
PROCEEDINGS OF THE MANISTEE CITY COUNCIL – MAY 5, 2021

A regular meeting of the Manistee City Council was called to order by his honor, Mayor Roger Zielinski on Wednesday, May 5, 2021 at 7:00 p.m. remotely as authorized by the Open Meetings Act (MCL 15.263a).

PRESENT: David Bachman – attending remotely from City of Manistee, Manistee County, MI
Lynda Beaton – attending remotely from City of Manistee, Manistee County, MI
Roger Zielinski – attending remotely from City of Manistee, Manistee County, MI
Jermaine Sullivan – attending remotely from City of Manistee, Manistee County, MI
Michael Szymanski - attending remotely from City of Manistee, Manistee County, MI
James Grabowski – attending remotely from City of Manistee, Manistee County, MI

ABSENT: Erin Martin Pontiac

ALSO PRESENT: City Manager – Thad Taylor, City Attorney – George Saylor, City Clerk – Heather Pefley, Deputy Clerk – Lora Laurain, City Assessor – Molly Whetstone, DPW Director – Jeff Mikula, Finance Director – Ed Bradford, Planning & Zoning Administrator – Zachary Sompels, Police Chief – Josh Glass, Fire Chief – Mark Cameron, and City Engineer – Shawn Middleton

MOTION TO AMEND THE AGENDA

MOTION by Szymanski, second by Beaton to amend the agenda to combine items X. d.) Consideration of a Closed Session, union contract negotiations and e.) Consideration of a Closed Session, applications for employment for the position of City Manager; and add Item X. e.) Consideration of directing the MML facilitator to contact selected applicants to determine their interest in interviewing for the position of City Manager, allowing action by Council on these items.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Zielinski, Szymanski, and Grabowski

NAYS: None

ABSENT FROM VOTE: Sullivan

CITIZEN COMMENTS ON AGENDA RELATED ITEMS

Therran Ferguson, 510 Fairview Ave. – spoke on behalf of several owners of rental properties requesting Council not make any alterations or revisions to the City of Manistee rental program until input is received from property owners.

CONSENT AGENDA

- Minutes - April 20, 2021 Regular Meeting
April 20, 2021 Work Session
- Financial Reports Cash Balances March 2021
Revenue & Expense March 2021
Quarterly Financial Update
Quarterly Investment Report

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- Consideration of Zoning Ordinance Z21-10 to amend Article 20 of the Manistee City Zoning Ordinance.
- Consideration of Ordinance 21-14 to amend the City of Manistee codified ordinance to add an ordinance to designate an enforcing agency to discharge the responsibility of the City of Manistee; to designate regulated flood hazard areas under the provisions of the State Construction Code Act, act no. 230 of the Public Acts of 1972, as amended; to repeal all ordinances in conflict therewith; to provide for severability; and to provide for an effective date.
- Notification Regarding Next Work Session – May 11, 2021, 7:00 p.m.
A Council work session has been scheduled for Tuesday, May 11, 2021 at 7:00 p.m. A discussion will be conducted on Granicus (digital solutions for governments), residential rental ordinance, and SAFEbuilt building permits; and such business as may come before Council.
- Consideration of the American Legion Auxiliary Poppy Sales
In honor of the United States of America Veterans, the American Legion Auxiliary, is requesting permission to distribute American Legion Poppies in the City of Manistee at various locations on the following dates: May 28 and 29, 2021. This event is their annual fundraiser.
- Consideration of the Jones/Donally wedding
The party of Jones/Donally wishes to hold a wedding at the First Street Beach Lions Pavilion on Saturday, July 31, 2021 from 3:30 – 10:00 p.m. City Services have not been requested and COVID-19 precautions are being followed.

MOTION by Grabowski, second by Szymanski to approve the Consent Agenda as presented.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Zielinski, Sullivan, Szymanski, and Grabowski

NAYS: None

CONSIDERATION OF ADOPTING THE 2021-2022 BUDGET AND CAPITAL IMPROVEMENT PLAN and APPROVING THE DOWNTOWN DEVELOPMENT AUTHORITY PROPOSED BUDGET FOR FISCAL YEAR 2021-2022

Under Section 7-4 of the Charter, the annual budget must be adopted before May 15 of each year. The budget has been the subject of multiple work sessions and a public hearing. Additionally, the City of Manistee is required by state statute to approve the budget of the Downtown Development Authority (DDA) before it can be adopted by the Downtown Development Board. The DDA's proposed budget was presented to City Council at the April 6, 2021 City Council regular meeting. If approved by Council, the Downtown Development Authority Board must still hold a public hearing on their budget and vote to adopt it.

MOTION by Bachman, second by Szymanski to adopt a resolution approving the 2021-2022 Budget and Capital Improvement Plan and approve the Downtown Development Authority's proposed budget for Fiscal Year 2021-2022.

Finance Director Bradford announced that he was recently informed of a Headlee Rollback for 2021 for the City of Manistee which will reduce general fund revenue by approximately \$40,000.

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With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Zielinski, Sullivan, Szymanski, and Grabowski

NAYS: None

CONSIDERATION OF APPLICATIONS TO BOARDS AND COMMISSIONS

The City Clerk has taken action to advertise vacancies on the Compensation Commission, Historic District Commission, Housing Commission, PEG Commission, Tree Commission, and the Zoning Board of Appeals.

Mayoral appointments require a motion, second and Council voted support. Nominations for Council appointments do not require a second. After all nominations are made, Council votes on the nominees until one nominee receives majority support.

The following applications have been received:

*Incumbent

Historic District Commission. Three vacancies, terms ending 2/28/24; one member is desired who meets professional qualification standards for archaeologist, architect, architectural historian, historian, or historical architect; Council appointment.

*William R. Connor – 732 Harbor Drive

Szymanski nominated William R. Connor, 732 Harbor Dr. to the Historic District Commission term ending 2/28/24.

With a roll call vote this nomination was approved unanimously.

AYES: Bachman, Beaton, Zielinski, Sullivan, Szymanski, and Grabowski

NAYS: None

Housing Commission. One vacancy, term ending 5/31/26; Mayoral appointment.

*Dale W. Priester – 346 Fourth Street

Mayor Zielinski appointed Dale W. Priester, 346 Fourth St. to the Housing Commission term ending 5/31/26.

MOTION by Bachman, second by Grabowski to support the Mayor's appointment of Dale W. Priester to the Housing Commission term ending 5/31/26.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Zielinski, Sullivan, Szymanski, and Grabowski

NAYS: None

Zoning Board of Appeals. Two vacancies, one term ending 5/31/22 and one term ending 5/31/24; applicants shall be a representative of the population distribution and of the various interests present in the City; Mayoral appointment.

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John Veach – 485 Oxford Court

Mayor Zielinski appointed John Veach, 485 Oxford Ct. to the Zoning Board of Appeals term ending 5/31/24.

MOTION by Grabowski, second by Bachman to support the Mayor’s appointment of John Veach to the Zoning Board of Appeals term ending 5/31/24.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Zielinski, Sullivan, Szymanski, and Grabowski

NAYS: None

A REPORT FROM THE CITY ASSESSOR AND ECONOMIC DEVELOPMENT

Ms. Molly Whetstone reported on the activities of the City Assessor’s Office and responded to questions the Council had regarding their activities. Ms. Whetstone stated the taxable value increased by 3.2%, assessed value increased by 7.12%, and the March Board of Review saw a decrease in the number of appeals. The report also included an explanation of the Headlee Rollback calculation for 2021.

Mr. Marc Miller reported on the activities of Economic Development and responded to questions the Council had regarding their activities. Mr. Miller’s report included the following Economic Development projects in the City of Manistee:

- Fricano’s Manistee River Restaurant
- Tour Boat “The Princess”
- Entrepreneurial Day
- Lakeshore Motel Property Development
- Maxwelltown housing project
- Gateway Project

CITIZEN COMMENT

None

OFFICIALS AND STAFF

None

COUNCILMEMBERS

Zielinski thanked Staff for their work in preparing this year’s budget.

CONSIDERATION OF A CLOSED SESSION, UNION CONTRACT NEGOTIATIONS AND APPLICATIONS FOR EMPLOYMENT FOR THE POSITION OF CITY MANAGER

City Manager Thad Taylor has requested a Closed Session this evening as permitted by the Michigan Open Meetings Act, Section 8 (c) to discuss contract negotiations with the Police Officers of Michigan and the

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Command Officers of Michigan; and Section 8 (f) to review and consider the contents of applications for employment for the position of City Manager.

MOTION by Beaton, second by Grabowski to proceed to Closed Session under Section 8 (c) and (f) of the Michigan Open Meetings Act.

With a roll call vote this motion passed unanimously. Time 7:39 p.m.

AYES: Bachman, Beaton, Zielinski, Sullivan, Szymanski, and Grabowski

NAYS: None

RETURN TO OPEN SESSION. Time 8:30 p.m.

CONSIDERATION OF DIRECTING THE MML FACILITATOR TO CONTACT SELECTED APPLICANTS TO DETERMINE THEIR INTEREST IN INTERVIEWING FOR THE POSITION OF CITY MANAGER

MOTION by Grabowski, second by Szymanski to direct the MML Facilitator to contact applicant numbers 7, 9, 10, 20, and 21, to determine their interest in interviewing for the position of City Manager.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Zielinski, Sullivan, Szymanski, and Grabowski

NAYS: None

ADJOURN

MOTION by Beaton, second by Grabowski to adjourn. 8:32 p.m.

Lora Y Laurain
Deputy Clerk

Heather Pefley MiPMC/CMC
City Clerk