
PROCEEDINGS OF THE MANISTEE CITY COUNCIL – SEPTEMBER 7, 2021

A regular meeting of the Manistee City Council was called to order by her honor, Mayor Lynda Beaton on Tuesday, September 7, 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, Cindy Lundberg, Jermaine Sullivan, Michael Szymanski, James Grabowski, and Erin Martin Pontiac

ABSENT: None

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

CITIZEN COMMENTS ON AGENDA RELATED ITEMS

Gini Pelton, 329 First Avenue – spoke in opposition of the proposed Lake Wind Apartment development and provided letters from city residents to Council.

Geri Helminiak, 267 Washington Street – read a letter of opposition of the proposed Lake Wind Apartment development.

Chris Shilts, 500 Second Street – expressed concerns with the proposed Lake Wind Apartment development.

Sharon Marsh, 231 First Avenue – spoke against the proposed Lake Wind Apartment development.

CONSENT AGENDA

- Minutes August 17, 2021 Regular Meeting
- Financial Reports Cash Balances August 2021
Revenue & Expenses August 2021
- Notification Regarding Next Work Session – September 14, 2021, 7:00 p.m. at City Hall in Council Chambers.
A discussion will be conducted on the sign ordinance, recycling, City construction projects update; and such business as may come before Council.
- Consideration of Ragnar Racing to hold a relay race through the City of Manistee.
Ragnar Racing will hold a relay race that will pass through the City of Manistee on Friday, September 24 – Saturday, September 25, 2021. Runners will pass through from approximately 10:00 p.m. Friday to 7:00 a.m. Saturday.
- Consideration of Manistee Catholic Central Homecoming Parade.
The Manistee Catholic Central Homecoming Parade will be held on Saturday, October 23, 2021, beginning at 11:30 a.m. The parade will assemble in the Manistee Tire parking lot and parade

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down Division Street to River Street, concluding at River and Pine Streets. The parade will conclude by 12:00 p.m.

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, Lundberg, Sullivan, Szymanski, Grabowski, and Martin Pontiac

NAYS: None

CONSIDERATION OF ORDINANCE 21-17 SERVICE CHARGE IN LIEU OF TAXES FOR HOUSING.

The City of Manistee Housing Commission and its development partner, LWAH Limited Dividend Housing Association LLC, have requested a Payment In Lieu of Taxes for the proposed Lake Wind Apartment Homes project. The requested PILOT is 4% of annual shelter rents. The PILOT is being requested so they can access financing through MSHDA's Low Income Housing Tax Credit program.

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 Bachman to introduce Ordinance 21-17 Service Charge In Lieu of Taxes for Housing.

No second received, motion failed.

CONSIDERATION OF A MUNICIPAL SERVICES AGREEMENT FOR THE LAKE WIND APARTMENT HOMES DEVELOPMENT.

LWAH Limited Dividend Housing Association LLC is proposing a Municipal Services Agreement in addition to their PILOT request for the proposed Lake Wind Apartment Homes project. The agreement provides for an annual \$200 per unit fee. The first-year payment will be \$12,800 and will increase by 3% per year.

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

No second received, motion failed.

CONSIDERATION OF AUTHORIZING THE PURCHASE OF A 2022 WESTERN STAR 4700SB SNOWPLOW AND ASSOCIATED EQUIPMENT.

The current fiscal year budget includes the replacement of a 2001 Sterling Plow Truck. The cab and chassis have been priced through MiDeal vendor D & K Truck Company at a cost of \$116,336.00. The associated equipment package has been priced through MiDeal vendor Truck and Trailer Specialties at a cost of \$99,195.00. The total truck cost is \$215,531.00. The budgeted amount is \$210,000.00. Motor Pool purchases of this size are typically funded through an installment purchase loan, which is bid out separately.

MOTION by Szymanski, second by Grabowski to approve the purchase of a 2022 Plow Truck in the amount of \$215,531.00 from D & K Truck Company and Truck and Trailer Specialties.

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With a roll call vote this motion passed unanimously.

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

NAYS: None

CONSIDERATION OF THE ADOPTION OF LOT LINE ADJUSTMENT FORM.

At the July 1, 2021, Planning Commission meeting, Staff discussed the need for creating a lot line adjustment form to help facilitate issues within the City. Staff created a form based on other forms successfully used in the community. The Planning Commission moved to recommend this form and the \$50.00 fee associated with it to City Council.

MOTION by Grabowski, second by Szymanski to approve the adoption of a lot line adjustment form.

With a roll call vote this motion passed unanimously.

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

NAYS: None

A REPORT FROM MANISTEE COUNTY HISTORICAL MUSEUM AND THE HISTORIC DISTRICT COMMISSION.

Mr. Mark Fedder reported on the activities of the Manistee County Historical Museum and responded to questions the Council had regarding their activities.

Mr. Mike Szokola reported on the activities of the Historic District Commission and responded to questions the Council had regarding their activities.

CITIZEN COMMENT

Thad Taylor, 581 Eighth Street – commented on previous statements made by Beaton regarding his application for appointment to DDA.

Clinton McKinven-Copus, Manistee Housing Commission Executive Director - expressed disappointment with the lack of action on the PILOT ordinance and MSA for the proposed Lake Wind Apartment development.

Sharon Marsh, 231 First Avenue – commented on the current state of Century Terrace and Harbor View.

Chris Shilts, 500 Second Street – thanked Council for not supporting the proposed Lake Wind Apartment development.

Geri Helminiak, 267 Washington Street – offered appreciation to Council for not acting on the proposed Lake Wind Apartment development.

Vicki Johnson, 256 First Avenue – commented on changes in neighborhoods on the Northside and the need for affordable senior citizen housing.

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OFFICIALS AND STAFF

Bradford reminded Council that Bill Gambill will be starting Monday, September 13th.

Szokola addressed comments made on affordable housing, changing demographics of our community, and the need for low-income housing.

COUNCILMEMBERS

Bachman appreciated comments made at the meeting and acknowledged valid points were made.

Lundberg understands the need for housing but felt the proposed development was rushed.

Sullivan commented on housing needs in the community.

Martin Pontiac reiterated housing needs in the community and requested an update on Housing North; asked if additional COVID restrictions were being discussed.

Grabowski thanked the Fire Chief for the recent Ambulance Push In event, inquired if the River Street clock would be repaired, and commented on the location of the proposed Lake Wind Apartment development.

Szymanski explained reason for not supporting the proposed Lake Wind development.

Beaton commented on public housing laws, Housing Commission responsibilities, and video recording for future Housing Commission meetings.

ADJOURN

MOTION by Sullivan to adjourn at 8:32 p.m.

Heather Pefley CMC/MiPMC
City Clerk