

MONTROSE CITY COUNCIL REGULAR MEETING MINUTES

October 17, 2019

CALL TO ORDER: Mayor Colleen Brown called the regular Council meeting to order at 7:03 p.m. The meeting was held at the Montrose City Office located at 139 S. Saginaw St., Montrose.

ROLL CALL: Present Council Members were Mayor Colleen Brown, Debbie Gross, Robert Arnold, and Ryan Heslop. Absent Council Members were Christy Sanborn, Mark Richard, and Tom Bigelow. Also present were City Manager Neil Rankin, City Clerk Tina Rush, and Attorney Otis Stout, and 4 citizens.

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

CITIZEN OF THE MONTH

1. *THE MONTH OF OCTOBER, KELLY SANBORN:* Kelly Sanborn was honored for creating an outdoor classroom at the school.

2. *CHOOSE A CITIZEN OF THE MONTH FOR THE MONTH OF FEBRUARY:* Council decided to wait until next meeting to pick a citizen of the month of February.

PUBLIC HEARINGS: Proposed Ordinance No. 439 Re: Rental Unit Inspections Ordinance – Public Questions and/or Comments Only. Mayor Brown opened the public hearing at 7:06 pm. There were no questions and/or comments. Mayor Brown closed the public meeting at 7:07 pm.

PRESENTATIONS: NONE

REPORTS:

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

- **MOTION** by Gross **SECOND** by Arnold to accept the fire and police reports as presented. All Ayes. Motion Carried.

2. *SAFEBUILT INSPECTION SERVICES:* On file at city office.

- **MOTION** by Gross **SECOND** by Arnold to accept the Safebuilt Inspection Services report as presented. All Ayes. Motion Carried.

PUBLIC COMMENTS: NONE

Mayor Brown asked to add an item on the agenda, no. 11, Montrose Candlewalk.

- **MOTION** by Gross **SECOND** by Heslop to add Montrose Candlewalk as item #11 on the agenda. All Ayes. Motion Carried.

MATTERS OF COUNCIL ACTION

1. *APPROVAL OF 08/15/19 REGULAR MEETING MINUTES:*

- **MOTION** by Arnold **SECOND** by Heslop to accept the minutes as presented. All Ayes. Motion Carried.

2. *APPROVAL OF CHECK REGISTER & TREASURER REPORT:*

MONTROSE CITY COUNCIL REGULAR MEETING MINUTES

October 17, 2019

- **MOTION** by Arnold **SECOND** by Heslop to pay the bills as submitted. Roll Call Vote: Heslop – Aye, Arnold – Aye, Gross – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

3. *DISCUSSION DIRECTION RE: BLUEBERRY PARK IMPROVEMENTS:* Rankin said the City received one bid for the improvements. The bid was from Wobig Construction in the amount of \$211,911. The City could eliminate barricading for \$3200 and utilize their own barricades. There is a door and frame alternate (steel over aluminum). This would also reduce the bid. There is also a concrete masonry units alternate (non colored concrete). Council decided to do the alternate on the doors but not on the concrete, they would like colored concrete to be used.

- **MOTION** by Arnold **SECOND** by Gross to accept the bid from Wobig Construction for the bathrooms in the city park in the amount of \$211,911.00. Roll Call Vote: Heslop – Aye, Gross – Aye, Arnold – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

4. *DISCUSSION DIRECTION RE: RADIANT HEATING SYSTEM QUOTE:* Rankin said Warren Systems is unavailable to do the work; however, he has another bid from Dee Kramer. Dee Kramer had the same bid as Warren except it is \$300.00 more. Mayor Brown asked if Dee Kramer gave any warranties.

- **MOTION** by Gross **SECOND** by Heslop to move forward with the Dee Kramer re-verber-ray tube heater as presented in the amount of \$5,639.00. Roll Call Vote: Heslop – Aye, Gross – Aye, Arnold – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

5. *ADOPTION OF PROPOSED ORDINANCE NO. 439 RE: RENTAL INSPECTION ORDINANCE:* Rankin said fees and fines need to be established as well as a time frame. Rankin suggested to have it take effect January 31st of next year. The fines and fees will be established after the ordinance goes into effect and added to the fee schedule. There was discussion about the rental inspection ordinance. There is a change in the ordinance under inspection procedures item C item 5 should be changed from two years to four years. Prior to roll call vote Arnold asked if there was anyone on council who may have a reason to abstain from voting. Council member Gross asked for Stout's opinion. Stout said if anyone thought they felt the public would view them as having a biased opinion they should not vote. Stout said it is up to the person to decide if it would be a conflict of interest or not as to whether or not to abstain.

- **MOTION** by Heslop **SECOND** by Arnold to accept the inspection ordinance with the change of instead of it saying two years make it four years and for it to take effect February 1, 2020. Roll Call Vote: Gross – Abstain, Heslop – Aye, Arnold – Aye, and Mayor Brown – Aye. All Ayes. Motion Carried.

6. *DISCUSSION DIRECTION RE: OBSOLETE PROPERTY REHABILITATION ACT:* Rankin said the obsolete property rehabilitation act will allow the city to have applicants apply for tax abatement for properties that are commercial or mixed-use that are considered obsolete. The first step would be identifying the properties that require investment to bring them up to code and bringing those properties back to being used for retail or commercial use. A certified letter will need to be sent to notify owners of real property within the obsolete district to give them opportunity to come to a hearing for establishing an obsolete district. From there, someone can

MONTROSE CITY COUNCIL REGULAR MEETING MINUTES

October 17, 2019

apply for the abatement which can last 8 to 12 years. The council would need to approve any of these abatements. This can be used as a development tool to get interest in bringing in businesses to the downtown.

- **MOTION** by Heslop **SECOND** by Arnold to would recommend council give written notice by certified mail to the owners of all real property within the proposed obsolete rehabilitation district of 106 W. State, 108 W. State, 114 W. State and 121 W. State (first floor). All Ayes. Motion Carried.

7. *DISCUSSION DIRECTION RE: PROPOSED ORDINANCE NO. 440 ORV ORDINANCE:* Rankin said the Planning Board drew up an ordinance for council approval for ORV's. This ORV ordinance specifies what you can and cannot do with an ORV in the City.

- **MOTION** by Arnold **SECOND** by Heslop to have a public hearing on proposed ordinance #440 ORV Ordinance at the November City council meeting. All Ayes. Motion Carried.

8. *REQUEST FOR USE OF MONTROSE DEPOT:* The Eastern Stars of Montrose are requesting to use the Depot Thursday March 5, 2020 at 6:30 for a half hour for a meeting. This is a nonprofit organization; therefore, would not be charged a rental fee.

- **MOTION** by Arnold **SECOND** by Gross to allow the Eastern Stars to use the Depot as presented without a fee. All Ayes. Motion Carried.

9. *DISCUSSION DIRECTION RE: SIDEWALKS:* Council Member Gross wanted to discuss putting in a sidewalk for Park Street. Rankin said there are two new builds that are going in and as soon as those are done sidewalks can be established. Mayor Brown said she would like to see a plan for putting a sidewalk on both sides by coming Spring and notify property owners that this is coming and if they want to do it themselves, they can.

- **MOTION** by Gross **SECOND** by Arnold to move forward with getting pricing on sidewalks for Park Street between Feher Drive and North Street and bring back to council so information can be sent to the residents by spring 2020. All Ayes. Motion Carried.

10. *APPROVAL/DISAPPROVAL COUNCIL MEMBER CHRISTY SANBORN'S ABSENCE AT THE AUGUST 15, 2019 REGULAR COUNCIL MEETING:*

- **MOTION** by Gross **SECOND** by Arnold to approve Christy Sanborn's absence as presented. All Ayes. Motion Carried.

11. *DISCUSSION DIRECTION RE: MONTROSE CANDLEWALK:* Candlewalk committee would like permission to have the Candlewalk in the City and permission to shut the roads down at 2:00 PM from North Saginaw Street to Hickory and from the Museum to the Depot.

- **MOTION** by Gross **SECOND** by Arnold to move forward with the Candlewalk as presented. All Ayes. Motion Carried.

Mayor Brown said Candlewalk has gotten a lighting tree donation in memory of Everett and would like to put it at the Depot. This tree would be decorated at Christmas time. She would like

MONTROSE CITY COUNCIL REGULAR MEETING MINUTES

October 17, 2019

approval from council with having Candlewalk getting a tree donated and putting it at the Depot and it being the 'Everett Persails Memorial Christmas Tree'.

PUBLIC COMMENTS:

REPORTS FROM BOARDS & COMMISSIONS:

DOWNTOWN DEVELOPMENT AUTHORITY BOARD: The DDA is moving forward with the banners in the downtown.

- **MOTION** by Gross **SECOND** by Arnold we move forward to have a City of Montrose sign to go with the chamber as the logo that is the same on our City sign out front here up to \$500.00. Roll Call Vote: Arnold – Aye, Gross – Aye, Heslop – Aye, and Mayor Brown - Aye. Motion Carried.

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

GENESEE COUNTY SMALL CITIES & VILLAGES ASSOCIATION: Mayor Brown said the meeting was held at the City of Montrose at the beginning of the month. Paula was a fantastic presenter. Everything was great.

GENESEE COUNTY WATER AND WASTE SERVICE'S ADVISORY COMMITTEE: Rankin said EAGLE is pushing to expand the new waste facility on Farrand Rd. He said the City will probably have to take an active role in the City's storm and sewer system. Smoke testing needs to be done. This will tell exactly where storm and sewer lines are tied in together to reduce the amount of infiltration.

GENESEE COUNTY METROPOLITAN ALLIANCE: NONE.

PLANNING BOARD: Report on File.

911 CONSORTIUM: NONE.

ZONING BOARD OF APPEALS: NEXT MEETING IN FEBRUARY 2020. **NOTE: 1 member needed.

REPORTS FROM CITY MANAGER AND CITY ATTORNEY:

CITY MANAGER: Newsletters are going out and you may already have yours. This winter is predicted to be very long, snowy and cold according to many forecasts and I emphasized that in this edition. Please remind your neighbor to make sure they have secured their mailbox as several were knocked over last year with the snow being pushed by our plows.

Genesee Street is moving along, a few issues of structures that were not on plans but it's nothing our engineering and contractor can't handle.

MONTROSE CITY COUNCIL REGULAR MEETING MINUTES
October 17, 2019

Our assessor will be out doing the 20% of assessment in the next few weeks and will be around the north side of town. He will have city identification as well his vehicle, he will not enter any homes.

DPW has been working on sidewalk approaches and making them ADA compliant. They will also be installing a few approaches along Saginaw Street where there are none in the coming weeks and I hope the weather will cooperate.

Hydrocorp will be doing cross connection inspections this month. I have included that list of business and schools in your packet.

CITY ATTORNEY: NONE.

MAYOR AND COUNCIL COMMENTS: Gross spoke about repairing streets and getting a maintenance plan for streets. There was discussion about street maintenance. Gross also spoke about the possibility having the dirt streets in the City improved. Mayor Brown said the census is important and make sure your neighbor is doing the census. The census is hiring part time help and next week at U of M Flint they are hiring for it. She also works with Common Ground and they have joined up with the Genesee County Prevention Coalition. They will be doing a class on the dangers and troubles of vaping, drinking, smoking, and drug use for underage people. This is being held at the township. It is on November 7th from 6:30 pm to 7:30 pm. There will be two rooms, one will be for kids and the other will be for adults.

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

ADJOURNMENT

- **MOTION** by Arnold **SECOND** by Gross to adjourn. All Ayes. Motion Carried.

Mayor Brown adjourned the meeting at 8:32 p.m.

Prepared by City Treasurer, Chrystal Raible