

**CITY OF ST CLAIR, MICHIGAN
REGULAR COUNCIL MEETING MINUTES
MONDAY, MARCH 4, 2019- 7:00 P.M.**

Meeting Called to Order at 7:00pm by Mayor Cedar in the meeting room of Pine Shores Golf Course, 515 Fred W. Moore Highway, St. Clair, Michigan.

PLEDGE OF ALLEGIANCE was recited.

PRESENT: Mayor Cedar, Members Kindsvater, Kuffa, LaPorte, McCartney, Watt

ABSENT: Member Ellery

ADMINISTRATION: Michael E. Booth, City Superintendent; Delos Boulier, Building Inspector; Detective Ennis, Detective Sergeant SCPD; Trice Hawkins, Recreation Director; Annette Sturdy, City Clerk.

AUDIENCE: There were 30 people in attendance.

CONSENT AGENDA – Cedar moved, LaPorte seconded, CARRIED, to approve Consent Agenda item A. as presented.

- A. City Council Minutes of February 18, 2019 Special and Regular Meetings: Approved with correction to attendance.

PUBLIC HEARING

Commercial Rehabilitation District- Mayor Cedar opened the public hearing at 7:02pm. Dan Casey, EDA Chairman, representing the applicant, SMDRP, LLC, summarized the request to establish a Commercial Rehabilitation District including property commonly known as the ECEC or 'old middle school' building, to be considered per regulations set by Public Act 210 of 2005. This would create eligibility for which tax abatements can be requested for that property. It is an incentive to invest in older properties and bring them back to use. Any investment that goes beyond that base value established by an Assessor could be tax exempt. B. Klieman, 1374 S Riverside, questioned if this establishment would change the zoning. Creating the district does not change the zoning. No other comments heard from the public. Public hearing was closed at 7:08pm

ORDINANCES AND RESOLUTIONS

Resolution (19-04) Establish a Commercial Rehabilitation District- **CITY OF ST. CLAIR COUNTY OF ST. CLAIR, MICHIGAN A RESOLUTION TO ESTABLISH A COMMERCIAL REHABILITATION DISTRICT WHEREAS**, pursuant to MCL Section 207.843(1) of Public Act 210 of 2005, the City Council has the authority to establish a Commercial Rehabilitation District within the City of St. Clair at request of a commercial business enterprise; and **WHEREAS**, SMDRP, LLC has filed a written request with the Clerk of the City of St. Clair requesting the establishment of a Commercial Rehabilitation District at 301 North Sixth Street located in the City of St. Clair hereinafter described; and **WHEREAS**, written notice has been given by certified mail to the St. Clair County Administrator and the owners of all real property within the proposed commercial rehabilitation district as required by MCL Section 207.843(3) of Public Act 210 of 2005; and **WHEREAS**, on March 4, 2019, a public hearing was held and all residents and taxpayers of the City of St. Clair were afforded an opportunity to be heard thereon; and **WHEREAS**, the City Council deems it to be in the public interest of the City of St. Clair to establish the Commercial Rehabilitation District as proposed; **WHEREAS**, the City Council finds and determines that the proposed district meets the requirements set forth in subsection MCL Section 207.843(1); to wit, that a portion of the tract of land within the proposed district is a "qualified facility" as defined by section 2(h) of the

statute and deems it to be in the public interest of the City of St. Clair to establish the Commercial Rehabilitation District as proposed; **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Clair that the following described parcels of land situated in the City of St. Clair, County of St. Clair, and State of Michigan, to wit: A piece of land bounded north by Orchard Street, east by 6th Street, south by Thornapple Street, west by 8th Street, Blocks 21, 22, 41 and 42, also east 15 feet of 8th Street (vacated) and the north 69 feet of that part of unopened Street adjacent (Mulberry Street) and lying south of Block 16, Map of St. Clair, according to the plat thereof as recorded in Liber D of Plats, Page 31, St. Clair County Records. Be and hereby is established as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005

McCartney moved, Kindsvater seconded, CARRIED, to approve Resolution (19-04) as presented.

Ayes: LaPorte, McCartney, Watt, Kindsvater, Kuffa, Cedar
Nays: None

RESOLUTION ADOPTED

Resolution (19-05) MDOT Contract Clinton- **CITY OF ST. CLAIR ST. CLAIR COUNTY, MICHIGAN RESOLUTION NO. 19-05 A RESOLUTION APPROVING MICHIGAN DEPARTMENT OF TRANSPORTATION CONTRACT NO. 18-5558 FOR CLINTON AVENUE CONSTRUCTION WORK 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 4th day of March, 2019 at 7:00 PM. **WHEREAS**, pursuant to federal law, monies have been provided for certain improvements on public roads; and **WHEREAS**, the City of St. Clair wishes to construct the following improvements: PART A – FEDERAL PARTICIPATION Concrete pavement with integral curb construction work along Clinton Avenue from 3rd Street easterly to Riverside Avenue (Highway M-29); including pavement removal, aggregate base, storm sewer, concrete drives, and concrete ramp work; and all together with necessary related work. PART B – NO FEDERAL PARTICIPATION Audio-visual survey, irrigation, and parking area work within the limits as described in PART A; and all together with necessary related work. and **WHEREAS**, it has been determined that the project qualifies for such funding by virtue of its direct relationship with the intermodal transportation system; and **WHEREAS**, the project, or portions of the project, is being programmed with the Federal Highway Administration, for implementation with the use of Federal Funds under the Surface Transportation Program; and **WHEREAS**, the parties have reached an understanding regarding the performance of the project work and desire to set forth this understanding in the form of a written contract; **NOW, THEREFORE, BE IT RESOLVED** that Contract No. 18-5558 between the Michigan Department of Transportation and the City of St. Clair is hereby accepted. **BE IT FURTHER RESOLVED**, that Michael E. Booth, City Superintendent, and Annette Sturdy, City Clerk, are authorized to sign said contract on behalf of the City.

LaPorte moved, Kuffa seconded, CARRIED, to approve Resolution (19-05) as presented.
Ayes: Watt, Kindsvater, Kuffa, LaPorte, McCartney, Cedar
Nays: None

RESOLUTION ADOPTED

Resolution (19-06) Local Government Approval for MLCC application: The Anchor Pointe Bistro- Kuffa moved, McCartney seconded, CARRIED (voice vote), to approve Resolution (19-06) as presented.

REPORTS FROM ADMINISTRATION

City Superintendent – Bay Geophysical on behalf of Schmude Oil will conduct one final round of seismic testing on Brown, Vine and 3rd Street the next few weeks in March.

City Attorney- None

City Departments- SCPD and City Administration are aware that representatives of Schmude Oil will be conducting door to door communication with residents about potential property leases. Trice Hawkins offered thanks and acknowledged the donation of an AED to the St Clair Community Center from the Tony Pizzo Memorial Fund and McLaren Hospital. John Pringle, Memorial Fund, stated an annual golf outing provides funding for projects such as this. Previously, Blue Water

Pickelball Group independently raised funds for an AED for the ECEC building. McLaren Hospital heard of their efforts, partnered with the Tony Pizzo Memorial Fund and contracted Trice to make the donation to the Community Center. Thank you for supporting the health and safety of our residents.

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

UNFINISHED BUSINESS- None

NEW BUSINESS

Approve Special Events permit for St. Clair High School Class of 1978- Council received a memorandum from Police Chief Raker requesting that Council approve a special event permit for the St. Clair High School Class of 1978 to hold their 40th high school reunion on September 14, 2019 in Plaza Park. The applicant has complied with the necessary requirements of the Special Events Ordinance and issuance of the permit is respectfully recommended.
Kindsvater moved, Kuffa seconded, CARRIED, to approve the special event permit as requested.

Approve Special Events permit for 2019 Recreation Summer Events- Council received a memorandum from Police Chief Raker requesting that Council approve and acknowledge a special event permit for the City of St. Clair Recreation Department summer events held on various dates in 2019. The applicant has complied with the necessary requirements of the Special Events Ordinance and issuance of the permit is respectfully recommended.
Kindsvater moved, Kuffa seconded, CARRIED, to approve the special event permit as requested.

Approve Imagination State Second Generation Rebuild request for proposal recommendation-
The Imagination Station at Greig Park playground is getting a rebuild. A volunteer committee has been set and has held informational meetings to choose the design, encourage community support for donations and ultimately volunteers for the hands-on building of the structure. The committee completed the standard bid process to determine the design of the playground. Two bids were received: Leathers and Associates and Play by Design. The committee recommends the proposal by Play by Design. Upon approval, the rebuild will begin in Fall of 2019 and will be done the end of September or October. Bid amounts were approximately \$240,000 vs. \$293,400. The only city funding is possibly in-kind services from the DPW.
Cedar moved, Kuffa moved, CARRIED, to approve proposal by Play by Design as recommended.
Ayes: Kindsvater, Kuffa, LaPorte, McCartney, Watt, Cedar
Nays: None

Approve Board and Commission appointment- Mayor Cedar reported recommendation for appointment, with residency waiver, of Kathy Rood to the Library Board for a three-year term to expire December 31, 2021.
LaPorte moved, McCartney seconded, CARRIED, to approve appointment with residency waiver.

CLAIMS AND ACCOUNTS – February 21 & February 28, 2019

Check registers listing the bills for the period ending February 21, 2019 (check numbers 47423-47465) in the amount of \$205,635.30 and February 28, 2019 (check numbers 47466-47502) in the amount of \$50,404.54 were presented for Council review.
LaPorte moved, Kindsvater seconded, CARRIED, to approve payments of February 21 & February 28, 2019 Claims and Accounts as presented.

PUBLIC QUESTIONS AND COMMENTS – Gail S., Blue Water Pickleball Club, stated their attendance includes people from all over including Canada and Macomb County. They have been playing in the 'old middle school' building the past 5 years and noted it is the only venue in St. Clair County that has 3 courts. With the recent sale of that facility, the club is willing to look into a court

for county wide use and would be willing to help facilitate that search. F. Kilcline, 631 N. 3rd Street, inquired about materials being stored on property near his home. Per Dan Brennan, Westhaven Builders, the property in question has been purchased by the developer and the materials will be moved to the middle school soon. The Commercial Rehabilitation District is for the address of 301 N. 6th street which currently holds a R-2 zoning status.

MAYOR AND COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS – Congratulations to Jimmy Downey who as a finalist in the 4th grade Geography Bee will compete in the National competition on May. He is the only student in St. Clair County to achieve this goal.

ADJOURNMENT at 7:33pm.

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor