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## PROCEEDINGS OF THE MANISTEE CITY COUNCIL – JUNE 1, 2021

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A regular meeting of the Manistee City Council was called to order by his honor, Mayor Roger Zielinski on Tuesday, June 1, 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 Ladue, Missouri  
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, Deputy Finance Director – Angela Rabb, Planning & Zoning Administrator – Zachary Sompels, Police Chief – Josh Glass, Fire Chief - Mark Cameron and City Engineer – Shawn Middleton

### **PUBLIC HEARING FOR ESTABLISHING AN OBSOLETE PROPERTY REHABILITATION DISTRICT FOR 155 EIGHTH STREET**

A request has been received from Timothy and Lisa Morley to establish an Obsolete Rehabilitation District for the property located at 155 Eighth Street, pursuant to Public Act 146 of 2000 to facilitate the redevelopment of the property.

The affected property owner has received formal written notice of the public hearing and the public is provided an opportunity to comment.

No comments.

Public hearing ended 7:04 p.m.

### **PUBLIC HEARING FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE APPLICATION FROM TIMOTHY AND LISA MORLEY FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE FOR THE PROPERTY LOCATED AT 155 EIGHTH STREET**

An application has been received from Timothy and Lisa Morley for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 155 Eighth Street, pursuant to Public Act 146 of 2000.

The affected property owner has received formal written notice of the public hearing and the public is provided an opportunity to comment.

No comments.

Public hearing ended 7:05 p.m.

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### CITIZEN COMMENTS ON AGENDA RELATED ITEMS

None

### CONSENT AGENDA

- Minutes - May 12, 2021 Special Meeting  
May 13, 2021 Special Meeting  
May 18, 2021 Regular Meeting
- Financial Reports Cash Balances April 2021  
Revenue & Expenses April 2021
- Notification Regarding Next Work Session – June 8, 2021, 7:00 p.m. at the Ramsdell Theatre.  
A discussion will be conducted on staff liaisons to boards and commissions, a crosswalk at First and Maple Streets, rental inspection program, and building permits, and Hollander Development PILOT/MSA for Reitz Park Renovations; and such business as may come before Council.
- Consideration of the party of Richards/Teshima holding a wedding at the First Street Beach on Saturday, August 7, 2021, from 3:00-11:00 p.m.  
The party of Richards/Teshima wishes to hold a wedding at the First Street Beach Lions Pavilion on Saturday, August 7, 2021, from 3:00-11:00 p.m. The requestors would like permission to place a porta-potty (at their expense) near the Lions Club Pavilion on Friday, August 6, 2021 – Monday, August 9, 2021. A DJ service will be playing music on Saturday, August 7, 2021, from 5:00-9:00 p.m.

MOTION by Bachman, second by Beaton 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 ESTABLISHING AN OBSOLETE PROPERTY REHABILITATION DISTRICT FOR THE PROPERTY LOCATED AT 155 EIGHTH STREET

A request has been received from Timothy and Lisa Morley to establish an Obsolete Property Rehabilitation District for the property located at 155 Eighth Street, pursuant to Public Act 146 of 2000, to facilitate redevelopment of the property. A public hearing on the request was held earlier in this meeting.

MOTION by Grabowski, second by Szymanski to approve a resolution establishing an Obsolete Property Rehabilitation District for the property at 155 Eighth Street.

With a roll call vote this motion passed unanimously.

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---

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

NAYS: None

### **CONSIDERATION OF AN APPLICATION FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE FROM TIMOTHY AND LISA MORLEY FOR THE PROPERTY LOCATED AT 155 EIGHTH STREET**

An application has been received from Timothy and Lisa Morley for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 155 Eighth Street, pursuant to Public Act 146 of 2000.

MOTION by Beaton, second by Grabowski to approve an application from Timothy and Lisa Morley for an Obsolete Property Rehabilitation Exemption Certificate for property located at 155 Eighth Street.

With a roll call vote this motion passed unanimously.

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

NAYS: None

### **CONSIDERATION OF A PARCEL SPLIT AT 86 WASHINGTON STREET**

A request has been received from North Channel Investors, LLC, owners of 86 Washington Street (51-51-211-100-04), to split their parcel to later be combined into the Edgewater Condominium Project. The parcel meets Zoning requirements, the split has been confirmed by the City Assessor to be legal and allowable, and the Planning Commission recommends the action.

MOTION by Beaton, second by Szymanski to approve the parcel split of 86 Washington Street.

With a roll call vote this motion passed unanimously.

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

NAYS: None

### **CONSIDERATION OF A PARCEL COMBINATION AT 174 QUINCY STREET**

A request has been received from Leroy and Robin Peacock, owners of 174 Quincy Street (51-51-146-706-06, 51-51-146-706-07, 51-51-146-707-13), to combine their parcels for tax purposes. The parcels meet Zoning requirements, the combination has been confirmed by the City Assessor to be legal and allowable, and the Planning Commission recommends the action.

MOTION by Bachman, second by Beaton to approve the parcel combination at 174 Quincy Street.

With a roll call vote this motion passed unanimously.

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

NAYS: None

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---

### **CONSIDERATION OF A PARCEL COMBINATION OF 319 AND 321 FIRST AVENUE**

A request has been received from Chester Magee, owner of 319 and 321 First Avenue (51-51-274-704-09, 51-51-274-704-11), to combine his parcels for tax purposes. The parcels meet Zoning requirements, the combination has been confirmed by the City Assessor to be legal and allowable, and the Planning Commission recommends the action.

MOTION by Szymanski, second by Bachman to approve the parcel combination of 319 and 321 First Avenue.

With a roll call vote this motion passed unanimously.

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

NAYS: None

### **CONSIDERATION OF A PARCEL COMBINATION AT 1073 SWEETNAM DRIVE**

A request has been received from Robert and Susan Archey, owners of 1073 Sweetnam Drive (51-51-373-704-06, 51-51-373-704-10, 51-51-373-704-13), to combine their parcels for tax purposes. The parcels meet Zoning requirements, the combination has been confirmed by the City Assessor to be legal and allowable, and the Planning Commission recommends the action.

MOTION by Beaton, second by Grabowski to approve the parcel combination at 1073 Sweetnam Drive.

With a roll call vote this motion passed unanimously.

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

NAYS: None

### **CONSIDERATION OF Ordinance 21-15, Food Vendors**

City Staff developed an ordinance to allow and regulate food vendors outside the Central Business District.

As an ordinance two separate readings are required. If this ordinance is introduced at this time, it could be adopted at the next regular meeting.

MOTION by Szymanski, second by Sullivan to introduce Ordinance 21-15, Food Vendors.

With a roll call vote this motion passed unanimously.

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

NAYS: None

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---

### CONSIDERATION OF RENEWING A LICENSE AGREEMENT WITH LAMAR ADVERTISING OF MICHIGAN

The City licenses land on M-55 to the Lamar Advertising of Michigan for five billboards. The City has negotiated a five-year renewal of the agreement.

MOTION by Szymanski, second by Bachman to renew a license agreement with the Lamar Advertising of Michigan and authorize the Mayor and City Clerk to execute the agreement.

With a roll call vote this motion passed unanimously.

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

NAYS: None

### CONSIDERATION OF THE SALE OF LOT #7 IN RENAISSANCE PARK

7 Renaissance Park Drive, LLC, wishes to purchase Lot #7 in the City's Renaissance Park for \$19,000, per the executed sales agreement.

MOTION by Szymanski, second by Beaton to approve the sale of Lot #7 in the City's Renaissance Park to 7 Renaissance Park Drive, LLC, for \$19,000, and authorize the Mayor and City Clerk to sign the closing documents and authorize the City Attorney to prepare the deed.

With a roll call vote this motion passed unanimously.

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

NAYS: None

### CONSIDERATION OF ENTERING INTO A CONTRACT FOR THE 2021 STREET IMPROVEMENTS

The 2021 Street Improvement project includes reconstruction of Eighth Street from US-31 to Hopkins and watermain, storm sewer and street reconstruction of Jackson, Van Buren and a block of Jefferson Street. The project was publicly advertised with two bids being received.

Hallack Contracting, Inc.	\$1,209,807.00
Elmer's Crane and Dozer, Inc.	\$1,398,781.95
Engineer's Estimate	\$1,290,000.00

The City Attorney has reviewed and approved the contract documents.

MOTION by Grabowski, second by Szymanski to approve a contract with the low bidder, Hallack Contracting, Inc., in the amount of \$1,209,807.00 for the 2021 Street Improvements and authorize the Mayor and Clerk to execute the documents.

With a roll call vote this motion passed unanimously.

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---

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 Brownfield Redevelopment Authority, Compensation Commission, Downtown Development Authority, Historic District Commission, Parks Commission, PEG Commission, and the Tree Commission.

Mayoral and Manager 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

**Brownfield Redevelopment Authority.** One vacancy, term ending 06/30/24; Mayoral appointment.

\*Ronald Kipp Pomranky – 361 Eighth Street

Michael Lemon – 546 First Street

Mayor Zielinski appointed Ronald Kipp Pomranky, 361 Eighth Street to the Brownfield Redevelopment Authority term ending 06/30/24.

MOTION by Grabowski, second by Bachman to support the Mayor's appointment of Ronald Kipp Pomranky to the Brownfield Redevelopment Authority term ending 06/30/24.

With a roll call vote this motion passed, 4-2.

AYES: Bachman, Zielinski, Szymanski, and Grabowski

NAYS: Beaton and Sullivan

**Downtown Development Authority.** Two vacancies, one resident member term ending 06/30/25 and one interest member term ending 06/30/25; applicants must have an interest in property in the downtown district or shall be a resident of the downtown district; Manager appointment.

\*Bruce Allen – 74 Pine Street (resident member)

\*Karen Goodman – 1925 Twelfth Street (interest member)

Manager Thad Taylor appointed Bruce Allen, 74 Pine Street to the Downtown Development Authority as a resident member term ending 06/30/25.

MOTION by Bachman, second by Szymanski to support the Manager's appointment of Bruce Allen to the Downtown Development Authority as a resident member term ending 06/30/25.

With a roll call vote this motion passed unanimously.

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## PROCEEDINGS OF THE MANISTEE CITY COUNCIL – JUNE 1, 2021

---

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

NAYS: None

Manager Thad Taylor appointed Karen Goodman, 1925 Twelfth Street to the Downtown Development Authority as an interest member term ending 06/30/25.

MOTION by Szymanski, second by Beaton to support the Manager's appointment of Karen Goodman to the Downtown Development Authority as an interest member term ending 06/30/25.

With a roll call vote this motion passed unanimously.

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

NAYS: None

**Parks Commission.** Three vacancies, one term ending 06/30/23 and two terms ending 06/30/24; applicants may be non-residents but must own real estate or a business/profession having a licensed business location in the City or have a child attending school within the City; Mayoral appointment.

\*Lani Rozga – 7654 Riverside Drive

Kelly Greve – 606 Broad Avenue

Sam Coram – 615 Broad Avenue

Elizabeth Laskey – 537 Fourth Street

Mayor Zielinski appointed Lani Rozga, 7654 Riverside Drive to the Parks Commission term ending 06/30/24.

MOTION by Grabowski, second by Bachman to support the Mayor's appointment of Lani Rozga to the Parks Commission term ending 06/30/24.

With a roll call vote this motion passed unanimously.

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

NAYS: None

Mayor Zielinski appointed Kelly Greve, 606 Broad Avenue to the Parks Commission term ending 06/30/23.

MOTION by Beaton, second by Szymanski to support the Mayor's appointment of Kelly Greve to the Parks Commission term ending 06/30/23.

With a roll call vote this motion passed unanimously.

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

NAYS: None

Mayor Zielinski appointed Elizabeth Laskey, 537 Fourth Street to the Parks Commission term ending 06/30/24.

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---

MOTION by Beaton, second by Szymanski to support the Mayor's appointment of Elizabeth Laskey to the Parks Commission term ending 06/30/24.

With a roll call vote this motion passed unanimously.

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

NAYS: None

**Tree Commission.** Three vacancies, terms ending 12/31/22; Mayoral appointment.

Angela Rabb – 1465 Princeton Road

Mayor Zielinski appointed Angela Rabb, 1465 Princeton Road to the Tree Commission term ending 12/31/22.

MOTION by Bachman, second by Grabowski to support the Mayor's appointment of Angela Rabb to the Tree Commission term ending 12/31/22.

With a roll call vote this motion passed unanimously.

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

NAYS: None

### **A REPORT FROM MANISTEE COUNTY COMMUNITY FOUNDATION AND LAUNCH MANISTEE**

Ms. Laura Heintzelman reported on the activities of the Manistee County Community Foundation and responded to questions the Council had regarding their activities. Ms. Heintzelman's report included:

- Gratitude to all supporters of the MCCF
- Assets of \$35.5 million
- Mission is to enhance the quality of life for Manistee County residents through building permanent capital, awarding local grants and providing leadership
- 15.41% investment returns in 2020
- Relocating Offices/Joining WSCC Collaborative downtown Manistee
- Covid-19 Response grants

Ms. Hannah Rodriguez reported on the activities of Launch Manistee and responded to questions the Council had regarding their activities. Ms. Rodriguez's report included:

- Youth Advisory Council
- Scholarships
- Launch Manistee Network goals include quality early childhood care and education, all Manistee County students graduate from high school, and by 2030, 60% of residents will have a postsecondary degree or high-quality credential.

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### CITIZEN COMMENT

None

### OFFICIALS AND STAFF

None

### COUNCILMEMBERS

Sullivan would like to look into how board members are chosen.

Grabowski expressed interest in looking into how board members are chosen; asked about weeds on Twelfth Street; asked about sand blowing across the Fifth Avenue parking lot into residents' yards; and asked for an update on the River Street projects.

Szymanski requested Manager Taylor contact Little River Holdings regarding window coverings for vacant buildings on River Street.

### CONSIDERATION OF A CLOSED SESSION, UNION CONTRACT NEGOTIATIONS

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 Command Officers of Michigan.

MOTION by Grabowski, second by Szymanski to proceed to Closed Session under Section 8 (c) of the Michigan Open Meetings Act. Time 8:15 p.m.

With a roll call vote this motion passed unanimously.

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

ABSENT FROM VOTE: Bachman

NAYS: None

**RETURN TO OPEN SESSION.** Time 8:42 p.m.

### ADJOURN

MOTION by Szymanski, second by Grabowski to adjourn at 8:42 p.m.

Lora Y Laurain  
Deputy Clerk

Heather Pefley MiPMC/CMC  
City Clerk