

**Allegan, Michigan**

**March 9, 2015**

**Call to Order** Mayor Leverence called the regular meeting of the Allegan City Council to order at 7:00 PM.

**Pledge of Allegiance**

**Meeting Prayer** Pastor Paul Knuckles gave the prayer.

**Roll Call**

Present: Councilmembers: Gratz, Ingalsbee, McDaniel, McKenzie, Tripp, Zeter, Mayor Leverence

Absent: None

Others

Present: City Manager R. Hillard, Deputy City Clerk L. Vander Clay

**Approval of Minutes** Councilmember Tripp, supported by Councilmember Zeter, made a motion to approve the Regular City Council meeting minutes of February 23, 2015. Motion passed by acclamation.

**Mayor's Report** Nothing to report.

**City Manager's Report** City Manager R. Hillard stated his report is contained within the contents of the agenda. He requested an addition under **Communications**.

**Petitions and Public Comment**

**Communications** Mayor Leverence announced the upcoming Master Plan Community Open House, Thursday, March 12<sup>th</sup> from 5:00pm~8:00pm at the Griswold. She encouraged all to attend.

Councilmember Zeter, supported by Councilmember Gratz, made a motion to approve the request received from Ella Swift to use the City owned "Girl Scout Property" for a movie from April 10<sup>th</sup> ~May 5<sup>th</sup>. Motion passed by acclamation.

**Hearings** Mayor Leverence opened the public hearing at 7:06pm to establish a Commercial Redevelopment District. City Manager R. Hillard explained the opportunities of creating this district to future developers. The boundaries will mirror the boundaries of the DDA.

John Watts, asked what is the time frame for each abatement? City Manager R. Hillard responded up to 12 years, but a minimum of one year. Mr. Watts also questioned if taxes will be raised and that revenue will be lost? He also asked what percentage of abatement

is available. City Manager R. Hillard stated a new building could be eligible for 50% abatement and existing building 100% abatement.

John & Valerie Kyes, owners of 221 Trowbridge, asked if he invested the monies himself could he receive the abatement. City Manager R. Hillard responded yes. Mr. Kyes would like to see the City promote the Façade Program by creating an informational brochure that would be available to realtors.

Douglas Langhorst, 241 Hubbard, asked if this district is created and improvements occur the DDA won't be gaining any revenue. City Manager R. Hillard stated yes that was correct for the specific project for existing building projects.

Councilmember Ingalsbee talked about the success and growth a town in California had, once they created this type of district.

Councilmember McDaniel is excited for this opportunity for the downtown and she thinks this will encourage investors.

Councilmember Tripp is very encouraged.

Bruce Waligora, 113 Locust questioned the time frame? Mayor Leverage indicated the City Council sets the length of time of the abatement at their discretion and to contact City Manager R. Hillard with any questions.

Mark Lovett, 228 Trowbridge, commented that this program is only available to business owners. City Manager R. Hillard stated the abatement would only affect the tax bill and that the applicant can be discussed based on State statute.

Ann Carns, 118 Locust asked if fixtures are taxable. City Manager R. Hillard stated that only the real estate and real property are eligible.

Councilmember McDaniel, supported by Councilmember McKenzie, made a motion to close the public hearing at 7:20pm. Motion passed by acclamation.

#### **RESOLUTION NO. 15.09**

#### **A RESOLUTION TO ESTABLISH A COMMERCIAL REDEVELOPMENT DISTRICT**

**WHEREAS**, pursuant to Act No. 255 of the Public Acts of 1978, as amended, MCL 207.651 *et seq.* ("Act 255"), the City Council is authorized to establish a commercial redevelopment district within the City's jurisdictional boundaries on its own initiative; and

**WHEREAS**, the City Council finds that the territory in the City described and depicted on the attached **Exhibit A** (the "Proposed District") is obsolete commercial property or cleared or vacant land which is part of an existing, developed commercial or industrial zone which has been zoned commercial or industrial since at least June 21, 1975, and has been characterized by obsolete commercial property and a decline in commercial activity; and

**WHEREAS**, not less than 10 days nor more than 30 days before the public hearing on the establishment of the Proposed District, written notice of the hearing was posted and published in a newspaper of general circulation in the City, and was sent by certified mail to all owners of real property located within the Proposed District; and

**WHEREAS**, on March 9, 2015, a public hearing was held at which all of the owners of real property within the Proposed District and all residents and taxpayers of the City were afforded an opportunity to be heard; and

**WHEREAS**, the City Council deems it to be in the public interest of the City of Allegan to establish the commercial redevelopment district as proposed.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The City Council establishes the City of Allegan Commercial Redevelopment District pursuant to Act 255, which shall be composed of the property described and depicted in **Exhibit A**.
2. The City shall provide for walkable nonmotorized interconnections, including sidewalks and streetscapes, throughout the Downtown Commercial Redevelopment District to promote a walkable environment.
3. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Councilmember Ingalsbee, supported by Councilmember McDaniel, made a motion to approve Resolution 15.09 as presented. Motion passed by acclamation.

**Programs** Tony McGhee and Amy Cook from Abonmarche presented the proposed design plan. David Green thought the stage should look more historical. John Watts asked how many parking spaces will be lost. Tony McGhee stated approximately 15. Councilmember McDaniel, supported by Councilmember Gratz, made a motion to approve the design plan as presented. Motion passed by acclamation.

Councilmember McDaniel explained the property information boards that she, along with Abonmarche, created to be placed in the numerous vacant buildings in the City. She offered to have more boards made, just call her with the specific information. Councilmembers thanked her for taking on this project.

## **Resolutions**

### **RESOLUTION NO. 15.08 RESOLUTION ESTABLISHING A REDEVELOPMENT PROJECT AREA PURSUANT TO MCL 436.1521a(1)(b)**

**WHEREAS**, the City of Allegan Downtown Development Authority District, established pursuant to 1975 PA 197, as amended, MCL 125.1651 *et seq.* (the “Downtown District”), has realized considerable public and private investment within the past five years; and

**WHEREAS**, to facilitate continued investment and to expand economic development opportunities for eligible businesses, the City Council desires to establish the Downtown District as a Redevelopment Project Area in accordance with Section 521a(1)(b) of the Michigan Liquor Control Code of 1998, 1998 PA 58, as amended, MCL 436.1521a(1)(b).

#### **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The City Council establishes the Downtown District, as described and depicted on the attached **Exhibit A**, as a Redevelopment Project Area in accordance with Section 521a(1)(b) of the Michigan Liquor Control Code of 1998, 1998 PA 58, as amended, MCL 436.1521a(1)(b).
2. The City Clerk shall provide a certified copy of this Resolution to the Michigan Liquor Control Commission along with the following documents:
  - a. A map which clearly reflects and outlines the boundaries of the established Redevelopment Project Area;
  - b. A certified copy of the City Council’s resolution originally establishing the Downtown District; and
  - c. An affidavit from the City Assessor, certified by the City Clerk, stating that the total amount of public and private investment in real and personal property within the established Redevelopment Project Area is not less than \$200,000 over the preceding five year period.
3. All resolutions and parts of resolutions are, to the extent of any conflict with this Resolution, rescinded.

Councilmember McDaniel, supported by Councilmember Ingalsbee, made a motion to approve Resolution 15.08 as presented. Motion passed by acclamation.

## **Ordinances**

### **Permits/Licenses/Agreements/Grants**

**Requests for Payments** Councilmember Gratz, supported by Councilmember Zeter, made a motion to approve the request for payment for a 14’ snow pusher for the Department of Public Works in the amount of \$3,500.00 from Carleton Equipment, Kalamazoo, Michigan. Motion passed by acclamation. **(Requires Budget Adjustment)**

**Requests for Purchases, Services and Equipment** Councilmember Gratz, supported by Councilmember Tripp, made a motion to approve the purchase of a hydraulic pavement hammer for the bobcat at the Department of Public Works in the amount of \$6,500.00 from Carleton Equipment, Kalamazoo, Michigan. Motion passed by acclamation.

**Reports/Minutes of City Boards** Councilmember Ingalsbee reviewed the minutes from the Public Safety Committee meeting held on January 26, 2015.

Councilmember Tripp discussed the minutes from the Planning Commission meeting held on February 16, 2015.

Councilmember Gratz presented the minutes from the Development Committee meeting held on February 23, 2015.

Councilmember Ingalsbee talked about the minutes from the Historic District Commission meeting held on March 2, 2015.

**Appointments** Councilmember Ingalsbee, supported by Councilmember Zeter, made a motion to approve the appointment of Fred Jordan to the Historic District Commission for a three (3) year term. Motion passed by acclamation.

Councilmember Zeter, supported by Councilmember Gratz, made a motion to appoint an Allegan Fire District Board Selection Sub-committee consisting of Councilmembers Ingalsbee, McDaniel and Tripp. Motion passed by acclamation.

### **Unfinished Business**

**Approval of Payroll and Accounts** Councilmember Ingalsbee, supported by Councilmember McKenzie, made a motion to approve payroll in the amount of \$96,553.64 and accounts payable in the amount of \$1,504,399.14. Motion passed by acclamation.

### **Department Supervisors Report**

**Council Comments** Councilmember Tripp is encouraged and feels that good things will be happening in the City soon.

Councilmember Zeter requested it be noted in the minutes of who conducted the prayer at each meeting. He feels the City is moving forward.

Councilmember Ingalsbee thanked Councilmember McDaniel for the property information boards.

Councilmember McDaniel commented the large dollar amount for accounts payable is due to tax money collected being distributed back to the schools and the Allegan County.

Councilmember Gratz feels the excitement and lots of great things are happening.

Mayor Leverage thanked all in attendance tonight.

Mayor Leverage adjourned the meeting at 7:52pm.

**Respectfully submitted,**

**Lori K. Vander Clay**  
**Deputy City Clerk**

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