

**MANISTEE CITY COUNCIL  
WORK SESSION  
MINUTES OF JULY 9, 2019**

The Manistee City Council met in a work session on Tuesday, July 9, 2019 at 7:00 p.m., Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan 49660.

**MEMBERS PRESENT:** Dale Cooper, Lynda Beaton, Roger Zielinski, Robert Goodspeed, James Grabowski, and Erin Pontiac

**MEMBERS ABSENT:** Michael Szymanski

**ALSO PRESENT:** City Manager, Department Directors, Public, and Media

***Public Comments***

Lisette Reyes of Project Rising Tide commented on the relationship between the City and DDA; feels there is a disconnect with communications; need to work together.

***Discussion on Golf Carts in the City of Manistee.*** City Manager Thad N. Taylor led the discussion on golf carts in the City. He stated he had been contacted by a citizen interested in addressing Council on allowing golf carts in the City. Discussion included age restrictions, trackability with registration of the golf carts, limited time for use, insurance requirements, safety, and mirroring ordinance with State Law.

Consensus: Staff will work with the City Attorney to draft an ordinance allowing golf carts in the City to present to Council for review and consideration.

***Discussion on Potential for Another Hollander Development Project.*** Jason Muniz, Vice President of Hollander Development, introduced a new housing project with the Manistee Housing Commission. Mr. Muniz spoke on issues with public housing; historically underfunded; capital needs and improvements on aged properties are often unfunded and unaddressed. He reviewed the proposed site plan for the new multi-family project to be located on the site currently occupied by Olson Lumber Company.

Joe Hollander reviewed proposed estimated PILOT with an essential services fee to the City for 48 units. He stated that when the formal request for the PILOT is submitted, exact numbers will be presented. Mr. Hollander responded to questions from Council. The project will be a one to one replacement for current Housing Commission scattered units meeting existing needs for current tenants.

Public Works Director Jeff Mikula discussed potential opportunity for the City with this project. The Capital Improvement Program and Transportation Improvement Program have street upgrades and water main upgrades planned for 2021. If this project is built it will include substantial infrastructure improvements by the developer. This will save the City and free up those funds for other projects.

***Discussion on Downtown Development Authority Board.*** City Manager Thad N. Taylor stated this item was added to the work session agenda at Council's direction and asked Council to lead the discussion. Discussion focused on the disconnect between the City and the DDA, the ordinance change for Chief Executive Office from Mayor to City Manager, lack of communication, and the need to move forward.

Comments:

T. Eftaxiadis, 80 & 86 Washington Street, property owner / addressed treatment of City Manager at last DDA Meeting; notification regarding change of membership; bylaws; voting at next meeting.

Barry Lind, 532 4<sup>th</sup> Street, Vice Chair DDA / stated that comments received tonight are individual opinions; cannot speak for the DDA Board; reviewed timeline for ordinance change; bylaws amendment is on agenda for tomorrow's meeting; there is an issue of trust between City staff and DDA and not sure how to get beyond that and move forward.

Nicole Knapp, 401 4<sup>th</sup> Street / commented on boards pointing fingers at each other and would like to see the issue with trash resolved.

Karen Goodman, 6<sup>th</sup> District County Commissioner, DDA Board Member / discussed concerns with finances; frustration with DDA meetings and responses with City meetings; wants this to get better; City Council is in charge of DDA; ready to move forward.

Valerie Bergstrom 1224 Critter Trail, DDA Member / wants to move forward and be part of the solution; communication is important.

Lisette Reyes of Project Rising Tide feels the best way to move forward is to stop getting personal; accept problems and failures; respect everyone and be straight forward.

**OTHER:**

Beaton thanked everyone who came from DDA.

Zielinski also thanked DDA members for their attendance; good to have direct communication.

Grabowski asked about email from the union representative offering to speak to Council regarding arbitration at a future meeting. Taylor responded stating he could attend any Council meeting and address Council under public comment for non-agenda related items. Grabowski also stated there is a meeting this month on garbage and questioned Mikula on the condition of the Riverwalk.

Beaton asked for an update on the garbage corrals. Mikula stated they received first design from engineer and making some small adjustments; moving along.

Adjourned at approximately 8:15 pm.

Respectfully submitted,

Heather Pefley CMC/CMMC, MiCPT  
City Clerk