

CITY OF MUSKEGON

CITY COMMISSION MEETING

OCTOBER 27, 2020 @ 5:30 P.M.

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

MINUTES

The Regular Commission Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, MI at 5:30 p.m., Tuesday, October 27, 2020, Pastor Wally Reames, Central Assembly, opened the meeting with a prayer, after which the Commission and public recited the Pledge of Allegiance to the Flag.

ROLL CALL FOR THE REGULAR COMMISSION MEETING:

Present: Mayor Stephen J. Gawron, Commissioners Ken Johnson, Dan Rinsema-Sybenga, Willie German, Jr., Teresa Emory, and Michael Ramsey, City Manager Frank Peterson, City Attorney John Schrier, and City Clerk Ann Meisch.

Absent: Vice Mayor Eric Hood

HONORS, AWARDS, AND PRESENTATIONS:

A. Jake Eckholm 2020 MEDA Emerging Star Award Planning & Economic Development

Economic Developer, Jake Eckholm, is being recognized for his Michigan Economic Development Association Emerging Star Award for Outstanding Early-Career to Economic Development.

PUBLIC COMMENT ON AGENDA ITEMS: No public comments were received.

2020-78 CONSENT AGENDA:

A. Approval of Minutes City Clerk

SUMMARY OF REQUEST: To approve the minutes of the October 12, 2020 Worksession Meeting and the October 13, 2020 Regular City Commission meeting.

STAFF RECOMMENDATION: To approve the minutes.

B. Marina T-Dock Removal DPW/Marina

SUMMARY OF REQUEST: Request for approval of the Contract with T.R. Ghezzi, LLC, to remove and dispose of the center floating dock, (T-Dock) at Hartshorn Marina. The dock is currently beyond repair due to the age and current condition of the dock. Staff is recommending removal of the dock to prevent

further damage or liability.

STAFF RECOMMENDATION: To approve the Contract with T.R. Ghezzi, LLC.

C. Sale - 1457 7th Street City Manager

SUMMARY OF REQUEST: City staff is seeking authorization to sell the city-owned home at 1457 7th Street to Gerald Harvey.

The City acquired this home via tax sale. Finance Department estimates total costs associated with the renovation to be approximately \$83,000. The home was listed at \$86,000. The offer submitted was \$88,000 with a \$2,000 seller concession toward required closing costs. The City is expected to net \$81,000. This property will be included in the infill housing program. Brownfield reimbursement of the approximately \$2,000 seller concession will be recovered in 2-3 years. Note that there are some outstanding invoices related to the construction, including fence installation, which could impact the city's net proceeds.

STAFF RECOMMENDATION: To authorize the City Manager to complete the sale of 1457 7th Street, as described in the purchase agreement.

Motion by Commissioner Johnson, second by Commissioner German, to accept the consent agenda as presented.

ROLL VOTE: Ayes: Ramsey, German, Rinsema-Sybenga, Emory, Johnson, Gawron

Nays: None

MOTION PASSES

2020-79 PUBLIC HEARINGS:

A. Lakeside BID Special Assessment Public Hearing and Resolution
Economic Development

SUMMARY OF REQUEST: The Lakeside BID Board has voted to petition the City Commission to establish a Special Assessment District inclusive of all commercial parcels in the BID in order to raise funds for public maintenance and improvements. Tonight, a duly posted and noticed public hearing will take place to hear comment on the Special Assessment District.

The Lakeside Business Improvement District Board has recommended a special assessment amount to fund BID Improvements in the Lakeside Corridor for a period of 3 years, with potential to renew the assessment at the end of the term depending on the amount of TIF capture by their desired Corridor Improvement Authority. The attachments to this cover sheet reflect the costs per square foot of every address in the BID, as well as a map outlining the BID District approved by the Commission last year. Also attached is a resolution creating the special assessment district as a tax authority entity. An additional public hearing will be

called to establish the assessment and add it to the tax rolls on November 24, 2020 at the Regular City Commission meeting. The total anticipated capture of this assessment is \$24,011.03, which will be used by the BID Board to provide for winter maintenance of sidewalks, plowing, landscaping maintenance, and marketing materials for the district.

STAFF RECOMMENDATION: To close the public hearing and approve the Resolution of Establishment of the Lakeside BID Special Assessment District as presented.

PUBLIC HEARING COMMENCED: No public comments were received.

Motion by Commissioner Rinsema-Sybenga, second by Commissioner Ramsey, to close the public hearing and approve the Resolution of Establishment of the Lakeside BID Special Assessment District as presented and assign Commissioners Emory and Johnson to sign the roll.

ROLL VOTE: Ayes: Ramsey, German, Rinsema-Sybenga, Emory, Johnson, Gawron

Nays: None

MOTION PASSES

B. Lakeside Corridor Improvement Authority Pre-Ratification Public Hearing Economic Development

SUMMARY OF REQUEST: The Lakeside BID Board has petitioned the City to allow for the creation of a Corridor Improvement Authority and corresponding Tax Increment Financing Plan. A public hearing to take comments concerning the creation of the Authority and its boundaries must take place, and has been duly posted, published, and noticed.

The Lakeside Business Improvement District Board has requested a Corridor Improvement Authority to generate TIF revenues and eventually phase out their Business Improvement District special assessment. This public hearing is required by state statute so that the Commission may take comments on the boundaries and establishment of the Authority. The public within the proposed boundaries and the impacted tax authorities were mailed notice of this hearing, and it was publicly posted in conspicuous locations within the proposed boundary. The notice was also published twice in a newspaper of record, pursuant to state law. Not less than 60 days following this hearing, the City Commission may adopt an ordinance formally establishing the Authority, and may then appoint a board after due filing of that ordinance with the Michigan Department of Treasury.

STAFF RECOMMENDATION: To close the public hearing and accept comments.

PUBLIC HEARING COMMENCED:

Dr. Patricia Roy – 855 Scenic Drive – sent an email in support of this.

Motion by Commissioner Johnson, second by Commissioner German, to close the public hearing and accept comments.

ROLL VOTE: Ayes: Ramsey, German, Rinsema-Sybenga, Emory, Johnson, Gawron

Nays: None

MOTION PASSES

2020-80 NEW BUSINESS:

A. Corona Virus Aid, Relief, and Economic Security Act (CARES Act) – CDBG COVID 19 Funding Budget CNS

SUMMARY OF REQUEST: To approve the budget for CARES Act funding received by the City of Muskegon totaling \$794,564. The eligible for the money are: Child Care, Utilities, Businesses, Food Assistance, Parks, and Youth Programs.

AMOUNT BUDGETED: \$794,564

FUND/ACCOUNT: CARES Act Covid 19 2020, Total Allocation

STAFF RECOMMENDATION: To approve activities and budget for the CARES Act – CDBG COVID 19.

Motion by Commissioner Rinsema-Sybenga, second by Commissioner Johnson, to approve activities and budget for the CARES Act – CDBG COVID19.

ROLL VOTE: Ayes: Rinsema-Sybenga, Emory, Johnson, Gawron, Ramsey, and German

Nays: None

MOTION PASSES

B. MSA – SCBA (Self Contained Breath Apparatus) Replacement Public Safety

SUMMARY OF REQUEST: The Fire Department is requesting to replace their aging ISI SCBA's (self-contained breath apparatus). We have a revised quote that shows if we give them a verbal/written approval (by October 30) we will be able to secure the price listed of \$232,000 (for total replacement). The equipment would be purchased and in service by June of 2021. Through a county wide purchase plan we are being offered the above price. If we don't act on this offer our sole price would be \$283,000.00 to replace.

The current ISI (SCBA's) will become "end of life" within 18 months, and our ability to service the equipment ends in April of 2021. Support from authorized dealers becomes questionable, the "free battery" program ends – the estimated cost for batteries is approximately \$1,000.00 annually.

STAFF RECOMMENDATION: Approve the purchase of new MSA SCBA equipment at the reduced rate.

Motion by Commissioner Rinsema-Sybenga, second by Commissioner Johnson, to approve activities and budget for the CARES Act – CDBG COVID19.

ROLL VOTE: Ayes: Emory, Johnson, Gawron, Ramsey, German, and Rinsema-Sybenga

Nays: None

MOTION PASSES

ANY OTHER BUSINESS: Commissioner German asked the clerk about safety precautions surrounding the election.

PUBLIC COMMENT ON NON-AGENDA ITEMS: No comments were received.

ADJOURNMENT: The City Commission meeting adjourned at 6:14 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk