

City of Muskegon
City Commission Meeting
Minutes

May 9, 2023, 5:30 pm
Muskegon City Hall
933 Terrace Street, Muskegon, MI 49440

Present: Mayor Ken Johnson
Commissioner Rachel Gorman
Commissioner Rebecca St.Clair
Vice Mayor Willie German, Jr.
Commissioner Michael Ramsey
Commissioner Teresa Emory

Absent: Commissioner Eric Hood

Staff Present: City Manager Jonathan Seyferth
City Clerk Ann Meisch
City Attorney John Schrier
Deputy City Clerk Kimberly Young

1. Call To Order

The Regular Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, Michigan at 5:30 p.m. on Tuesday, April 25, 2023.

2. Prayer

Vice Mayor Willie German, Jr. opened the meeting with prayer.

3. Pledge of Allegiance

The Pledge of Allegiance to the Flag was recited by the Commission and the public.

4. Roll Call

As recorded above

5. Honors, Awards, and Presentations

6. Public Comment on Agenda Items

Public comments were received.

7. Consent Agenda

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Motion by: Vice Mayor German

Second by: Commissioner Emory

To accept the consent agenda as presented, minus item 7F and 7H.

7.a Approval of Minutes - City Clerk

Approve the Minutes of the April 10, 2023 Worksession and the April 11, 2023 Regular Meeting

STAFF RECOMMENDATION: To approve the minutes.

7.b Muskegon Lighthouses Ownership - Development Services

Staff has researched the process of transferring the two Muskegon lighthouses from the Michigan Lighthouse Conservancy to the City of Muskegon, the first phase of the south break wall lighthouse restoration and future city stewardship responsibilities and liabilities. Staff seeks City Commission support to pursue ownership of the lighthouses.

Staff was at the March 2023 work session outlining the request of the Michigan Lighthouse Conservancy for the city to take over the ownership and stewardship of the two lighthouses in the Muskegon Harbor at Pere Marquette Park. Staff research and work with the MLC shows a Federal Lighthouse Preservation Act application to the National Park Service and a new 25-year lease with the U.S. Army Corps of Engineers would be needed. Federal approvals could take up to a year to secure. In the meantime, staff is working with the MLC leadership to begin the restoration of the south break wall lighthouse as transfer of ownership is pursued. Staff estimates that the annual maintenance of the two lighthouses would average \$10,000 based upon other municipal lighthouse stewardships. Staff is exploring private, philanthropic revenue options including public donations through Pere Marquette parking kiosks and a lighthouse fund with the Community Foundation for Muskegon County. The community would need to develop a Friends of the Lighthouses support group to assist with future lighthouse tours,

programing, gift shop and fundraising. The city has a 10 percent administrative fee (\$80,000) in a \$800,000 state lighthouse restoration grant to cover costs of the lighthouses transfer of ownership.

AMOUNT REQUESTED: Remainder of funds will be privately raised.

AMOUNT BUDGETED: \$800,000 (first \$400,000 received) in a MEDC lighthouse restoration grant.

STAFF RECOMMENDATION: To formally endorse the South Breakwater Light Acquisition Project due diligence process, and to direct staff to return to the City Commission for final approval of purchase.

7.c Sale of 909 Washington Avenue - Planning

Staff is seeking authorization to sell the City owned vacant lot at 909 Washington Avenue to Aleschia Loughridge.

Ms. Loughridge would like to purchase the City owned buildable lot at 909 Washington Ave. for \$3,675 (75% of the True Cash Value of \$4,900) plus half of the closing costs and the fee to register the deed. Ms. Loughridge will be constructing a single-family home on the property.

STAFF RECOMMENDATION: To authorize the Code Coordinator to complete the sale of 909 Washington Ave., as described in the attached purchase agreement and to have the Mayor and Clerk sign the purchase agreement and the deed.

7.d Gaming Resolution - City Clerk

Muskegon Pride is requesting Recognition as a non-profit in the City of Muskegon for the purpose of obtaining charitable gaming licenses for raffles to raise money.

STAFF RECOMMENDATION: To approve the request from Muskegon Price to be recognized as a non-profit operating in the City of Muskegon for the purpose of obtaining a charitable gaming license.

7.e Electric Demand Response Agreements - DPW

Consumers Energy has provided contracts for the water filtration plant, City Hall, and the Central Fire Station that allows them to suspend electrical service under certain peak conditions at which time these facilities would operate under generator power.

Consumers Energy would retain the right to suspend electrical service to the Water Filtration Plant, City Hall, and Central Fire Station under certain

peak conditions. These occurrences are limited to five (5) occurrences annually each not to exceed 4 hours. Consumers Energy will compensate the City for enrollment in this program. Staff has reviewed the contract and confirmed generator capacity to ensure compliance with the agreement. Staff is recommending the 2 year option, which includes a combined annual payment in the amount of up to \$20,000 in year one of the agreement, and up to \$22,500 in year two.

STAFF RECOMMENDATION: To authorize staff to enter into agreements with Consumers Energy for Demand Response at the Water Filter Plant, City Hall and Central Fire Station for a period of 2 years.

7.g Police Vehicle Purchase - DPW

Equipment Division scheduled public safety vehicle replacement. The Equipment Division is seeking permission to purchase 3 new police cruisers. This purchase will be through Berger Chevrolet the Mi-Deal State contract holder. These vehicles will replace cruisers coming out of service. Purchase will include (3) 2023 Chevrolet Tahoe Police cruisers for a total of \$119,958.00. The car prices came out slightly higher than the budgeted amount as shown below, but to be able to order the cars at the MiDeal pricing in this difficult supply environment is crucial and staff recommends we proceed.

AMOUNT REQUESTED: \$119,968.00

AMOUNT BUDGETED: \$117,000.00

FUND OR ACCOUNT: Equipment Fund 661-563-978

STAFF RECOMMENDATION: To authorize staff to proceed with purchase of three 2023 Chevrolet Tahoe Police Cruisers.

7.i Social District Permit Recommendation - Rake Beer Project, LLC - City Manager

The City Commission must recommend approval of the Michigan Liquor Control Commission permits of participating licensed establishments in the Downtown Muskegon Social District. With the establishment of the Downtown Muskegon Social District, participating licensed establishments must receive a Social District permit from the Michigan Liquor Control Commission. The MLCC must first receive a recommendation for approval from the City Commission before granting the permits. Rake Beer Project LLC has been a social district participating licensed establishment at its former location at 794 Pine Street. With the move to 800 W. Western

Avenue, Suite 200, Rake must receive a new social district permit with its new MLCC license for that location.

STAFF RECOMMENDATION: To approve the resolution recommending Michigan Liquor Control Commission approval of Social District permit in the Downtown Muskegon Social District for Rake Beer Project LLC and to direct the City Clerk to certify the City Commission action with the MLCC.

7.j Community Relations Committee Recommendations - City Clerk

To concur with the CRC recommendations on the following removals, appointments, and amendments to meeting frequency on the CDC-CDBG.

The CRC recommends:

Removals and Appointments:

- Removing Ron Hayward – Neighborhood Association Member – Term Expiring 1/31/2025 from the Citizen’s Police Review Board.
- Appointing Faye Redmond – Citizen At-Large – Term Expiring 1/31/2025 to the Citizen’s Police Review Board
- Appointing Faye Redmond – Citizen/Interest in District – Term Expiring 1/31/2027 to the Local Development Finance Authority

CDC-CDBG Meeting Frequency Amendment:

- Amend the meeting frequency for the CDC-CDBG from monthly to four times per year.

STAFF RECOMMENDATION: To concur with the recommendation of the CRC to make the above appointments, removals, and amendments to meeting frequencies.

7.k Community Relations Committee Recommendation for Ordinance - City Clerk

To concur with the CRC recommendations to approve the ordinance and establish the Parks & Recreation Advisory Committee.

The Community Relations Committee recommends approval of the Parks & Recreation Advisory Committee. The CRC also recommends that the Commissioner serving on the Parks & Recreation Advisory Committee serve as the Committee’s Chairperson.

STAFF RECOMMENDATION: To concur with the CRC recommendations to approve the ordinance and establish the Parks & Recreation Advisory Committee. **SECOND READING REQUIRED**

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7.f New Year's Eve Ball Drop - DPW

Lakeshore Legacy Project is proposing a New Year's Eve Ball Drop on Western Ave. Since the noise ordinance would be broken after 11 pm, commission approval is required.

Lakeshore Legacy Project applied to have a special event on New Years Eve. The event would begin at 8 pm and includes a stage with a few DJs until midnight. At midnight there will be a ball drop and a one-minute firework display. The event would end before 12:30 am.

STAFF RECOMMENDATION: To approve the Lakeshore Legacy Project's New Year's Eve ball drop event.

Motion by: Commissioner Ramsey

Second by: Commissioner St.Clair

To approve the Lakeshore Legacy Project's New Year's Eve ball drop event.

Ayes: (6): Mayor Johnson, Commissioner Gorman, Commissioner St.Clair, Vice Mayor German, Commissioner Ramsey, and Commissioner Emory

Absent (1): Commissioner Hood

MOTION PASSES (6 to 0)

7.h ARPA Community Grant Review Committee-Manager's Office

Members of the City's ARPA Community Grant Review Committee have been identified and approval for the formalization of the committee is being requested. On February 14th, 2023 the City Commission authorized the dedication of \$1.6M from the City's remaining allocation of American Rescue Plan Act (ARPA) federal stimulus funds for the creation of a city-sponsored ARPA Community Grant program. <https://muskegon-mi.gov/cresources/ARP-001-Grant-Application-Program-Guidelines.2.16.pdf>

An ARPA Community Grant Review Committee has been established to review eligible applications and submit recommendations to the Commission. The Commission will review and make funding decisions at a Regular Committee Meeting in June.

The Review Committee is comprised of (6) members: one representative

from each of the (4) City Commission Wards, the City Manager and the Director of the Community and Neighborhood Services Department. Two representative(s) from local Community Based Organizations will be included to act in an advisory capacity.

Ward 1 – Lawrence Baker / Ward 2 – Leon Howard / Ward 3 – Jennifer Sanocki / Ward 4 – Nina Leask

STAFF RECOMMENDATION: To approve the proposed representatives from each of the (4) City Committee Wards as part of the ARPA Community Grant Review Committee.

Motion by: Commissioner Ramsey

Second by: Commissioner St.Clair

To approve the proposed representatives from each of the (4) City Committee Wards as part of the ARPA Community Grant Review Committee.

Ayes: (6): Mayor Johnson, Commissioner Gorman, Commissioner St.Clair, Vice Mayor German, Commissioner Ramsey, and Commissioner Emory

Absent (1): Commissioner Hood

MOTION PASSES (6 to 0)

8. Public Hearings

9. Unfinished Business

10. New Business

11. Any Other Business

11.a Update from Community Engagement Manager

There will be Short Term Rental engagement meetings taking place in different locations in the city the week of May 15, 2023. Information regarding these meetings is available on our website by using the link in the Connect Muskegon banner at the top of any page.

Meetings will also be held to discuss Housing Needs Assessment in different neighborhoods, more information is available through the Connect Muskegon link on the city's website.

12. Public Comment on Non-Agenda items

Public comments were received.

13. Closed Session

14. Adjournment

The City Commission meeting adjourned at 5:53 p.m.

Motion by: Commissioner Ramsey

Second by: Commissioner St.Clair

To adjourn.

MOTION PASSES

Respectfully Submitted,
Ann Marie Meisch, MMC - City Clerk