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## PROCEEDINGS OF THE MANISTEE CITY COUNCIL – AUGUST 4, 2021

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A regular meeting of the Manistee City Council was called to order by his honor, Mayor Pro-Tem Michael Szymanski on Wednesday, August 4, 2021 at 7:00 p.m. in the City Hall Council Chambers, 70 Maple Street, followed by the Pledge of Allegiance.

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

**ABSENT:** 1-Vacancy

**ALSO PRESENT:** Interim City Manager/Finance Director – Ed Bradford, City Attorney – George Saylor, City Clerk – Heather Pefley, DPW Director – Jeff Mikula, Police Chief – Josh Glass, Fire Chief – Mark Cameron, and City Engineer – Shawn Middleton

### AMEND AGENDA

MOTION by Beaton, second by Grabowski to amend the agenda to add item VIII. New Business i.) Election of the Mayor for the City of Manistee to fill the unexpired term.

With a roll call vote this motion passed unanimously.

**AYES:** Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

**NAYS:** None

### CITIZEN COMMENTS ON AGENDA RELATED ITEMS

Lisa Clarke, 233 2<sup>nd</sup> Avenue – spoke in support of the temporary activity permit for ECHO His Love.

Joyce Reed, 177 8<sup>th</sup> Street – spoke in favor of the temporary activity permit for ECHO His Love.

### CONSENT AGENDA

- Minutes - July 20, 2021 Regular Meeting
- Financial Reports Cash Balances June 2021  
Revenue & Expenses June 2021
- Notification Regarding Next Work Session – August 10, 2021, 7:00 p.m. at City Hall in Council Chambers.  
Manistee Housing Commission will be giving a presentation regarding the RAD conversion of scattered site housing; update on the City Manager and American Rescue Plan; and such business as may come before Council.
- Consideration of authorizing a change to the standard lighting contract with Consumers Energy.

MOTION by Sullivan, second by Martin Pontiac to approve the Consent Agenda as presented.

With a roll call vote this motion passed unanimously.

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AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

### **CONSIDERATION OF ORDINANCE 21-16 PAYMENT IN LIEU OF TAXES FOR HOUSING.**

Rietz Park Village Limited Dividend Housing Association Limited Partnership has proposed renovations to its Rietz Park Apartment complex. It has requested the adoption of a Payment In Lieu of Taxes ordinance that provides for a 2% PILOT. It is also proposing additional payments under a Municipal Services Agreement and a Road Resurface Agreement which will be considered separately by Council.

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 Grabowski, second by Beaton to introduce Ordinance 21-16 Payment In Lieu Of Taxes for Housing.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

### **CONSIDERATION OF A MUNICIPAL SERVICES AGREEMENT FOR THE RENOVATION OF RIETZ PARK APARTMENTS.**

Rietz Park Village Limited Dividend Housing Association Limited Partnership has proposed renovations to its Rietz Park Apartment complex. It is proposing a Municipal Services Agreement in addition to a Payment In Lieu of Taxes and Road Resurface Agreement. The agreement provides for a payment to the City of \$200 per unit, per year. The first payment would be \$9,600 and is subject to a 3% annual escalator.

MOTION by Bachman, second by Martin Pontiac to approve a Municipal Services Agreement and authorize the Mayor and City Clerk to sign the agreement.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

### **CONSIDERATION OF A ROAD RESURFACE AGREEMENT FOR THE RENOVATION OF RIETZ PARK APARTMENTS.**

Rietz Park Village Limited Dividend Housing Association Limited Partnership has proposed renovations to its Rietz Park Apartment complex. It is proposing a Road Resurface Agreement in addition to a 2% PILOT and Municipal Services Agreement. The agreement provides for a \$200,000 payment to the City to assist in the resurfacing of City streets, as identified in the agreement.

MOTION by Grabowski, second by Beaton to approve a Road Resurface Agreement and authorize the Mayor and City Clerk to sign the agreement.

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With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

### **CONSIDERATION OF APPROVING A TEMPORARY ACTIVITY PERMIT TO ECHO HIS LOVE TO ALLOW FOR THE SHELTERING OF THE HOMELESS POPULATION IN THE CITY OF MANISTEE AT ONE LOCATION THROUGHOUT THE WINTER.**

ECHO His Love is requesting a Temporary Activity Permit to allow for the sheltering of the Manistee homeless population at one location throughout the winter; Temporary Activity Permits must be approved by City Council. This would allow for those experiencing homelessness in the City of Manistee to be sheltered for 5 months, from November 6, 2021, until April 2, 2022, at ECHO His Love's main campus, located at 525 Michael Street. Typically, the homeless are sheltered by rotating churches throughout the winter, but due to COVID-19 this cannot take place in this capacity this year. Temporary Activity Permits are allowable via the Zoning Ordinance Section 522 and Section 507.

MOTION by Martin Pontiac, second by Grabowski to approve a Temporary Activity Permit to ECHO His Love to allow for the sheltering of the homeless population in Manistee at one location throughout the winter.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

### **CONSIDERATION OF LOCAL REVENUE SHARING BOARD APPOINTMENT TO FILL VACANCY.**

Mayor Pro-Tem Szymanski appointed Michael Szymanski to the Local Revenue Sharing Board.

MOTION by Bachman, second by Grabowski to support the appointment of Michael Szymanski to the Local Revenue Sharing Board.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

### **CONSIDERATION OF APPLICATIONS TO BOARDS AND COMMISSIONS.**

The City Clerk has taken action to advertise vacancies on the Compensation Commission, Downtown Development Authority, Historic District Commission, PEG Commission, and Tree Commission.

Mayoral and Manager appointments require a motion, second and Council voted support.

The following applications have been received:

\*Incumbent

**DOWNTOWN DEVELOPMENT AUTHORITY.** One vacancy for an At Large Member, unexpired term ending

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06/30/22. City Manager appointment.

Thad N. Taylor – 581 Eighth Street

Interim City Manager Ed Bradford appointed Thad M. Taylor, 581 Eighth Street to the Downtown Development Authority as an at large member for the unexpired term ending 6/30/22.

MOTION by Bachman, second by Martin Pontiac to support the Interim Manager’s appointment of Thad M. Taylor, 581 Eighth Street to the Downtown Development Authority as an at large member for the unexpired term ending 6/30/22. Discussion followed regarding implementing a moratorium for former City Managers before they can serve on City Boards and Commissions.

With a roll call vote this motion failed, 3-3 vote.

AYES: Bachman, Szymanski, and Martin Pontiac

NAYS: Beaton, Sullivan, and Grabowski

### **CONSIDERATION OF AN APPOINTMENT TO FILL THE VACANT THIRD DISTRICT COUNCIL SEAT.**

Section 2-6 of the City Charter states, “Any vacancy occurring in the office of Council person shall be filled within thirty (30) days by appointment of a resident of the district involved by a majority vote of the remaining Council persons.” Historically, Council has followed the practice of advertising and interviewing candidates for a Council vacancy. The City Clerk has taken action to advertise the Council vacancy.

The following applications have been received:

Bruce Allen – 74 Pine Street

Robert Hornkohl – 432 Cedar Street

Cindy Lundberg – 242 Lighthouse Circle

Each applicant was given the opportunity to address Council to provide their background information and express their interest in serving on Council.

Mayor Pro-Tem Szymanski opened the floor for nominations. Beaton nominated Cindy Lundberg, 242 Lighthouse Circle to the vacant Third District Council Seat. No other nominations were received.

MOTION by Sullivan, second by Grabowski to close the nominations.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

A roll call vote on the nomination was taken as follows:

LUNDBERG: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

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Cindy Lundberg was appointed to the Third District Council Seat.

### **ADMINISTRATION OF THE OATH OF OFFICE FOR THE THIRD COUNCIL SEAT.**

City Clerk Heather Pefley administered the Oath of Office to Cindy Lundberg for Third District Council Seat for the term expiring November 2022.

### **ELECTION OF THE MAYOR FOR THE CITY OF MANISTEE TO FILL THE UNEXPIRED TERM.**

Under Section 2-4 of the Charter it states, "...the Council as so reconstructed shall select from among its members a Mayor to fill the unexpired term." If necessary, the Council shall also elect a Mayor Pro-Tem.

Clerk Pefley asked for nominations to elect a Mayor for the City of Manistee. Bachman nominated Szymanski; Grabowski nominated Beaton. No other nominations were received.

MOTION by Bachman, second by Sullivan to close the nominations.

With a roll call vote this motion passed unanimously.

AYES: Bachman, Beaton, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

A roll call vote on the nominations was taken as follows:

SZYMANSKI: Bachman and Szymanski

BEATON: Beaton, Lundberg, Sullivan, Grabowski, and Martin Pontiac

Councilmember Beaton was elected Mayor. Mayor Beaton assumed the Chair at this time.

### **A REPORT FROM ECONOMIC DEVELOPMENT AND DOWNTOWN DEVELOPMENT AUTHORITY.**

Mr. Marc Miller reported on the activities of Economic Development and responded to any questions the Council had regarding their activities.

Ms. Kristina Bajtka reported on the activities of Downtown Development Authority and responded to any questions the Council had regarding their activities.

### **CITIZEN COMMENT**

Diane Knapp, 318 ½ River Street – voiced concerns with current level of maintenance performed on the Riverwalk and suggested using a private contractor for needed upkeep.

Dell Knapp, 318 ½ River Street – spoke on the need for improved maintenance of the Riverwalk.

David Hoeflinger, 930 Tamarack Street – offered comments on City property taxes and how tax dollars are spent.

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Chris Shilts, 500 Second Street – echoed previous comments and spoke on the need for various improvements in the city.

### OFFICIALS AND STAFF

None

### COUNCILMEMBERS

Martin Pontiac offered congratulations to Councilmember Lundberg and Mayor Beaton.

Bachman congratulated Councilmember Lundberg and Mayor Beaton and asked Chief Glass for information on the accreditation process including timeline, cost, and manager for the program.

Grabowski inquired on miscellaneous street work in the city including various gravel patches, bump on 12<sup>th</sup> Street, and Memorial Drive.

Sullivan asked if duties in the DPW could be shifted to address maintenance issues and if an outside contractor could be hired to perform maintenance since there are unfilled seasonal positions.

Szymanski thanked the City Clerk's office and election workers for there work on the August 3<sup>rd</sup> WSCC Election.

Lundberg offered appreciation to Council and looks forward to working with them.

Beaton requested to have two items added to a future work session agenda 1.) Discussion on Riverwalk Maintenance and 2.) Discussion on a moratorium agreement for a former City Manager to serve on City Boards & Commissions; offered thanks to everyone in attendance.

### ADJOURN

MOTION by Grabowski to adjourn at 8:43 p.m.

Heather Pefley CMC/MiPMC  
City Clerk