

**MANISTEE CITY COUNCIL
WORK SESSION
MINUTES OF JUNE 8, 2021**

The Manistee City Council met in a work session on Tuesday, June 8, 2021 at 7:00 pm, in the Ramsdell Theatre, 101 Maple Street, Manistee, Michigan 49660.

MEMBERS PRESENT: David Bachman, Lynda Beaton, Roger Zielinski, Jermaine Sullivan, Michael Szymanski, James Grabowski, and Erin Martin Pontiac

MEMBERS ABSENT: None

ALSO PRESENT: City Manager, Department Directors, and Public

PUBLIC COMMENTS:

None

DISCUSSION ON HOLLANDER DEVELOPMENT'S PILOT/MSA REQUEST FOR REITZ PARK RENOVATIONS – Joe Hollander led the discussion on a Payment in Lieu of Tax (PILOT) and Municipal Service Agreement (MSA) request for Reitz Park Apartment renovations. The apartments were developed in 2002 and now require renovations and energy upgrades. The apartments are currently at full capacity.

Discussion included:

- MSHDA financing
- Breakdown of PILOT/MSA requested
- Increase to maximum household income requirement from 60% of median income to 80%
- Tenants displaced by renovations will be provided accommodations at no cost
- Timeline for renovations
- Current PILOT

CONSENSUS: Council had no objections to adding the PILOT/MSA request to a future agenda for Council consideration.

DISCUSSION ON STAFF LIAISONS TO BOARDS AND COMMISSIONS – City Manager Thad N. Taylor led the discussion on the role of staff liaisons to boards and commissions. Thomas Oele, Vice Chair of the Parks Commission spoke on behalf of the commission. DPW Director Jeff Mikula currently serves as the staff liaison for the Parks Commission.

Discussion included:

- City Attorney Opinion
- Expectations and purpose of staff liaisons
- Process for boards & commissions to bring matters to Council for discussion or consideration
- Communication issues

CONSENSUS: City Manager will relay to city staff the role of the staff liaisons to boards and commissions.

DISCUSSION ON CROSSWALK AT FIRST AND MAPLE STREETS – Councilmember Sullivan led the discussion on the need for a crosswalk at First and Maple Streets. Sullivan offered concerns with heightened summer traffic and further potential traffic increase with the proposed hotel at First Street Beach. Police Chief Josh Glass reviewed the incident history for this intersection and stated there was no record of any incidents back to 2004.

DPW Director Jeff Mikula and City Engineer Shawn Middleton provided an estimated cost of \$79,000 for the work needed to install the lighted crosswalk signs at the intersection which included sidewalk and curb upgrades. Council discussed budgeting and funding possibilities for this project.

DISCUSSION ON RENTAL INSPECTION PROGRAM – Councilmember Sullivan led the discussion on the current rental inspection program and voiced concerns with the time needed to complete inspections on all rentals in the city. Steve Haugen of SAFEbuilt provided information to Council including the Property Maintenance Checklist used as a guide for compliance.

Discussion included:

- Need for additional people to perform rental inspections
- Fees for inspections
- Inspections completed in 2021 thus far
- Rental inspection process
- Avenue needed for renters to report issues
- Letters to be sent to rental owners

CONSENSUS: City Manager will forward information to be provided by Mr. Haugen to Council including a copy of the current fee schedule and the number of rental inspections completed to date in 2021.

DISCUSSION ON BUILDING PERMITS – Mayor Pro-Tem Szymanski led the discussion on building permit requirements. Steve Haugen of SAFEbuilt provided information on the Michigan Building Code 2015 and answered questions from Council.

Discussion included:

- No flexibility on permits required by State law
- Fees charged
- Enforcement
- Code requirements
- Repairs and Ordinary Repairs
- Safety issues

OTHER:

Bachman expressed concerns with the current Zoning Ordinance regarding boats and campers parked in the city. Mayor Zielinski asked the City Manager to have this item added to a future work session for discussion.

Beaton thanked Kelly Greve for her work on Manistee Proud and encouraged the DPW to work with volunteers.

Adjourned at 9:03 p.m.

Respectfully submitted,

Heather Pefley CMC / MiPMC
City Clerk