

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, November 1, 2018**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Ralph B. Blasier, Michael R. Sattem, and Peggy O'Connell Schumann.

Absent: Council Member Ronald J. Beauchamp.

Sattem moved, Schumann seconded, **CARRIED UNANIMOUSLY**, to excuse Council Member Beauchamp.

Also Present: City Manager Patrick S. Jordan, City Department Heads, media, and members of the public.

Interim Clerk Weissert led Council in the Pledge of Allegiance.

Schumann moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting minutes from October 18, 2018, as submitted.

ADJUSTMENTS TO THE AGENDA

Blaiser moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to approve the Agenda as amended.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS

Public Hearing - Setting USDA Grant Application Public Hearing – November 1, 2018 – Public Safety.

Administration recommended approval of a USDA Grant for a 65%/35% funding split for a new command vehicle for Public Safety. Total cost is \$50,865 with the City covering \$33,065 and the USDA covering \$17,880.

Public Safety Director Robert LaMarche gave a brief overview on the USDA Grant Application.

This being a public hearing, Mayor Tall asked for public comment.

Hearing no public comment, Mayor Tall then closed the public hearing.

PH-1 Blasier moved, Schumann seconded, **CARRIED UNANIMOUSLY**, to approve of a USDA Grant for a 65%/35% funding split for a new command vehicle for Public Safety. Total cost is \$50,865 with the City covering \$33,065 and the USDA covering \$17,880.

Resolution Approval – Obsolete Property Rehabilitation Act (OPRA) – Exemption – District No. 25 – 301 North Lincoln Road.

Dial Escanaba Mall I LLP, owner of 301 North Lincoln Road, has requested to be enrolled in the Obsolete Properties Rehabilitation Act (OPRA) (PA 146, 2000) which allows for partial exemption of property taxes for a specified period of time so that certain types of property improvements can be made. The intent of the legislation is to encourage rehabilitation of underutilized or decaying commercial or commercial/residential properties in certain designated communities. Administration recommended an OPRA exemption up to twelve (12) years beginning December 31, 2018, and ending December 31, 2030.

This being a public hearing, Mayor Tall asked for public comment.

William Gasman, Escanaba resident, expressed his concerns regarding the Delta Plaza Mall property located at 301 North Lincoln Road.

Ralph Blasier, Escanaba resident, showed support on the Delta Plaza Mall property located at 301 North Lincoln Road.

Hearing no further public comment, Mayor Tall then closed the public hearing.

PH-2 “By Council Member Blasier, seconded by Council Member Schumann:

**RESOLUTION TO APPROVE AN APPLICATION FOR
OBSOLETE PROPERTY REHABILITATION EXEMPTION FOR
DP MANAGEMENT, LLC NO. 25**

Whereas, Pursuant to P.A. 146 of 2000, the City of Escanaba is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

Whereas, The City of Escanaba Legally established Obsolete Properties Rehabilitation District No. 25 on July 21, 2016, pursuant to a public hearing held on that date; and

Whereas, The taxable value of this exemption plus the aggregate taxable value of property already exempt under PA 146 of 2000 and under PA 198 of 1974 does not exceed 5% of the total taxable value of the City of Escanaba; and

Whereas, The applicant is not delinquent in any taxes related to the facility; and

- Whereas,** The applicant has provided all required items to the City of Escanaba; and
- Whereas,** The application is for obsolete property as defined in Sec. 2(h) of Public Act 146 of 2000; and
- Whereas,** Rehabilitation of this facility as covered by this exemption had not begun prior to July 21, 2016, the date the district was established; and
- Whereas,** The application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000, situated within an Obsolete Property Rehabilitation District; and
- Whereas,** Completion of the rehabilitated facility is calculated to, and will, at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, to create employment, to retain employment, and to revitalize an urban area; and
- Whereas,** The rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Sec. 2(l) of PA 146 of 2000; and
- Whereas,** The application was approved at a public hearing on July 6, 2017, provided by Sec. 4(2) of PA 146 of 2000, allowing a period of thirty-seven (37) months for completion of the rehabilitation;

Now, Therefore, Be It Resolved by the City Council of the City of Escanaba that DP MANAGEMENT, LLC 301 North Lincoln Road

Be and is hereby granted an Obsolete Property Rehabilitation Exemption for the real property located in Obsolete Property Rehabilitation District No. 25 at 301 North Lincoln Road, described as • SEC 25 T39N R23W [13.16 AC]
PRT OF BLKS 7, 8 & 9 OF THE CITY CENTER ADDITION NO. 3 & PRT OF SE1/4 OF NE1/4 SEC 25 FRM THE E1/4 COR OF SEC 25 TH N0D39'E 211.81 FT TH N89D14'40"W 50 FT TO INT OF N R/W LN OF 1ST AVE NO & W R/W LN STATE HWY M35 TH N89D58'W 100 FT TO POB TH N89D58'W 550.48 FT TH NORTH 361 FT TH N89D58'W 229.8 FT TH N0D05'39"E 366.06 FT TH N84D50'E 893.52 FT TO W R/W STATE HWY M35 TH S0D39'W 160.83 FT TH S84D50'W 150.73 FT TH S0D39'W 82.39 FT TH S89D21'E 150 FT TH S0D39'W 450 FT TH N89D58'W 100 FT TH S0D39'W 100 FT TO POB. (Includes Parcel Numbers – 051-120-2825-278-001, 051-120-2825-278-004, 051-120-2825-278-005 and 051-120-2825-278-006).

For a period of twelve years beginning December 31, 2018, and ending December 31, 2030.

Upon a call of the roll, the vote was as follows:

Ayes: Blaiser, Schumann, Sattem, Tall
Nays: None

RESOLUTION DECLARED ADOPTED.

Public Hearing – Resolution - CDBG/RLF Funding for Northern Machining & Repair – Treasurer.

Administration recommended approval of a loan of \$100,000 of CDBG/RLF program funds to Northern Machining & Repair, Inc. to assist with its equipment needs. This would result in the hiring of (5) new employees, 51% of whom have been previously classified as low to moderate income persons. No individuals would be displaced as a result of the proposed activities. Administration recommended Council approval.

Dale Cook of Northern Initiatives, gave a brief overview on the CDBG Revolving Loan Fund. The Funds would be used for new equipment, purchase of three new welders and a metal bandsaw.

This being a public hearing, Mayor Tall asked for public comment.

Hearing no public comment, Mayor Tall then closed the public hearing.

PH-3 “By Council Member Sattem, seconded by Council Member Schumann:

RESOLUTION

APPLICATION FOR FUNDING THROUGH THE CITY OF ESCANABA

**STATE OF MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
REVOLVING LOAN FUND (RLF) PROGRAM FOR NORTHERN MACHINING &
REPAIR, INC.**

WHEREAS, Northern Machining & Repair, Inc. has made application through Northern Initiatives, Inc. for the City of Escanaba CDBG Revolving Loan Funds in the amount of \$100,000 to aid with equipment purchases within the City of Escanaba, and

WHEREAS, the project location meets zoning requirement is consistent with the City of Escanaba’s Comprehensive Plan, the project will employ at least 51% low to moderate income persons, and

WHEREAS, The City of Escanaba participates in the Regional RLF Model, has executed a Subrecipient Agreement with Northern Initiatives and has designated The City Treasurer and the Escanaba Economic Development Corporation Chair as its representatives on its Regional Funds Approval Committee, and

WHEREAS, the Regional Fund Approval Committee has reviewed and approved said application submitted by Northern Machining & Repair, Inc. on 9/6/2018 and

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to the formal loan award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by your CDBG Project Manager, and

WHEREAS, The City of Escanaba has advertised in the Daily Press newspaper and has held a public informational hearing in regard to the CDBG Revolving Loan Fund application on November 1, 2018.

THEREFORE BE IT FURTHER RESOLVED that The City of Escanaba acknowledges that it has held a public informational meeting on November 1, 2018 in regard to the CDBG Revolving Loan Fund Application by Northern Machining & Repair, Inc. in the amount of \$100,000 for equipment for its business within the City of Escanaba, that the project will employ at least 51% low to moderate income persons and the project meets zoning requirements and is consistent with the City of Escanaba's Comprehensive Plan and authorizes the Mayor Marc Tall to sign the part 2 Application and all attachments.

Upon a call of the roll, the vote was as follows:

Ayes: Sattem, Schumann, Blasier, Tall
Nays: None

RESOLUTION DECLARED ADOPTED.

UNFINISHED BUSINESS – None

NEW BUSINESS

Approval - Lease agreement for Ness Field PI Tower Development Communications Tower.

Administration recommended approval of a Ground Lease Agreement with PI Tower Development, LLC for real property at Ness Filed for the construction of the utility/equipment shed necessary for support of the communications tower to be constructed. This lease will be nullified if construction of Tower Facilities does not commence for any reason or no reason at all.

NB-1 Sattem moved, Blasier seconded, to approve of a Ground Lease Agreement with PI Tower Development, LLC for real property at Ness Filed for the construction of the utility/equipment shed necessary for support of the communications tower to be constructed.

Upon a call of the roll, the vote was as follows:

Ayes: Sattem, Blasier, Schumann, Tall
Nays: None

MOTION CARRIED.

Setting a Meeting Date to discuss the City Clerk/I.T. Administrator Position.

City Council set a meeting date to discuss how to proceed with the City Clerk/I.T. Administrator applicants.

NB-2 Blasier moved, Schumann seconded, **CARRIED UNANIMOUSLY**, to approve to hold a City Council meeting on November 12, 2018, at 6:00 p.m. to discuss on how to proceed with the City Clerk/I.T. Administrator applicants, contingent upon Council Member Beauchamp’s availability.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES – None

BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT

William Gasman, Escanaba resident, spoke about the opportunity and importance of voting. Mr. Gasman also commended the League of Women Voters for their Voter Guide that was published.

Dale Stannard, Escanaba resident, urged City Council to review and amend the personnel conduct and professional conduct policy for Escanaba Public Safety. He also discussed an unsatisfactory response to an incident involving a Public Safety Officer.

Amber Downey, Escanaba resident, Dale Stannard’s daughter, agrees with her father. Ms. Downey reiterated his concerns.

ANNOUNCEMENTS

- Trunk or Treat had a fabulous turnout;
- Delta Animal Shelter Fundraiser was a sold out event;
- Veno at Casino is being held Saturday, November 3, 2018, and tickets had sold out.

Hearing no further public comment, the Council adjourned at 7:46 p.m.

Respectfully submitted

Tammy A. Weissert, CMC
Interim City Clerk

Approved: _____
Marc D. Tall, Mayor