

CITY OF MUSKEGON

CITY COMMISSION MEETING

JULY 14, 2020 @ 5:30 P.M.

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

MINUTES

The Regular Commission Meeting of the City of Muskegon was held electronically with the Mayor, Vice Mayor and Commissioners participating via Zoom – a remote conferencing service, Clerk staff present at 933 Terrace Street, Muskegon, MI at 5:30 p.m., Tuesday, July 14, 2020.

ROLL CALL FOR THE REGULAR COMMISSION MEETING:

Present: Mayor Stephen J. Gawron, Vice Mayor Eric Hood, 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.

2020-41 CONSENT AGENDA:

A. Approval of Minutes City Clerk

SUMMARY OF REQUEST: To approve the minutes of the June 23, 2020 Regular City Commission Meeting.

STAFF RECOMMENDATION: To approve the minutes.

C. Human Resources Services Agreement EEO & Employee Relations

SUMMARY OF REQUEST: The current contractual agreement with Muskegon County for Human Resources Services ended as of the June 30, 2020. The City of Muskegon is proposing to continue services with this new agreement that proposes a 2% raise annually for the duration of the three-year contract that will end June 30, 2023.

AMOUNT REQUESTED: 2% increase annually

FUND OR ACCOUNT: Civil Service Budget

STAFF RECOMMENDATION: To approve the agreement and authorize the Mayor and Clerk to sign.

D. Setting Infill Housing Project Brownfield Public Hearing Economic Development

SUMMARY OF REQUEST: The Brownfield Redevelopment Authority will be meeting on July 14 to consider approval of the Brownfield Plan Amendment for the City of Muskegon's Infill Housing Project (1st Amendment) and the City Commission will be requested to schedule a public hearing on that plan for July 28, 2020.

City staff has prepared and submitted a brownfield plan to include additional parcels, primarily located within the Nelson and Jackson Hill Neighborhoods, that will facilitate the development of infill housing at eligible properties. Activities include the redevelopment and rehabilitation of subject parcels; construction of new residential units; demolition of the former Froebel school in order to redevelop that property with residential units; and public infrastructure at the former farmers market to add additional residential units. The resolution of approval by the Brownfield Redevelopment Authority and a resolution setting the July 28, 2020 hearing are attached.

STAFF RECOMMENDATION: To approve the resolution setting a public hearing for July 28, 2020 on the city's Infill Housing Project Brownfield Plan Amendment (1st Amendment) and notify the appropriate taxing units.

E. Sale of House at 254 W. Southern Avenue Planning

SUMMARY OF REQUEST: Request to approve the sale of the City-owned home at 254 W. Southern to Flippin Awesome, LLC for \$2,300. This is a vacant home that the city acquired through the tax sale.

STAFF RECOMMENDATION: To approve the sale of the City-owned home at 254 W Southern Avenue to Flippin Awesome, LLC for \$2,300.

F. LMC Loan Agreement Loan # 41 Public Safety

SUMMARY OF REQUEST: Review the Loan Agreement between the Lakeshore Museum Center and the City of Muskegon for displaying the 1923 LaFrance Fire Engine and attached equipment.

STAFF RECOMMENDATION: Accept the terms of Loan #41 between LMC and the City of Muskegon.

H. Marina & Launch Ramp Parking Ordinance Amendments Public Safety

SUMMARY OF REQUEST: Review and approve the amended ordinances including Sec 58-5 naming the Department of Public Works as the successor to the Department of Leisure Services. Sec 92-73 parking violations bureau; minimum parking fines, and 92-74 marina parking restrictions; violation as a municipal civil infraction and public boat launch permit violation fines.

STAFF RECOMMENDATION: Approval of the amended ordinances for Marina and Launch Ramp Parking.

I. Approval of Sale: City Home at 567 Leonard Avenue Community and

Neighborhood Services

SUMMARY OF REQUEST: To approve the resolution and instruct the Community and Neighborhood Services Department to complete the sales transaction with Cassandra Wallace for the rehabilitated home at 567 Leonard Avenue for a purchase Price of \$85,000.

STAFF RECOMMENDATION: To approve the resolution and direct the CNS staff to complete the sale.

J. West Urban Properties Agreement City Manager – REMOVED FOR FUTURE CONSIDERATION

K. Purchase Agreement 1188 4th Street City Manager – REMOVED PER STAFF REQUEST

Motion by Commissioner Rinsema-Sybenga second by Commissioner German, to approve the consent agenda as presented, except items B and G.

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

Nays: None

MOTION PASSES

2020-42 REMOVED FROM CONSENT AGENDA:

B. Notice of Intent Resolution – Capital Items including Central Dispatch Finance

SUMMARY OF REQUEST: This resolution authorizes the publication of a Notice of Intent relating to issuing capital bonds for the purpose of paying all or part of the costs to acquire, construct, furnish and equip additions and improvements to the Muskegon Central Dispatch 9-1-1 facility and fire station, Hartshorn Marina including new docks, clubhouse and pool improvements, acquire police department body camera equipment, and refinance existing obligations to finance a new roof and heating and cooling ventilation to Mercy Health Arena.

The Notice of Intent Resolution indicates the City's intent to issue its limited tax full faith and credit Capital Improvement Bonds in an amount not to exceed \$11,000,000 to pay all or part of the cost of the above listed projects. It is anticipated that Central Dispatch will pay the cost of the improvements to their facility and it is anticipated that the Hartshorn Marina improvements will be paid from the Brownfield Plan associated with that project. This resolution authorizes the City Clerk to publish a notice which gives the voters a referendum right on the issuance of the Bonds. The referendum period is 45 days. The commission will be asked at a later date to approve the issuance of bonds once the exact costs and bond details are known.

STAFF RECOMMENDATION: To approve the Notice of Intent Resolution to

issue Capital Improvement Bonds in an amount not to exceed \$11,000,000.

Motion by Commissioner Johnson second by Commissioner Rinsema-Sybenga, to approve the Notice of Intent Resolution to issue Capital Improvement Bonds in an amount not to exceed \$11,000,000.

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

Nays: None

MOTION PASSES

G. Muskegon Central Dispatch Tower Site Lease Agreement Public Safety

SUMMARY OF REQUEST: Review and approve the MCD tower site lease agreement. As detailed in the lease agreement, the tower site lease includes all communication equipment and buildings necessary for use and maintenance of the newly constructed communications tower.

STAFF RECOMMENDATION: Approval of the tower site lease agreement between the City of Muskegon and Muskegon Central Dispatch.

Motion by Commissioner Johnson second by Commissioner Rinsema-Sybenga, to approve the tower site lease agreement between the City of Muskegon and Muskegon Central Dispatch.

Motion by Commissioner Johnson, second by Commissioner Ramsey, to table the motion for approval of the tower site lease agreement between the City of Muskegon and Muskegon Central Dispatch until August 11, 2020.

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

Nays: None

MOTION PASSES

PUBLIC COMMENT: No public comments were received.

ADJOURNMENT: The City Commission meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Ann Marie Meisch – MMC, City Clerk