/GMS Board

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

D. Gildner Vehicle Car Nuisance

Zoning Officer Podjaske explained that he had sent out letters to owners that had non-licensed vehicles. The Gildner's had a few and removed all but one and are asking to keep the one on the property.

Mayor Schriener asked what the Ordinance stated.

Zoning Officer Podjaske said it noted "in a covered building"

City Manager Baum noted that council would have to supersede the Ordinance.

Council Member Moshier asked who was complaining

Zoning Officer Podjaske said he was just doing zoning enforcement; no complaints had been received.

Mr. Gildner explained he used it for parts and asked if they could cover it for a few months and that he would be selling it in the future.

Members of the Board had discussion and asked questions.

18-104

Moved by DeVries seconded by Moshier to allow the vehicle to be tarped and not visible until the end of April and that can revisit this at that time and this was on a case by case basis.

Ayes: 4, Nays: 0, Abstain: 0, Absent: 1, Vacant 0, Motion Carried.

E. Canoe Launch Bids

Steve Clark with Rowe Engineering explained MEDC had awarded the city a year ago, a \$200K grant with a 10% match and were ok with the crime lab parking lot being the match. Due to the State security issues, they requested a fence be put up. MEDC increased the grant to \$240K to include the fence cost. In the meantime, MEDC notified the city that the parking lot would also have to meet the procurement process, so this then added cost to that project. Bids were received for both the Canoe Launch and the Parking Lot projects in the amount of \$403,372. This brought the cost in approx. \$88K more. It has gone back to MEDC to see if additional funding is available, since costs were higher. He will be suggesting on Wednesday to MEDC an additional \$76K more with an

additional \$23K City funds. He still feels the project could be completed this year. If this isn't awarded, plan b would be the city would have to cover the additional \$88K. City Clerk/Treasurer Johnson stated the additional funds from the City could possibly come from within the current budget, would just not do a couple of the capital projects planned for this current year and push those projects into the next fiscal year. Member Moshier asked when MEDC's fiscal year ended. Steve Clerk said September, so the funding could come from either the current or the new fiscal year. If they approved the additional amount asked. Mayor Schreiner mentioned two motions are needed. One for the Canoe Launch and One for the Parking Lot.

18-105

Moved by Moshier seconded by DeVries to accept L. J. Constructions bid, contingent funding.

Ayes: 4, Nays: 0, Abstain: 0, Absent: 1, Vacant 0, Motion Carried.

F. Parking Lot Bid

18-106

Moved by DeVries seconded by Forbes to accept Hodgins Asphalt Paving bid contingent funding.

Ayes: 4, Nays: 0, Abstain: 0, Absent: 1, Vacant 0, Motion Carried.

Member DeVries was excused at 8:02 pm

XI. Project Update

A. Force Main Project:

Progress meetings are being held every Wednesday at 10:00am at the DPW Building. There will be a "Change Order" filed for the timeline of the project from the last meeting, due to waiting for materials and equipment. It has pushed back the timeline that was previously agreed upon in the contract.

Equipment has arrived and the contractor has started drilling and pulling pipe through on Industrial Street.

~~B. Canoe Launch Project:~~

C. Trailhead Project:

The property survey was completed and the final paperwork was submitted to the DNR on August 27, 2018 for the Trailhead/Connector grant. The City will be hearing about the final approval on this soon.

D. Community Center Project:

The newly formed committee held their first meeting on August 23rd. The committee will be working with potential partners that are interested in being “housed” in the Community Center to determine the size of the building needed. The next committee meeting is scheduled for September 27, 2018 at the Nature Center at 1:00pm.

E. DPW Building:

The Public Notice of Intent to Issue Bonds was published in the Crawford County Avalanche on August 23rd. The Bonds will be issued, under Council Approval, without a vote of the electors unless a valid petition is filed requesting such a vote. The 45-day period for the electors to petition ends on October 8, 2018, and the bond authorizing resolution will be placed on the October 8th City Council agenda for final approval.

The City sent a letter to Graham Construction accepting their bid for \$1,163,000.00 on the contingency of the bonds being issued for the DPW Building and it was agreed to by Grady Graham, their Chief Operations Officer.

F. Northern Market:

A grant from MDARD was awarded to the City of Grayling for the amount of \$250,000.00 for engineering design development, construction plans, bidding and construction administration. The fully executed Grant Agreement (signed by the City and MDARD) was received on September 11, 2018.

Shannon White is the Architect on the Northern Market and is moving forward with the final design and work on the construction documents.

A Board Meeting was held for the Northern Market on September 13th at 8:00am. The Farmer’s Market vendors were invited to attend and ask any questions or concerns they had about the Northern Market.

XII. Closed Session

Mayor Schreiner announced that Council was now going into closed session at 8:07 pm for Attorney-Client discussion on pending litigation.

Mayor Schreiner Resumed the regular meeting at 8:35 pm

XIII. Reports

- A. MainStreet Managers Report – No report
- B. Planning Commission – No meeting in August

- C. Park & Recreation – No meeting only one other member showed besides the City Manager.
- D. DDA/GMS – Meeting Minutes of August 23, 2018
- E. Public Safety – Fire Report August 2018
- F. Public Safety – Police Report August 2018

Council Member Moshier asked on why no Planning meeting
Zoning Officer Podjaske mentioned it had been quiet and will be working on the rental ordinance.

City Manager Baum mentioned it has been quite busy with complaints for the police officers He also mentioned they had held a meeting to try and figure out how they could get caught up and that the State Police offered to help cover if needed.

A member of the public asked if the city had a narcotic team.

City Manager Baum said no, but there is a multi-county team.

XIV. Public Comments

Member Forbes introduced Kim Hatfield and mentioned she was running for an open council seat.

XV. Council Member Comments

Member Moshier mentioned he had been in surrounding communities and they have flashing ~~lighted~~ cross walk signs and asked if it could be looked into for Grayling.

City Manager Baum said he has already been discussing that with MDOT.

Member Forbes mentioned in South Carolina she said the 4 way stops had blinking stop signs and thought that would also be a good thing to look into for Michigan and Maple.

Mayor Schreiner mentioned the State recognition the City received for completion in the RRC program

XV. Correspondence

- A. Grayling Regional Chamber of Commerce

XVI. Adjournment

18-107

Moved by Forbes seconded by Moshier that the meeting is adjourned.

Ayes: 3, Nays: 0, Abstain: 0, Absent: 2, Vacant 0, Motion Carried

Mayor Schreiner adjourned the meeting at 8:53 pm.

Lisa K Johnson,
City Clerk/Treasurer

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