

**CITY OF ST CLAIR, MICHIGAN
REGULAR COUNCIL MEETING MINUTES
MONDAY, JANUARY 18, 2021- 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, 48079.

PLEDGE OF ALLEGIANCE was recited.

PRESENT: Mayor Cedar, Members Kindsvater, Klieman, Kuffa, LaPorte, McCartney, Volz

ABSENT: None

ADMINISTRATION: Amy Hart, City Accountant; Timothy Raker; Police Chief; Warren Rothe, City Superintendent; Annette Sturdy, City Clerk.

AUDIENCE: There were 10 people in attendance.

AGENDA AMENDMENT: Recommendation approved to add New Business B. Consideration of Industrial Park Property.

CONSENT AGENDA – LaPorte moved, Kuffa seconded, CARRIED, to approve Consent Agenda items A., B. and C. as presented.

- A. City Council Minutes of January 4, 2021 Regular Meeting: Approved
- B. Planning Commission Minutes of November 18, 2020 Meeting: Received
- C. Planning Commission 2020 Annual Report: Received

ORDINANCES AND RESOLUTIONS

Resolution (21-03) Adoption of Master Plan- RESOLUTION APPROVING AND ADOPTING CITY MASTER PLAN **WHEREAS**, the City Planning Commission has prepared a proposed Master Plan for the future use, development, and preservation of lands within the City, in accordance with the procedures set forth in Act 33 of the Public Acts of 2008, the Michigan Planning Enabling Act (“Act 33”); and **WHEREAS**, The City Planning Commission, after first notifying neighboring entities and other entities (the “Notice Group”) as required by Section 39 of Act 33, thereafter prepared a draft Master Plan, which was thereafter approved by the City Council for distribution at the City Council’s October 19, 2020 meeting; and **WHEREAS**, thereafter the Master Plan was distributed to the Notice Group as required by Act 33, and after expiration of the 63-day comment period, a duly-noticed public hearing was scheduled and conducted before the City Planning Commission on January 13, 2021; and **WHEREAS**, the Planning Commission upon completion of the public hearing approved the Master Plan and submitted it to the City Council for final approval; and **WHEREAS**, the City Council, having reserved the right to approve or reject the Master Plan, now wishes to approve the proposed Master Plan. **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:** The City Council hereby approves and adopts the City Master Plan approved by the City Planning Commission on January 13, 2021, and attached hereto as Exhibit A. Pursuant to Section 43 of Act 33, the City Council hereby directs the following: A statement recording the City Council’s approval of the Master plan, signed by the Clerk of the City, shall be included on the inside of the front or back cover of the Master Plan. The Future Land Use Map shall be included as part of the Master Plan document and not created as a separate document. The secretary of the Planning Commission shall submit copies of the adopted Master Plan to the Notice Group, being those entities or parties who received notice of the intent to amend and update the Master Plan. The Master Plan shall be effective as of the date of this resolution. The City Council thanks the members of the Planning Commission for their work in the preparation of the Master Plan. The City Council expects that the Master Plan will be a valuable tool for addressing future needs regarding land use, development and preservation of the City. The City Council believes

that the Master Plan, with revisions from time to time, will serve the City well for many years to come.

McCartney moved, Kuffa seconded, CARRIED, to adopt Resolution (21-03) as presented.

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

Nays: None

RESOLUTION DECLARED ADOPTED

REPORTS FROM ADMINISTRATION

City Superintendent – Valves replaced at a raw intake station. Clinton bike path renderings expected to arrive this week then a public outreach meeting will be scheduled. Council is requested to save the date, 2/10/21, for a water plant improvement workshop. Resignation accepted with regrets from Marion Schweihofer, code enforcement officer. Thank you for your service.

City Attorney- None

City Departments- Chief Raker shared information on a new 501c3 foundation created by David Gillis. The foundation benefits the St. Clair Police Department, SCPD. Thank you to Malcom Marine who funded new equipment for SCPD. Amy Hart presented Q1 Financial Report and verified the revenues and expenses are right on target.

Authority, Board, Commission, Committee Chairman or Council Representative – Planning Commission and Zoning Board of Appeals members were present to discuss the 2020 Annual report. Mayor and Council thanked all involved for their hard work and dedication to the project.

UNFINISHED BUSINESS – None

NEW BUSINESS

Approve 2021 Boards and Commissions Appointments- Mayor Cedar reported a recommendation for appointment of Steve Ellery to the Zoning Board of Appeals to complete a 3-year term expiring December 31, 2021.

McCartney moved, Kindsvater seconded, CARRIED, to approve appointment as recommended.

Consideration of Industrial Park Property- Magna is interested in the remaining available property in the Industrial Park. The new project may create up to 200 jobs. Dan Casey, EDA, discussed several incentive options including waivers of permit & review fees, water and sewer taps, consideration of cost of land, tax abatement or job training funds. Jeff Bohm, St. Clair County Board of Commissioners, shared estimates of potential tax revenue from the proposed Industrial Park project and summarized a potential purchase scenario. The city has received praise for work ethic on the current project and the interested party looks forward to another partnership. Council is requested to consider all incentive offers. Further discussion included sale price of land, permit fee waivers and the long-term commitment and tax revenue potentially gained from the sale.

Kuffa moved, McCartney seconded, CARRIED, to direct administration to draft a letter to Dan Casey, EDA.

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

Nays: None

CLAIMS AND ACCOUNTS – January 7 & January 14, 2021

Check registers listing the bills for the period ending January 7, 2021 (check numbers 51658-51695) in the amount of \$112,810.87 and for the period ending January 14, 2021 (check numbers 51696-51736) in the amount of \$427,203.65 were presented for Council review.

LaPorte moved, McCartney seconded, CARRIED, to approve payment of January 7 & January 14, 2021 Claims and Accounts as presented.

PUBLIC QUESTIONS AND COMMENTS – None

MAYOR AND COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS – Special Events: St. Clair Chamber of Commerce “Icy Bazaar” 1/21-1/24. Fireworks 1/23 @8pm. Mayor Cedar congratulated Clerk Sturdy on a perfect post-election procedure audit score. Councilmember Kindsvater suggested updates to the timing of the new traffic lights at M-29/Clinton.

ADJOURNMENT at 7:40pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor