

**CITY OF ST CLAIR, MICHIGAN  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, OCTOBER 1, 2018- 7:00 P.M.**

**Meeting Called to Order** at 7:00pm by Mayor Cedar in the Council Chambers of the Municipal Building, 547 N. Carney Drive, St. Clair, Michigan.

**PLEDGE OF ALLEGIANCE**

PRESENT: Mayor Cedar, Members Ellery, Kindsvater, Klieman, Kuffa, LaPorte, McCartney  
ABSENT: None  
ADMINISTRATION: Bob Bieth, DPW Supervisor; Michael Booth, City Superintendent; Timothy Raker, Police Chief; Annette Sturdy, City Clerk.  
AUDIENCE: There were 62 people in attendance.

**AGENDA AMENDMENT-** Mayor Cedar removed closed session from the agenda. No objections.

**CONSENT AGENDA** – Ellery moved, Kindsvater seconded, CARRIED, to approve Consent Agenda item A. as presented.

A. City Council Minutes of September 17, 2018 Regular & Closed Meetings: Approved

**PRESENTATIONS**

2018 Junior Girls Little League State Champions/Regional Runner-up-Mayor Cedar recognized coaches and players in the true spirit of community pride for their community and personal achievements. Coach E. Gottler explained the team continued to Regionals in Chicago after the State Championship to earn the Regional Runner-up title and introduced each player.

2018 Junior Boys Little League State Champions- Mayor Cedar recognized coaches and players in the true spirit of community pride for their community and personal achievements. Coach D. White explained this is the first time St. Clair Junior teams both won the state championship in the same year and introduced each player.

**PUBLIC HEARING**

Commercial Facilities Tax Exemption: On the Vine, LLC-Mayor Cedar opened the hearing at 7:11pm. Dan Casey, EDA, supported the application on behalf of the applicant. The application is for abatements on new construction, pertains to 2 lots where the buildings will sit and doesn't apply to the parking lot. 120 new jobs are anticipated on the project. The new building will include a work out facility and retail, preferably, but not limited to, those that would support the wedding business. Councilmember Klieman requested clarification on how many lots are included in the request. S. Adkins, 717 Witherell street, inquired what type of project and which Public Act it pertains to. This application follows PA 255 of 1978. Mayor Cedar closed the public hearing at 7:18pm

**ORDINANCES AND RESOLUTIONS**

Resolution (18-17) Approve Commercial Facilities Tax Exemption-On the Vine, LLC- **RESOLUTION NO. 18-17 CITY OF ST. CLAIR COUNTY OF ST. CLAIR, MICHIGAN A RESOLUTION TO APPROVE A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE APPLICATION, PURSUANT TO PUBLIC ACT 255 OF 1978 AS AMENDED, FOR ON THE VINE, LLC, 507 & 511 N. RIVERSIDE AVENUE A RESOLUTION** of the City Council of the City of St. Clair adopted at a

regular meeting of said Council held at City Hall located at 547 N. Carney Drive, St. Clair, Michigan, on the 1<sup>ST</sup> day of October, 2018 at 7:00 PM. **WHEREAS**, the City of St. Clair legally established the Commercial Redevelopment District for the St. Clair Inn and associated properties on August 21, 2017, after a public hearing held on August 21, 2017; and **WHEREAS**, the district so established is known as the St. Clair Inn Commercial Redevelopment District; and **WHEREAS**, the state equalized value of the property proposed to be exempt, plus the aggregate state equalized value of property previously exempt and currently in force under Public Act 255 of 1978 and Public Act 198 of 1974, does not exceed five percent (5%) of the total state equalized value of the City of St. Clair; and **WHEREAS**, If the state equalized valuation of property proposed to be exempt pursuant to an application under consideration, considered together with the aggregate state equalized valuation of property exempt under certificates previously granted and currently in force shall exceed five percent (5%) of the state equalized valuation of the City of St. Clair, then exceeding that amount shall not have the effect of substantially impeding the operation of the City of St. Clair or impairing the financial soundness of any affected taxing unit; and **WHEREAS**, the application was approved at a public hearing as provided by section 6(2) of Public Act 255 of 1978 on October 1, 2018; and **WHEREAS**, the application was approved for a period of twelve (12) years; and **WHEREAS**, On the Vine, LLC is not delinquent in any taxes related to the facility; and **WHEREAS**, the application is for commercial property as defined in Section 3(3) of Public Act 255 of 1978; and **WHEREAS**, the applicant On the Vine, LLC has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City of St. Clair; and **WHEREAS**, the City of St. Clair requires that the construction of the facility shall be completed by June 30, 2019 & **WHEREAS**, the commencement of the construction of the facility did not occur more than 45 days prior to the filing of the application for exemption; and **WHEREAS**, the commencement of the construction of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and **WHEREAS**, the application relates to a construction which when completed constitutes a new or replacement facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and **WHEREAS**, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity and create employment in which the facility is situated; and **WHEREAS**, the construction includes improvements aggregating ten percent (10%) or more of the true cash value of the property at commencement of the construction as provided by section 4(6) of Public Act 255 of 1978. **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Clair that it hereby grants a Commercial Facilities Exemption for the real property, excluding land, located in the St. Clair Inn Commercial Redevelopment District at 507 & 511 N. Riverside Ave., St. Clair, MI for a period of twelve (12) years, beginning December 31, 2018, and ending December 30, 2030, pursuant to the provisions of PA 255 of 1978, as amended. Kindsvater moved, McCartney seconded, CARRIED, to adopt Resolution (18-17) as presented. Ayes: Ellery, Kindsvater, Klieman, Kuffa, LaPorte, McCartney, Cedar Nays: None

**RESOLUTION DECLARED ADOPTED.**

**REPORTS FROM ADMINISTRATION**

**City Superintendent** –None

**City Attorney**- None

**City Departments** – None

**Authority, Board, Commission, Committee Chairman or Council Representative** – None

**UNFINISHED BUSINESS** -None

**NEW BUSINESS**

Approve Special Event permit for Christmas Carriage Rides & Santa Special Event- Council received a memorandum from Chief Raker requesting special event permit approval from Wellington Financial

and Coughlin's Jewelers to hold "Christmas Carriage Rides & Santa" event November 24, 2018 from 11am-6pm. The applicant has complied with necessary requirements of the Special Events Ordinance and issuance of the permit is respectfully recommended.  
Kindsvater moved, Kuffa seconded, CARRIED, to approve special event permit as recommended.

Approve Special Event permit for American Cancer Society "Bark in the Park"- Council received a memorandum from Chief Raker requesting special event permit approval for American Cancer Society to hold "Bark in the Park" Saturday, June 1, 2018. The applicant has complied with necessary requirements of the Special Events Ordinance and issuance of the permit is respectfully recommended.

Kuffa moved, Ellery seconded, CARRIED, to approve special event permit as recommended.

Accept Proposal for 2018-2019 Property and Liability Insurance Renewal –Brian Steckroth, on behalf of MML, expressed thanks for membership since 1995, explained the board will continue to return dividends to members and listed several other benefits of membership.

LaPorte moved, McCartney seconded, CARRIED, to accept proposal as presented.

Ayes: Kindsvater, Klieman, Kuffa, LaPorte, McCartney, Ellery, Cedar

Nays: None

Approve modification to 2018 HMA Resurfacing Project contract-Steven Pangori, AEW, stated upon review, 3 additional excavation repairs on Henry and 3<sup>rd</sup> Street are needed. The current contractor on the project was requested to complete the repairs as additional work on Henry and Third.

Kindsvater moved, McCartney seconded, CARRIED, to approve contract modifications as presented.

Ayes: Klieman, Kuffa, LaPorte, McCartney, Ellery, Kindsvater, Cedar

Nays: None

Approve modification to 2018 Sewer Repair Program contract –

McCartney moved, Kindsvater seconded, CARRIED, to approve contract modifications as presented

Ayes: Kuffa, LaPorte, McCartney, Ellery, Kindsvater, Klieman, Cedar

Nays: None

Approve St. Clair Landscaping & Irrigation service contract for Pine Shores Golf Course-

Kindsvater moved, Ellery seconded, CARRIED, to approve contract as presented.

Ayes: LaPorte, McCartney, Ellery, Kindsvater, Klieman, Kuffa, Cedar

Nays: None

Approve Boathouse lot lease transfer-1203 S 5<sup>th</sup> Street- The transfer is a result of a direct sale to a person on the waiting list. 1203 S Fifth St is currently leased to Christopher and Kristina Boni. They wish to transfer the lease to Tracy and Floyd Harter, 1312 St Clair Highway. All sale notification procedures as stated Sec. 70-30 of the St. Clair City Code of Ordinances were followed. The new lessee meets all the qualifications as stated in Sec. 70-28 of the St. Clair Code of Ordinances. Council approval of the boathouse lot lease transfer from Boni to Harter for 1203 S. Fifth Street is requested. Once approved, the appropriate lease agreement will be drawn up for signatures.

McCartney moved, Kuffa seconded, CARRIED, to approve transfer as requested.

Ayes: McCartney, Ellery, Kindsvater, Klieman, Kuffa, LaPorte, Cedar

Nays: None

#### **CLAIMS AND ACCOUNTS** –September 20 & September 27, 2018

Check registers listing the bills for the period ending September 20, 2018 (check numbers 46497-46549) in the amount of \$811,236.41 and September 27, 2018 (check numbers 46549-46579) in the amount of \$54,330.00 were presented for Council review.

LaPorte moved, Kuffa seconded, CARRIED,(Nay-Klieman) to approve payments of September 20 & September 27, 2018 Claims and Accounts as presented.

**PUBLIC QUESTIONS AND COMMENTS** –F. Hayes, 709 Clinton, & J. Rosentrater, 609 S. 8<sup>th</sup> St., questioned the Home Occupation compliance of the business at 602 S 8<sup>th</sup> St. and requested enforcement of the requirements. S. Adkins, 717 Witherell St., inquired on funding for the approved

lawn irrigation & of a specific Capital Improvement Plan. Administration answered funds are available in the golf fund and yes, plus the Capital Improvement Plan will be added to the website. M. Beaudua, 1170 S. 12<sup>th</sup> St., thanked administration for the credit on the water bills.

**MAYOR AND COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS** – Thank you to event planners for the previous weekend events: Whistles on the Water, KIDS fundraiser and St. Mary's Festival. Administration requested to review Home Occupation compliance.

**ADJOURNMENT** at 7:52pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor