

MONTROSE CITY COUNCIL REGULAR MEETING MINUTES

August 20, 2020

CALL TO ORDER: Mayor Colleen Brown called the regular Council meeting to order at 7:00 p.m. The meeting was held at the Blueberry Park located at 237 S. Saginaw Street in Montrose.

ROLL CALL: Present Council Members were Mayor Colleen Brown, Robert Arnold, Mark Richard, Tom Bigelow, and Ryan Heslop. Also present were City Manager Neil Rankin, City Clerk Tina Rush, Attorney Otis Stout, and 17 citizens. Council Members Debbie Gross and Christy Sanborn were recorded as absent.

PLEDGE OF ALLEGIANCE TO THE FLAG: Mayor Colleen Brown led the Pledge of Allegiance.

CITIZEN OF THE MONTH:

1. *THE MONTH OF JUNE: MONTROSE COMMUNITY FOOD SERVICE STAFF:* The Montrose Community Food Service Staff was recognized for all of their efforts.
2. *THE MONTH OF JULY: ALEESIA WILLIAMSON, MAX GROULX AND MYLES BURNSIDE:* Alleesia Williamson, Max Groulx, and Myles Burnside took it upon themselves to organize a Black Lives Matter march in the city. They are being recognized for standing up, getting involved and being proactive participants in their community.
3. *THE MONTH OF AUGUST: DEB STRONG:* Deb Strong is being recognized for starting a food pantry in the community called Sweet Peas Pantry.
4. *CHOOSE A CITIZEN OF THE MONTH FOR THE MONTH OF SEPTEMBER:* Richard suggested Jeremy Harbor a math teacher at the High School. He has created YouTube videos that help kids in college with calculus.
 - **MOTION** by Richard **SECOND** by Arnold that we recommend Jeremy Harbor as Citizen of the month for the month of September. All Ayes. Motion Carried.

PUBLIC HEARINGS: Proposed Ordinance No. 443 Entitled, "Private Swimming Pools" – Questions and/or Comments from the Public ONLY: Mayor Brown opened the hearing at 6:10 p.m. There were not any questions and/or comments. Mayor Brown closed the hearing at 6:11 p.m.

PRESENTATIONS: John O'Brien – GCWWS Master Plan: John O'Brien gave a review on the 2020 Master Plan for the Anthony Ragnone Plant that services Montrose. The key things they are facing at the plant over the next five years are two items. One is wet weather. The plant is running about 30 million gallons a day, but in wet weather it receives about 100 to 120 million gallons in rain water from the entire county. The second issue is PFAS in drinking water. There is PFAS coming into the sewage treatment plant. There aren't any major contributors to PFAS but it is in background waste. PFAS is in everything, such as carpeting, pots and pans, so whenever someone does dishes it picks up this waste and it goes to the treatment plant. They are well within the limits for the discharge to the Flint River. The biggest concern is that PFAS accumulates in the bile solids and this is what is put on the farm fields. They are within the limits but the concern is over the next few years there will become a restriction on what they can do with the solids at the

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treatment plant. He spoke about putting in digestors that will help reduce this. He answered questions from council members.

O'Brien also spoke about the water distribution system. They are wanting to repipe the Anthony Ragnone water tower to have an elevated tower specifically for the Montrose City area. If there is a power outage there still will be water storage.

He spoke about the loop for the second feed into Montrose. It is under design and waiting for a state permit. The goal is to have it under construction and done by the end of this year. Then next year start working on tying the water tower into the system so there is an additional backup. There will be a feed from M-57, a feed from the south and an emergency feed from the water tower. He answered questions from council and public.

REPORTS

1. *FIRE & POLICE DEPARTMENT REPORTS: On file at city office.*

2. *SAFE BUILT INSPECTION SERVICES: On file at city office.*

3. *HYDRO-CORP INSPECTION SERVICES: NONE.*

4. *RENTAL INSPECTIONS: Rankin spoke about the rental inspections that began in July.*

PUBLIC COMMENTS: Paul Wade, a city resident, is not in favor of new sidewalks coming onto Park or Ray Street. He spoke about the safety of crossing the street on the south side of North Street to the school. People do not stop at the stop signs. Another person spoke about sidewalks on Park Street and not wanting them as Park Street residents just paid off a huge street assessment. Mayor Brown said the Master Plan is to have sidewalks on every street at some point but as of right now there aren't any prices yet for sidewalks on Park. Rankin spoke about the Safe Route to Schools grant. Someone else spoke about crossing at the crosswalks by the school and almost getting hit several times. Someone else asked if people vote to have sidewalks put in. Mayor Brown said the homeowner always has the right to choose their own contractor and do it themselves. But historically, what has been discovered is when the city does it, there is a better rate because it is being done all at once instead of one little chunk. The cost also may depend on finding a grant to cover it. However, if no grant is received it is up to council to determine the cost between the homeowner and the city. Someone questioned about the homeowner not having a say in putting in sidewalks. Rankin said there will be a public hearing to voice opinions. Rush spoke about paying off a ten-year street assessment in 2019 for Park Street that was very costly. It is concerning to have another costly assessment for sidewalks.

MATTERS OF COUNCIL ACTION:

1. *APPROVAL OF 07/09/20 SPECIAL MEETING MINUTES:*

- **MOTION** by [] **SECOND** by Richard so moved. All Ayes. Motion Carried.

2. *APPROVAL OF 7/16/2020 REGULAR MEETING MINUTES:*

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- **MOTION** by Richard **SECOND** by Arnold to throw a motion out there. All Ayes. Motion Carried.

3. APPROVAL OF CHECK REGISTER & TREASURER REPORT:

- **MOTION** by Richard **SECOND** by Arnold to throw a motion out there. Roll Call Vote: Bigelow – Aye, Arnold – Aye, Richard - Aye, Heslop – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

4. *DISCUSSION/DIRECTION RE: ADOPTION OF PROPOSED ORDINANCE NO. 443*: Rankin spoke about the proposed ordinance no. 443 regarding swimming pools. The new ordinance would be removing the first paragraph from section 15-16 (1) and adding Appendix G from the 2009 Michigan Residential Code, which highlights guidelines for swimming pools.

- **MOTION** by Richard **SECOND** by Arnold to adopt City of Montrose proposed Ordinance No. 443 with removal of the highlighted number one and adding Appendix G. Roll Call Vote: Richard – Aye, Heslop – Aye, Arnold – Aye, Bigelow – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

5. *DISCUSSION/DIRECTION 200 E. MAPLE DEMOLITION RFP*: Rankin said there was one bid for the demolition of the house at 200 E. Maple Street. The bid was from Powells and it was for \$6883.00.

- **MOTION** by Richard **SECOND** by Arnold that we accept the bid from Powell's at 170 W. State Street, Montrose Michigan to do the demolition and removal of 200 E. Maple at a cost of \$6883.00. Roll Call Vote: Heslop – Aye, Arnold – Aye, Richard - Aye, Bigelow – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

6. *SALE OF SHED LOCATED AT 200 E MAPLE ST.*: There is a shed located on the property at 200 E. Maple. The DPW was going to move it and use it but it was difficult to remove due to it falling apart. Mitch Biggs from the DPW is willing to take it for a \$1.00.

- **MOTION** by Bigelow **SECOND** by Heslop we sell the shed to Mitch Biggs for \$1.00. Roll Call Vote: Bigelow – Aye, Heslop – Aye, Richard – Aye, Arnold – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

7. *DISCUSSION/DIRECTION PROPOSAL FOR GIS SERVICES*: Jeric from Fleis & Vandenbrink discussed the GIS services for the City of Montrose. The City of Montrose is currently using a read-only version of GIS to view the sanitary sewer. There isn't any information from the county for the storm sewers for the city. This needs to be updated to a modern platform that allows viewing of the existing data and be able to collect new data. Jeric went over the two available options. Option A is the city would purchase an ArcGIS online account where data can be stored as well as a GPS unit. Fleis will work with the city to determine if current information in the GIS meets the needs of the city, if not Fleis will develop a new GIS template. All existing sanitary sewer and water assets will be integrated in the City's ArcGIS online account. Fleis will integrate the approximate 100 plan sets that the city provides. The city staff will update the locations of the stormwater assets. This option includes 40 hours of as-needed GIS assistance and training.

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Option A cost would be \$11,500. Option B is similar to Option A except it includes Fleis recreating the stormwater assets, which are widely inaccurate throughout the city instead of city staff. Option B is \$15,500.00. The hardware and software would be an additional cost for both options. There was council discussion over the GIS Services and the options.

- **MOTION** by Arnold **SECOND** by Bigelow to adopt Option A with a cost not to exceed \$11,500.00. Roll Call Vote: Heslop – Aye, Arnold – Aye, Richard – Aye, Bigelow – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.
- **MOTION** by Richard **SECOND** by Bigelow to purchase trimble, tablet, software, and hardware equipment as needed for GIS not to exceed \$5,000.00. Roll Call Vote: Arnold – Aye, Richard – Aye, Bigelow – Aye, Heslop – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

8. APPROVAL OF CONSUMER POLE AGREEMENT FOR BANNER INSTALLATION: Mayor Brown said the DDA is wanting to install banners in the downtown. Rankin said the municipality needs to approve the agreement with Consumer’s for use of their poles.

- **MOTION** by Arnold **SECOND** by Richard to approve the Consumer’s pole agreement for banner installation. All Ayes. Motion Carried.

9. RESOLUTION RE: ADOPTION OF INTERNAL FINANCIAL CONTROLS: Rankin said the treasurer made some changes to the internal financial controls for the city.

- **MOTION** by Arnold **SECOND** by Richard to adopt the internal financial control resolution as presented. Roll Call Vote: Heslop – Aye, Arnold – Aye, Richard – Aye, Bigelow – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

10. REDUCTION OF EASEMENT AGREEMENT 242 E. STATE STREET: Rankin said the Taco Bell needs to reduce easement at 242 E. State Street from 72’ to 12’. There is a Grant of Easement agreement that needs to be approved with conditions. There still needs to be surveyor and developer approval on the legal description for the easement agreement.

- **MOTION** by Bigelow **SECOND** by Arnold to conditionally accept the surveyors and builders request for reduction of easement. Roll Call Vote: Bigelow – Aye, Richard – Aye, Heslop – Aye, Arnold – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

11. RFP FOR BUILDING SERVICES: Rankin said SafeBuilt will be terminating the contract with the city for building services on September 15th. They lost contracts with the City of Flushing and Flushing Township and don’t see it financially worth it to still come to the City of Montrose. We need to get an RFP out as soon as possible.

- **MOTION** by Arnold **SECOND** by Richard approve the RFP for building services. All Ayes. Motion Carried.

Mayor Brown requested to have item #12 added to the agenda, Discussion of Fees for Taco Bell.

- **MOTION** by Richard **SECOND** by Arnold to add item 12 to the agenda discussion of fees for Taco Bell. All Ayes. Motion Carried.

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12. DISCUSSION OF FEES FOR TACO BELL: Mayor Brown asked Neil to get together a list of potential fees and what the city can do. There was discussion with Bob, the owner of Taco Bell, about the millage difference for property between the city and the township. The township has a lower millage. He was wondering if there was anything the city can do to offset this difference. The city does not have the ability to do tax abatements. The only thing the city can do is waive some of the costs the city collects in permits and fees. There was discussion about what fees could be waived.

MOTION by Richard **SECOND** by Arnold to waive demo fee and parcel combination fee for Taco Bell. Roll Call Vote: Arnold – Aye, Richard – Aye, Heslop– Aye, Bigelow – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

PUBLIC COMMENTS: NONE

REPORTS FROM BOARDS & COMMISSIONS:

DOWNTOWN DEVELOPMENT AUTHORITY BOARD: Next Meeting October 13th.

ELECTION COMMISSION: **NOTE: 1 member still needed.

GENESEE COUNTY SMALL CITIES & VILLAGES ASSOCIATION: NONE: Next meeting September

GENESEE COUNTY WATER AND WASTE SERVICE'S ADVISORY COMMITTEE: Spence said it was a short meeting.

GENESEE COUNTY METROPOLITAN ALLIANCE: Richard said they had to modify the TIP. The bridge going over the river on M57 will be refurbished.

PLANNING BOARD: Next Meeting in September.

911 CONSORTIUM: Next Meeting in September.

ZONING BOARD OF APPEALS: None: Next meeting February 2021.

REPORTS FROM CITY MANAGER AND CITY ATTORNEY:

CITY MANAGER: The Montrose and Hazelton Township Fire Departments conducted a joint training exercise this past week. 200 E. Maple has been a great structure for this training. This is the second time they have been able to use the property in this manner.

I have been working with Dortch Enterprises for the development of the quick serve restaurant and thing have been moving along. Most of the due diligence items are being addressed and the city is working on a reduction of easement agreement to accommodate the development.

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The city received 10 Neighborhood Enhancement Grant requests/application. Total requested was about \$35,000. Of that the city will provided \$27,000 in funding for those applicants. I will be going through them on vacation and putting together the request to MSHDA. There will be another round in September giving away more grant money.

The Primary Election went very smoothly. 24% turnout percentage which for a primary is pretty good. The Clerk did a great job in light of a global pandemic with necessary PPE and health precautions.

Rental Inspection have started and I think we have a good process in place.

Bigelow asked Rankin about the feral cat situation. Mayor Brown said Deb Strong will move the cat house onto her property.

The city will be receiving more CDBG funds for Blueberry Park.

CITY ATTORNEY: NONE.

MAYOR AND COUNCIL COMMENTS: Arnold said there is a tree in Lions Park that has a hole in it. Richard spoke about people driving in the city in side by sides. The police had to be called. Mayor Brown spoke about discussion on the sidewalk issue on the Facebook page.

COMMUNICATIONS TO THE COUNCIL: *On File at City Office.*

ADJOURNMENT

- **MOTION** by Richard **SECOND** by Arnold to adjourn the meeting. All Ayes. Motion Carried.

Mayor Brown adjourned the meeting at 7:44 p.m.
Prepared by City Treasurer, Chrystal Raible