

Allegan City
Council Minutes
Allegan, MI
49010
November 26, 2018

1. CALL TO ORDER

Mayor Pro tem McKenzie called the regular Allegan City Council Meeting to order at 7:00PM.

2. ROLL CALL

Present: Ingalsbee, Andrus, Perrigo, Manning, Tripp, Mayor McKenzie

Absent: Morgan (arrived at 8:25pm)

Motion by Ingalsbee, supported by Andrus to excuse Council Member Morgan from the regular City Council Meeting. Motion Passed 6-0.

Motion by Ingalsbee, supported by Manning, to show Morgan arrived at 8:25pm. Motion Passed 7-0.

Others Present: City Manager Joel Dye, Finance Director Tracy Stull, City Clerk Danielle Bird, Community Development Coordinator Jordan Meagher, Promotions Coordinator Parker Johnson, Public Utilities Director Doug Sweeris.

3. PLEDGE OF ALLEGIANCE

4. MEETING PRAYER

5. APPROVAL OF MINUTES

5A.1 – Approval of the Regular Council Meeting Minutes for November 13, 2018.

Motion by Ingalsbee, supported by Perrigo to approve the Regular Council Meeting Minutes for November 13, 2018 with the following additions requested by Manning. Under 13.2 new bathrooms connected to private buildings and the draft lease contract.

6. APPROVAL OF AGENDA

6A.1 – Approval of the Regular Council Agenda for November 26, 2018.

Motion by Andrus, supported by Perrigo, to approve the Regular Council Agenda for November 26, 2018 with amendments to 14A.2 – Nancy Ingalsbee to the Planning Commission. Motion Passed 6-0.

7. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

8. FIRST READING OF ORDINANCE

8A.1 – First Reading of Ordinance 474: Rezoning of Multiple Parcels from M-1 Manufacturing District to R-3 Multi Family Dwelling Units and to schedule a Public Hearing for December 10, 2018.

Community Development Coordinator Jordan Meagher went over Zoning Ordinance 474 and explained it was approved by the Planning Commission. Staff has been directed by the Planning Commission to move forward. If a current property is being operated as Manufacturing it will be grandfathered in. Planning Commission voted 5-2 in favor of the Ordinance 474.

Ted Heckman, Co-Owner of 770 N. Main is opposed to the Re-Zoning.

Ingalsbee – Reminded Council that the Master Plan is a living document. It can be changed.

McKenzie – The State requires a new Master Plan every 5 years.

Manning – He voted against the Ordinance. Mr. Heckman stated we don't go rezoning until there is a need. PCI has heard there is a possible lawsuit for small affordable housing. What is the reason for the change?

McKenzie – There is a need for affordable housing.

Manning – This affects manufacturing. It is a game changer and needs to be explained to the public and be more transparent.

Libby – Is Allegan planning affordable housing? That would be a wonderful idea.

Motion by Andrus, supported by Manning to schedule a Public Hearing for December 10, 2018 for Ordinance 474: Rezoning of Multiple Parcels from M-1 Manufacturing District to R-3 Multi Family Dwelling Units. Motion Passed 6-0.

9. SPECIAL PRESENTATIONS AND RECOGNITIONS BY THE MAYOR OR COUNCIL

10. PUBLIC HEARING & ADOPTION OF ORDINANCES

11. UNFINISHED BUSINESS & TABLED ITEMS

11A.1 - Request for Services from Abonmarche of Benton Harbor, MI in the amount of \$25,750.00 to design the Riverfront Concession and Restrooms.

Motion by Perrigo, supported by Andrus, to take from the table unfinished business, the request for Services from Abonmarche of Benton Harbor, MI in the amount of \$25,750.00. Motion passed 4-2, with Manning and Ingalsbee voting no.

Manning – How can we leave something tabled when it needs to be discussed.

Dye – City Council did table 4-3 for better understanding of the costs. The report from staff was four pages long. The goal is to make the Riverfront the City's front porch with the new improvements of the Stage and Splash Pad.

Dye also discussed the following:

- Reduction in Staff time and costs for setting up events will reduce staff time by 60%.
- Public Health Code has to provide Public Restrooms. The restrooms on Brady Street are a stretch.
- Input from Community and Staff need to provide a bathroom to the public on the Riverfront.
- Lack of restrooms was a deterrent to come to the events at the Riverfront Stage.
- Permanent Storage structure for equipment, concessions etc.
- Staff did look at permanent structure for bathrooms, storage etc. He shot this idea down as to not add any more permanent structures. Looked at other buildings on Brady to lease. People stated they would have to walk behind and around the stage.
- He would like to work with people who sponsor events and their time.

Tony McGhee from Abonmarche was hired to design the Riverfront. There are no increased costs with the current space. The agreement looks good. People go to where the nicest restroom is. Wayland Splash Pad has great restrooms.

Tripp – Cost of the concession is his concern and the dining area above. He puts the cost of both areas together. Tony McGhee explained the cost of the dining area above will be incurred by JML Realestate.

Manning – Addressed costs up to \$215,000.00 for construction seem high. He really likes the whole picture, but spending tax payer money that is connected to private property is a concern. Tony McGhee explained the City's building and JML will have a shared wall and will not be connected. Legal agreements are drawn up for when times are bad, not when times are good.

Dye – Showed on the screen what is public and what is private property. The buildings will be connected in the way the Welcome Center and Sherwoods Cove are. The City building will be on part of the private property. This will be a public/private ownership. Joel feels this is the best step forward; we are looking for people to live and work here. This could attract more people.

Manning – the contract amounts are different and how many years are we renting from JML? He also asked the following questions:

- How many have been done like this before.
- What if JML does a notice to quit?
- What if JML decides to sell?
- Can the City afford this?
- What is the risk?

Tony McGhee explained he does a lot of work around the Lakeshore and this not a win/lose for the City. What happens if the City decides to not lease the above space to JML?

Tripp – The deck system is going to be the roof over the restrooms/concessions. Dye read the lease agreement. The City needs to work with the private owner and vice versa. The restrooms will not work for big events i.e. July 3 Jubilee, Bridgefest and New Year's Eve.

Ingalsbee – A lot of people are struggling to pay taxes. Part of this is for a concession stand. She feels there should be no concession stand and more restrooms.

Tony McGhee – This is less than \$10,000 a year. When you invest public money, it has been shown that private parties will invest money as well.

McKenzie – The public will be able to use this. We have approved OPRA's to freeze taxes and paid for the fire suppression at Redtail.

Andrus – This is to approve the design and we don't have it yet.

Tripp – This gives him a clearer understanding. The cost is going to be minimal to the concession area. He is ok with moving forward with the design now.

Manning – We are talking about the design. What if JML changes their mind.

JML – There is a need for bathrooms and he has already spent \$25,000 for his design.

Manning – Wanted to know when this idea was first discussed. Dye explained it was discussed at the end of summer/early fall.

JML – This is my home and the vision for the City.

Perrigo – Dye was hired to do a job for the City. He needs to feel out ideas first.

Ingalsbee – Dye needs to bring to Council first.

Perrigo – This has been discussed in the past.

Peter Hanse of 215 Marshall is opposed to the idea.

Deb Adams of 472 Lake Drive is for the idea.

Stull – The City spends \$30,000 to \$60,000 a year on the Airport that tax payers don't use. Staff is hired to do their jobs. We make sure agreements are looked over by our Attorney's. We want to do what is best for the City and its tax payers. These are investments.

Ingalsbee – Council should be in part of this discussion before we are get to this stage of planning.

Manning – Thanked JML for everything. We have been looking at restrooms all along.

Matt Adams of 472 Lake Drive is for the idea.

Lydia Hanse of 215 Marshall is in favor of the bathrooms, but not in this location.

Tripp – We are not debating the lease with JML right now. We need to look at what he has invested in this town. He doesn't think they are going anywhere. JML could have invested in any other town and they choose Allegan.

Motion by Andrus, supported by Perrigo, to approve the request for services from Abonmarche of Benton Harbor, MI in the amount of \$25,750.00 to design the Riverfront Concession and Restrooms. Motion Passed 6-0.

Manning – By passing this we will get more information.

12. WRITTEN PETITIONS & REPORTS FROM SPECIAL COMMITTEES

13. REPORTS FROM BOARDS, COMMISSION & CITY OFFICES

13A. City Boards, Commissions and Area Agencies

13A.1 – Accept the Minutes for the Downtown Development Authority Meeting on November 14, 2018.

City Manager Dye gave an update on the Downtown Development Authority Meeting. There is a Downtown Streetscape Public Meeting on December 4, 2018 at 7:00pm.

13A.2 – Accept the Minutes for the Public Space Commission on November 14, 2018.

Council Member Perrigo gave an update for the Public Space Commission Meeting.

13B. Finance Department

13B.1 – Request to Approve Accounts Payable and Payroll for the Week Ending November 11, 2018.

Motion by Tripp, supported by Andrus, to approve Accounts Payable and Payroll.
Motion Passed 6-0.

13C. Police Department

13D. Public Utilities

13D.1 – Request for Equipment from Watson-Marlow, Inc. of Wilmington, MA in the amount of \$20,536.00 for new Chlorine Pumps and Valves.

Public Utilities Director Doug Sweeris explained how the current pumps continue to give them problems. This upgrade is in the Capital Improvement Plan and approved in the budget.

Motion by Ingalsbee, supported by Perrigo, to approve the request for Equipment from Watson-Marlow, Inc. of Wilmington, MA in the amount of \$20,536.00 for new Chlorine Pumps and Valves. Motion Passed 6-0.

13D.2 – Review of Allegan Drinking Water Sampling Results.

Public Utilities Director Doug Sweeris went over the Results for the Allegan Drinking Water Sampling Results.

13E. Public Works

13E.1 – Approval to remove and sell additional trees in the Oakwood Cemetery.

Public Works Director Aaron Haskin was approached by a Company to purchase and sell trees in the Oakwood Cemetery.

McKenzie – Will the trees be clearly marked to make sure only the 14 requested are removed.

Motion by Ingalsbee, supported by Tripp, for the approval to remove and sell additional trees in the Oakwood Cemetery. With the payment being split between The City of Allegan, Terry Goens and Kendall Smith. Motion Passed 6-0.

13F. City Manager & City Clerk

13F.1 – Request for Proposal of the Brady Street Lot.

City Manager Dye explained this if for information. MML has been working on completing the Request for Proposal. Staff would like to receive proposals until January 30, 2019 and review the proposals from January 31, 2019 until March 2019. The City has received numerous calls on this lot.

Ingalsbee – Would like to review this before voting on.

McKenzie – Council gave Joel a direction to sell vacant parcels. This is not an agreement to sell. Council didn't do this for the Industrial Park or the Western/Sherman lots.

Andrus – Reviewed over email and thought it was very well put together.

Dye – This is Zoned C1 and would mimic current downtown buildings.

Tripp – Any developer would have to show what they are intending to build and be approved.

Dye – The packet was emailed on Wednesday and hand delivered too, two Council Members.

Ingalsbee – Her internet is not working.

Tripp – Council Member Morgan stated we will not sell for \$1.00.

Manning – He read before meeting and thought it looked very nice. Need better communication. Open up to see what developers want to do.

Dye – Staff believes it to be informational and to move forward. It will be put on the City's website and the MEDC will also have it posted.

Morgan – Is there a date to receive proposals? Dye explained proposals for two months.

13F.2 - Review and Sign the annual Council Member Ethics Policy.

Annual review and signature of Ethics Policy. Council Members gave signed policy to City Clerk.

14. BOARD APPOINTMENTS

14A.1 – Appointment of Landria Christman to the Downtown Development Authority for a term of three (3) years to expire December 1, 2021.

Motion by Ingalsbee, supported by Andrus to appoint Landria Christman to the Downtown Development Authority for a term of three (3) years to expire December 1, 2021. Motion Passed 7-0.

14A.2 – Mayoral Appointment of City Council Members to the following City Boards and Commissions:

Delora Andrus to the Airport Advisory Board

Motion by Ingalsbee, supported by Perrigo, to appoint Andrus to the Airport Advisory Board for her term. Motion Passed 7-0.

Delora Andrus to the Public Spaces Commission

Motion by Ingalsbee, supported by Morgan, to appoint Andrus to the Public Spaces Commission for her term. Motion Passed 7-0.

Nancy Ingalsbee to the ~~Economic Development Corporation/Brownfield Redevelopment Authority~~ Planning Commission.

Motion by Morgan, supported by Manning, to appoint Ingalsbee to the Planning Commission for her term. Motion Passed 7-0.

Rick Hoyer to the Election Commission

Motion by Ingalsbee, supported by Manning to appoint Rick Hoyer to the Election Commission. Motion passed 7-0.

14A.3 – Creation of Selection Committee to fill Vacancies of City Boards and Commission

Motion by Andrus, supported by Manning to appoint Tripp, Perrigo and Ingalsbee for the Selection Committee to fill vacancies of City Boards and Commissions. Motion Passed 7-0

15. COMMUNICATIONS FROM CITY MANAGER, COUNCIL & MAYOR

15A.1 – Comments from City Manager, Council and Mayor.

Andrus – Library is moving along and looking nice.

Ingalsbee – Agreed on the Library.

Perrigo – Kudos to the Finance department on the Audit.

Manning – Nothing

Tripp – The Riverfront is looking awesome. A lot of hard work and effort is going into Allegan.

Doug – Nothing

Jordan – Nothing

Parker – Festive Friday's start next week with the Parade.

Tracy – Glad the Audit went well. The Christmas Lunch is December 14th at noon.

Danielle – Nothing

McKenzie – Thanked City Staff, Officers and DPW for cleaning up the Graffiti.

Joel - Nothing

16. CLOSED SESSION

16A.1 – Motion to go into closed session for the City Managers Evaluation. Per 15.268 Sec. 8 (a) under the Open Meetings Act.

Motion by Perrigo, supported by Andrus, to go into closed session for the City Managers Evaluation. Per 15.268 Sec. 8 (a) under the Open Meetings Act. Motion Passed 7-0 with a Roll Call Vote at 9:00pm.

Motion by Morgan, supported by Ingalsbee, to reconvene to Regular Session at 10:30pm. Motion Passed 7-0 with a Roll Call Vote.

17. ADJOURNMENT

Mayor McKenzie adjourned the meeting at 10:31PM.

Minutes respectfully submitted by,



Danielle Bird
City Clerk