

August 21, 2017

Gladwin, Michigan

The Regular Meeting of the Gladwin City Council was called to order by Mayor Darlene Jungman at 5:00 p.m.

Present: Winarski, Bodnar, Caffrey, Gardner, Smith, Persky, Mienk, Crawford

Absent:

Staff Present: Administrator Robert Moffit, Clerk Bonnie Klein, Assessor Bernadette Weaver

Also Present: Mayor Dee Jungman, City Attorney Doug Jacobson, Pastor Joseph Dorais, Tonya Matthews, Paula Wessel, Carol Darlington, Heather DeShano, Sarah Kile, Kelly Gower, Robert Balzer.

Mayor Jungman led the Pledge of Allegiance and Pastor Dorais gave the Invocation.

Entered into Public Hearing on the Neighborhood Enterprise Zone (NEZ) Exemption for Northern Expresso/Matthews-Wessel, LLC. at 5:02p.m.

Tonya Matthews gave overview of project to rehabilitate the three apartments above the Northern Expresso Coffee Shop in accordance with the Rental Rehab Grant Guidelines and recommendations.

Public remarks:

Mike Smith – Asked if the Housing Commission money is still available? It was explained that Northern Expresso is working with the Housing Commission on the MSHDA Rental Rehab Grant.

Tom Mienk – Asked what Matthews and Wessel's total investment in the rehab process is going to be? Wessel and Matthews stated they are investing approximately \$160,000.

Motion by Council Member Caffrey, seconded by Council Member Gardner to adjourn the public hearing for the Tax Abatement for Northern Express/Matthews-Wessel, LLC and resume the regular meeting at 5:06 p.m. All ayes. Motion carried.

Motion by Council Member Caffrey, seconded by Council Member Bodnar to recess the regular meeting and enter into the Tax Abatement for CAM Packaging, LLC public hearing at 5:07 p.m.

Public remarks:

Robert Moffit – Stated this proposed tax abatement will be a way to generate revenue for the City from property and new building that we are currently not receiving tax revenue.

Robert Balzer, Gladwin County Economic Development Corporation Director – supports the CAM Packaging proposal. This is a great proposal that will increase jobs in the future. Joe Oberloier is a local business person with a proven track record of creating productive businesses and has ties to the community. CAM Packaging is in need of more production space to be able to expand and increase job opportunities in the future. Joe Oberloier has done significant improvements to his current building, therefore, proving his commitment to not only his business but the community as well.

Motion by Council Member Mienk, seconded by Council Member Caffrey to adjourn the public hearing for the Tax Abatement for CAM Packaging, LLC. and resume the regular meeting at 5:08 p.m. All ayes. Motion carried.

The minutes of August 7, 2017 City Council meeting were approved as presented.

Motion by Council Member Mienk, seconded by Council Member Gardner to approve warrant #18-005 in the amount of \$40,370.42 and payroll for period ending 8/13/2017 in the amount of \$60,173.45. All ayes. Motion carried.

Hearing of Delegations:

Carol Darlington, Planning Commission Chairperson – Stated there have been no Planning Commission meetings lately, but with the current requests the Planning Commission will be having the regularly scheduled meeting tomorrow, August 22, 2017 at 5:00 p.m.

Sarah Kile, Parks Commission Chairperson – Stated things at the park going very well. She has been trying to go monthly to the park to get comments from visitors and campers. The Letter to Editor written by Park Manager Brian Jungman in the Gladwin County Record requesting plants has been very successful in bringing in a lot of plants. The next Parks Commission meeting is Monday, August 28, 2017 at 5:00 p.m.

Robert Balzer Gladwin County Economic Development Corporation – Stated he supports what Northern Espresso is trying to do. He also stated that at any economic development meetings he has attended says it is good for a community to have businesses that have rental units above them. Robert thanked the City Council for considering the Tax Abatement for CAM Packaging. Gladwin County is currently experiencing a lot of positive growth.

Kelly Gower – Stated that life is good and that people used to use our community as an excuse for things not going well. She said that now you cannot say that good things don't happen here. We have a great community.

Motion by Council Member Mienk, seconded by Council Member Caffrey to establish the agenda with the addition of New Business: e. Approve Purchase Order of Ferric Chloride, Kemira Water Solutions, Inc. - \$4,862.79. All ayes. Motion carried.

Motion by Council Member Gardner seconded by Council Member Persky to approve the Consent Agenda: Communications: i.) Library Circulation Report – July 2017 ii.) Gladwin County Council of Local Government - Monday, August 28, 2017 – Beaverton Township Meetings: i.) Airport Commission – July 13, 2017 ii.) Personnel & Finance – August 1, 2017. All ayes. Motion carried.

Old Business:
None

New Business:

Motion by Council Member Persky, seconded by Council Member Mienk to approve the bidding of the following sidewalk projects:

1. West Martin from Silverleaf (M-18) to Bowery Ave. on the north side
2. West side of Bowery Ave. Health Dept. north to Beech St
3. South Antler St. from May St. to Jay St. – several areas to repair
4. West Grout St. near Bowery Ave. Southside
5. Southside of Short St.
6. 608 Riverview Court

All ayes. Motion carried.

Council Member Dave Crawford arrived at 5:14 p.m.

Discussion: Housing needs in Gladwin County. Questions and Answers about the Payment in Lieu of Taxes request from DeShano Development Corporation. Council Members requested housing data from DeShano Development Corporation that was obtained by Michigan State Housing Development Authority. Robert Balzer also offered to the City Council the study performed by East Michigan Council on Governments showing the housing needs for Gladwin County.

Motion by Council Member Mienk, seconded by Council Member Crawford to approve the quote from R&A Environmental Rehab to fix the wet well concrete for the amount of \$3,500.00. All ayes. Motion carried.

Motion by Council Member Caffrey, seconded by Council Member Gardner to approve purchase order for Ferric Chloride Solution from Kemira Water Solutions, Inc for the amount of \$4,862.79. All ayes. Motion carried.

Discussion: EDA Update –The power point slides gave an over view of the EDA Grant. The grant is a legally binding agreement between the EDA and the City. The EDA is the only one able to change any part of the grant. The City has five (5) years to use the grant money or it will be lost. The grant period began at the signing on June 6, 2017 with a duration of 47 months from that date. The City is to own and operate the facility as outlined in the grant. The City will be required to report at three (3) years, six (6) years and nine

(9) years from completion on how the facility has helped to increase jobs by receiving this grant. The Project Budget, the EDA grant and USDA Loan checklists need to be reviewed and complete any items necessary. Bid work done will need to be prepared. The bid work will need to be reviewed by EDA. The facility should take about two (2) years to be completed. The City Administrator is looking for additional federal and state funding. For the City to encourage more manufacturing and retail jobs there is a need for better water.

Comments:

Mayor Dee Jungman – Reported that the campground was full last weekend. The North Park pavilion has been rented. The new canoe and kayak landing area has been completed and is working well. This was developed due to a near accident at the beach area while someone is trying to pick up canoes. This week the Park manager wrote a letter to editor requesting plants for planting in the park. The letter prompted a resident to bring 52 hostas, 49 day lilies will be bringing another truck load of plants on Tuesday. Three (3) hydrangeas and three (3) stone bird houses have been donated. Dee stated that the Blight officer is doing a good job. A local resident trying to sell a piece of property had complained that it wasn't selling due to the condition of adjacent properties conditions. The blight officer contacted the neighbors and the properties were cleaned up and the house sold within a short amount of time. August 26th is the Hazardous Waste Day and City Clean up. Volunteers are still needed on August 26th.

Bernadette Weaver, City Assessor and Zoning Administrator - Planning Commission meeting is tomorrow, August 22nd at 5:00 p.m. The Planning Commission will have a full agenda.

Roger Gardner– Stated he has been working on projects in park. The new bulletin is complete at the Rangers Station and has also been working on flower beds.

Dave Crawford – Apologized for arriving late.

Tonia Persky – Stated that Low Mart looks much better with the painting complete. The downtown looks very good, as well. Tonia stated it is good to see people out and about in town. She has been asked about who owns the parking lot behind Wards. It was stated that it is owned by the Block Ten Group.

John Caffrey – Stated that the Airport broke ground on the T-hangers and they should be completed by November.

Doug Jacobson – Spoke to being careful in projecting economic development having a positive return. Sometimes those returns are in the distant future or may not come to the projected outcome. He stated it is better to count on economic growth from locally grown businesses.

Robert Moffit –Stated that help is needed from 9-2 on Saturday, August 26th for the Hazardous Waste and City Clean Up day. He stated that this is the year for the bi-annual Appreciation Dinner. It will be held on December 7th. He asked Council Members and staff to please mark it on their calendars. Dee and Robert will be going the Mid Michigan Community College for a meeting with Senator Debbie Stabenow, on August

22nd. He thanked Robert Balzer for being at the meeting tonight to speak in favor of these business developments.

Motion by Council Member Mienk, seconded by Council Member Caffrey to adjourn. All ayes. Motion carried.

Meeting adjourned at 6:02 p.m.

Darlene Jungman, Mayor

Bonnie S. Klein, City Clerk