

**CITY OF ST CLAIR, MICHIGAN  
REGULAR COUNCIL MEETING MINUTES  
TUESDAY, SEPTEMBER 3, 2019- 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** was recited.

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

ABSENT: None

ADMINISTRATION: Delos Boulier, Building Inspector; James T. Downey, Kane, Clemons, Joachim & Downey; Wendy Loshaw, Assessor; Timothy Raker, Police Chief; Annette Sturdy, Interim City Superintendent/City Clerk.

AUDIENCE: There were 17 people in attendance.

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

- A. City Council Minutes of August 19, 2019 Regular & August 21, 2019 Special meetings:  
Approved

**PUBLIC HEARING**

Commercial Facilities Exemption Certificate-On the Vine, LLC-Opened -Hearing opened at 7:01pm. Dan Casey, EDA, on behalf of the applicant, stated the building will be converted into a coffee shop and offer baked goods made fresh by the bakery serving the St. Clair Inn and the Harrington Inn. The proposed investment is 1.5 million. The application is for a 12 year abatement. The current assessment is frozen at its current level and all tax entities continue to collect taxes. The abatement is on the improvements only. There will be approximately 16-18 new jobs created. Questions heard on current tax amounts of both building and land and how many jobs will be created. The certification has to be in to the State by October 31. Closed at 7:08pm

Commercial Rehabilitation Exemption Certificate-SMDRP, LLC- Hearing opened at 7:09pm. Dan Casey, EDA, on behalf of the applicant, explained the history of the building and how it has continued to be a productive use for the community. The abatement request is for 10 years. There are currently no taxes collected on the property. The investors are proposing to do a mixed-use project consisting of 64 residential units, a few gyms for recreational purposes and commercial component which will include a bakery. The investment is approximately 4.38 million dollars. There will be approximately 26 new jobs created. The land and building were currently assessed. If abatement is approved, taxes will be paid at those levels assessed and the improvements themselves will be exempt. Questions asked about a commercial exemption on a residential property, how others feel about the change and how many units there will be. Closed at 7:20pm

**ORDINANCES AND RESOLUTIONS**

Resolution (19-16) Support Adoption of Brownfield Plan-Geoff Donaldson, MEDC, explained the Campus Inn project for 301 N. Sixth Street and reviewed the schedule.**RESOLUTION SUPPORTING ADOPTION OF A BROWNFIELD PLAN BY THE CITY OF ST. CLAIR PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF**

**MICHIGAN OF 1996, AS AMENDED** 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 3rd day of September, 2019 at 7:00 PM. **WHEREAS**, the City of St. Clair, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of St. Clair County (the "Authority") and have designated that all related activities shall proceed through the BRA; and **WHEREAS**, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the St. Clair County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the City of St. Clair, relating to the redevelopment project on the former institutional property consisting of one parcel, approximately 4.678 acres in size and geographically comprising four city blocks, and a portion of an unopened street, and is located at 301 N. 6th Street in the City of St. Clair, St. Clair County, Michigan (the "Site"), as more particularly described and shown in Figures 1 and 2 contained within the attached Plan; and **WHEREAS**, the City Council of St. Clair has reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 3(4) and 14(5) of the Act; and **WHEREAS**, as a result of its review of the Plan, the City Council of St. Clair concurs with approval of the Plan. **NOW, THEREFORE, BE IT RESOLVED THAT:** 1. **Plan Approved.** Pursuant to the authority vested in the City Council of St. Clair, by the Act, the Plan is hereby supported in the form attached to this Resolution. 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid. 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed. McCartney moved, Kindsvater seconded, CARRIED, to adopt Resolution (19-16) as presented. Ayes: Ellery, Kindsvater, Kuffa, LaPorte, McCartney, Watt, Cedar  
Nays: None

#### **RESOLUTION DECLARED ADOPTED**

#### **REPORTS FROM ADMINISTRATION**

**City Superintendent** – Road update: N. 6<sup>th</sup> street and Brown repaving projects are complete. Save the date for the FIT grant Community Report Forum 9/19/19 @5:30pm at Pine Shores and Master Plan Update Open House 10/3/19 @5:30pm at City Hall.

**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 Gearing Elementary PTO Color Run- Council received a memorandum from Police Chief Raker requesting that Council approve a special event permit for Gearing Elementary PTO to conduct a 5k Color Run on September 28, 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 as presented.

Approve Special Event Permit for St Peter Lutheran Church Oktoberfest- Council received a memorandum from Police Chief Raker requesting that Council approve a special event permit for St Peter Lutheran Church to conduct their annual Oktoberfest on October 11 & 12, 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 as presented.

Approve purchase of 2020 Utility Police Interceptor- Purchase does not include police package  
Kindsvater moved, Kuffa supported, CARRIED, to approve purchase as requested.

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

Approve bid proposal for additional public parking-Delos Boulier, Building Inspector, reviewed details of the bid process and stated the original price came in over \$100k. After discussions the project came down to about \$61k. Project gives 26 public parking spaces.  
McCartney moved, Kuffa seconded, CARRIED, to approve the additional expense by the city of approximately \$8k.

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

Approve ECSD Facility Use Mutual Operating Agreement- Council received the Facility Use Mutual Operating Agreement between the City and East China School District for the period of September 1, 2019 to August 31, 2020 at an annual cost of \$2,000. The annual fee has been adjusted due to changes in facility availability. The terms of the agreement require the city to reimburse the school district for non-school facility usage for building maintenance and operating costs for recreation programs. The cost is offset by program fees. Approval of the renewal agreement is recommended because of the lack of indoor city-owned facilities.

Kuffa moved, LaPorte seconded, CARRIED, to approve agreement as recommended.

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

#### **CLAIMS AND ACCOUNTS – August 22 and August 29, 2018**

Check registers listing the bills for the period ending August 22, 2019 (check numbers 48580-48618) in the amount of \$1,011,147.07 and August 29, 2019 (check numbers 48619-48654) in the amount of \$60,181.02 were presented for Council review.

LaPorte moved, Kuffa seconded, CARRIED, to approve payments of August 22 and August 29, 2019 Claims and Accounts as presented.

**PUBLIC QUESTIONS AND COMMENTS** – Questions asked about Oak street progress. Randall Hansen, Bay GeoPhysical, provided an update on lease request and stated Mr. Schmude is still intending to apply for a drilling permit from the DNR. Comments heard on great park maintenance, compliments to Mrs. Sturdy, complaints on trucks leaving stains on local roads and appearance of 301 N. 6<sup>th</sup> street back parking lot.

**MAYOR AND COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS** – Imagination Station Rebuild will be held the week of September 10-15. The St Clair Art Association Pop Up Gala is September 7. Hillside Cemetery Community Cares event is September 21, 10-2.

**ADJOURNMENT** at 7:49pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor