City of Albion

City Council Meeting

November 21, 2016

1. Call To Order

Mayor Pro Tem French opened the regular session at 7:00 p.m.

1. Moment of Silence To Be Observed
2. Pledge of Allegiance
3. Roll Call

PRESENT: Lenn Reid (2), Garrett Brown (3), Rebecca Decker (4), Cheryl Krause (5) and Andrew French (6). Maurice Barnes (1) and Mayor Domingo were absent.

Staff Present: Sheryl Mitchell, City Manager; Cullen Harkness, City Attorney; Jill Domingo, City Clerk; John Tracy, Director Building, Planning & Code Enforcement and Bill Timmins, Public Safety Officer.

V. Mayor & Council Member’s Comments

Comments were received from Council Member Reid.

VI. Presentations

A. Art Connect Project w/ Albion Recreation Department-Nobel Schuler

The Art Connect Project is a Calhoun County Arts Initiative funded by the Battle Creek Community Foundation and is a collaboration of the Albion Recreation Department and Schuler Arts Creativity Retreat Center.

The Art Connect Project connects the following:

* Connecting Art & Recreation-Expanding & enhancing recreational programing.
* Connecting Art & People-Providing 48 free art classes to children, adults and families.
* Connect Art & Communities-Providing 10 learning programs throughout Calhoun County.
* Connecting Art & 7 Calhoun County Artists-Developing creative and professional exchange.
* Connecting Art & 3 Albion Artists-Providing a year of free studio workspace at Schuler Arts.
* Connecting Art Centers-Providing exhibitions at Schuler Arts and the Art Center of Battle Creek.

Project Goals-The project aims to embrace and enhance the relationship between art and recreation, engage and connect Calhoun County residence and artists and promote the arts to children, teens, adults and families. In addition to the classes, art displays and community learning presentations the Art Connect Project is providing a year of free studio work space at Schuler Arts for three Albion visual artists for professional development and creative exchange.

Artists/Teachers-Seven participating artists represent a wide spectrum of art-making practices and mediums to include Bobbie Van Eck, Jerome Washington, Craig Bishop, Sabine LeDieu, Pete Williams, Maureen Reed and Nobel Schuler.

Comments were received from Larry Williams, Recreation Director who stated this allowed the Recreation Department to expand the Recreation programming and to help meet the needs of the entire community.

Pam Schuler stated the program has allowed for lots of “connect” stories from all over the area.

B. Albion Malleable Brewery, LLC.-Ben Wade, Charles Moreau & John Rogers

Ben Wade updated the Council with the following information on Albion Malleable Brewery:

* The owners of Albion Malleable Brewery LLC are

Charles Moreau, John Rogers and Ben Wade w/ investment from New Albion Impact Group (NAIG)

* Albion Malleable Brewing Company will be a production microbrewery and taproom located at 420 South Superior Street.
* The site will occupy 3600 square feet.
* Taproom will include seating and service areas as well as a small kitchen with limited menu.
* Major construction in 2017
* Project to open the third quarter 2017
* The Project timeline is as follows:

**2016:**

* Purchase Building
* Architectural Design
* Demolition
* Completion of Fundraising
* Selection of General Contractor

**2017:**

* Major Construction
* Application for Micro Brewery License
* Brewhouse purchase & fabrication
* Hiring & training of staff
* Project to open Q3 2017
* Potential Impact on City of Albion
* 750 K to 1 M investment in new business in Downtown Albion
* Strategically located as anchor on south end of Superior Street
* Creates foot traffic between downtown businesses
* Bohm Theater
* Courtyard by Marriott Hotel
* Opportunities for strategic partnerships with other Albion Initiatives such as the Albion Food Hub.
* Creating jobs
* Potential for up to 15 full time equivalent positions in the first year
* Additional jobs to accompany growth
* Unique feature of the building will be roll up doors on the front of the building.
* Future Plans:
* Move the sidewalk and curb south into Ash Street
* Create café seating between building and sidewalk
* Special use permits for manufacturing
* Re-design the area around the brewery

C. Comprehensive Plan Update-Rosalyn Jones

Rosalyn Jones gave the following update on the Comprehensive Plan:

The goals and objectives are now prioritized as follows:

* **Goal 1-Retain and attract jobs to Albion by supporting business growth, development, and attraction**
* *Objectives:*
* Encourage broader participation with local stakeholders (public, private, non-profit, higher education, civic, and business) in the formulation of Albion's economic diversification strategy (1-3 years)
* Work with the EDC to strengthen Albion's workforce development network and connect Albion's talent base with employment opportunities (e.g. partnering with Michigan Works, Albion College Career & Internship Center, etc.) (1-3 years)
* Continue support for programs and initiatives that foster entrepreneurship (e.g. promote Albion business incubators and encourage entrepreneurship among all segments of the population, including minorities, women, and youth) (1-10 years)
* Work closely with the Albion EDC, Chamber and other partner entities to support local businesses with a proactive business retention and development strategy (1-3 years)
* Work with the Albion EDC, businesses, developers, and others to encourage reuse and redevelopment of brownfield sites (1-10 years)
* Highlight the progress of Albion's economic development strategy within the framework of the City’s comprehensive marketing strategy (1-10)
* **Goal 2- Deliver high-quality municipal services that improve the quality of life in Albion**
* *Objectives:*
* Take all of the necessary steps to have Albion certified by the Michigan Economic Development Corporation as a Redevelopment Ready Community (1-2 years)
* Develop/formalize a Public Services Plan to determine needed enhancements in city administration, public safety, community health, and overall municipal services (1-5 years)
* Develop a Capital Improvements Plan to enhance and maintain quality technological and physical infrastructure. Infrastructure includes: Roads and sidewalks; parking; water, sewer, and storm sewer utilities, dam and millrace removal (1year)
* Evaluate and implement appropriate fiber optic communications and other emerging technology infrastructure in order to address the current and future needs of the community's diverse array of stakeholders (1-5 years)
* **Goal 3- Achieve consistency between the existing zoning code and the City's long-term goals for housing, commercial, and industrial development**
* *Objectives:*
* Evaluate and implement changes in the zoning code and maps that are necessary to achieve desired land use patterns and align with the goals of the Comprehensive Plan (1-2 years)
* Adopt and update standards in the zoning ordinance to improve non-motorized transportation and promote and encourage green infrastructure {1-2 years)
* **Goal 4- Strengthen and beautify Albion's neighborhoods**
* *Objectives:*
* Develop and implement a neighborhood revitalization strategy to eliminate blight, improve public safety and environmental health, and strengthen residential areas as well as former industrial sites that are in close proximity to neighborhoods (1-10 years)
* Work with private and non-profit housing developers and others to encourage infill forms of development and the redevelopment of vacant, underutilized and brownfield sites as a priority (1-10 years)
* Expand, diversify and market housing options to meet the needs of residents of varying life stages, life styles and income levels (e.g. Senior/retirement living, College corridor neighborhood, downtown lofts, affordable and low income housing, etc.) (1-10 years)
* Develop and implement a certification/registration program for rental and vacant properties (1-2 years)
* Identify neighborhood groups who can serve as ambassadors and champions for their respective areas (1-3 years)
* Highlight progress and achievements as part of the City's comprehensive marketing strategy (1-10 years)
* **Goal 5- Stabilize the downtown, enhance its historic character, and support its economic growth**
* *Objectives:*
* Find creative ways to increase the number of Downtown Development Authority (ODA) initiatives (1-3 years)
* Attract commercial development to the downtown that will serve the needs of the community and complement the existing mix of businesses (e.g. restaurants, retail, entertainment, etc.) (3-5 years)
* Analyze and evaluate the City's parking situation and create a plan for improving parking management and balancing parking space supply with demand. (1-3 years)
* Maintain a robust non-profit sector, while monitoring the balance between non-profit and revenue generating development in the downtown district in order to expand and build the tax base (1-3 years)
* Explore the establishment of a historic district commission (1year)
* Continue to create incentives and attractions for residents, college students and tourists to visit the downtown (e.g. Hotel, Bohm Theater, Kids N Stuff, the Ludington Center) (1-Syears)
* **Goal 6-Support and strengthen a Pre K-16 education system for the community**
* *Objectives*:
* Continue joint meetings with Marshall Public Schools, Albion College, other area schools and community partners to assess, document and support a comprehensive, "post-annexation" K-16 education strategy (ongoing}
* Strengthen and promote City programs (summer and after school tutoring, the arts, recreational programs, etc.) that support youth in and around Albion (1-5 years)
* Utilize Albion College and other institutions of higher education to support college preparation and access. Strengthen the Albion College Access Network (1-3 years)
* Highlight progress and successes in the educational arena as part of the City's comprehensive marketing strategy (1-10 years}
* **Goal 7- Build capacity and a network of organizations and services to address poverty and meet the needs of residents who cannot afford basic services**
* *Objectives:*
* Update comprehensive community needs assessments and asset maps to identify assets and determine needs (1-2 years}
* **Goal 8-Improve Albion's transportation network to accommodate and promote various modes, including walking, biking, automobiles, passenger rail and public transportation**
* *Objectives:*
* Develop a motorized public transportation plan working in conjunction with the Calhoun County Transit system, Albion-Marshall Connector and other strategic partners (1-5 years}
* Develop a non-motorized travel plan (1-5 years)
* Encourage walking, biking and other recreation by strengthening Albion's non-motorized trail network within the city as well as its connections with the region's non-motorized network (e.g. Iron-Belle Trail, North Country Trail, Kalamazoo River Water Trail, etc.) (1-3 years)
* Establish Albion as a "Trail Town" (1-2 years)
* Fortify relationships with MDOT, AMTRAK, Greyhound and regional transportation partners and authorities to coordinate improvements to major streets and public transit systems (1-5 years)
* Highlight progress, achievements, and testimonials as part of the City's comprehensive marketing strategy {1-10 years)
* **Goal 9-Focus planning and resources to enhance and transform the city's major corridors**
* *Objectives:*
* Develop a Corridor Improvement Plan that strengthens the visual and physical connections between the Downtown Commercial District, Albion College, the 1-94 Business Corridor, and Austin Avenue, and the south entrance on M-99 (1-5 years)
* Enhance the City's major gateways (as described above) with appropriate landscaping, streetscaping, and signage (1-10 years)
* Explore the possibility of establishing a Corridor Improvement Authority (1-2 years)
* Work with surrounding communities to extend/connect Albion's major corridors to the region (e.g. establishing an MLK corridor between Albion and Marshall, and complementing corridors with non-motorized, regional trail systems) {1-5 years)
* Highlight progress and achievements as part of the City's comprehensive marketing strategy (1-10 years)

*\*\* This goal may provide an opportunity to partner with the Albion Economic Development Corporation.*

* **Goal 10-Forge local, regional and global collaborations that support the City of Albion -- its people, its needs and its opportunities.**
* *Objectives:*
* Work in collaboration with local and regional partners and AmeriCorps VISTA volunteers to assess community needs, increase organizational capacity and expand access to education, health care, quality food, economic opportunity and the overall quality of life for all residents (1-3 years)
* Develop a local food culture through increased access to healthy food and nutrition education that utilizes community resources including businesses, farms, community gardens, farmers market, Food Hub, and other organizations {1-5 years)
* Strengthen and increase the number of strategic collaborations with global partners (e.g. Noisy-le-Roi and Bailly, France, the Albion College/Global Liberal Arts Alliance, etc.) that bring international perspective and attention to Albion (1- 5 years)
* Develop and utilize a Partnership & Collaboration Agreement with appropriate community partners (tbd) to further define goals, objectives and roles (1-3 years)
* Develop a comprehensive marketing strategy, working in collaboration with partner entities, to promote Albion as a desirable place in which to live, play, study, and invest (1-5 years)
* **Goal 11-Support networks and systems that promote healthy living**
* *Objectives:*
* Partner with the Food Hub and other local organizations to increase access to healthy, affordable, and nutritious food (1 3 years)
* Partner with the Food Hub and other local organizations to promote food security and public­ health by encouraging and supporting locally-based food production and distribution, e.g. the Farmers Market and community gardens (1-5 years)
* Partner with various healthcare providers, patient advocacy groups, transportation services, AmeriCorps VISTA, and other stakeholders to support healthcare access and wellness programming in Albion (1-3 years)
* Enhance safe walking and cycling routes for citizens through transportation, land use, and design decisions (1-5 years)

*\*\*\* Goal # 11 was added to the Plan.*

*Next Steps:*

* *Continue with the momentum of completing the Comprehensive Plan*
* *Continue future land use*
* *Zoning*
* *Outreach to adjacent communities*

Comments were received from City Manager Mitchell.

VII. Citizen’s Comments (Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than five (5) minutes. Proper decorum is required.)

Comments were received from Council Member Elect Marcola Lawler, 918 N. Berrien St.: Bill Dobbins, 15901 E. Michigan Avenue; Jim Stewart, 214 W. Oak St. and City Manager Mitchell.

1. Consent Calendar (VV)
2. Approval Regular Session Minutes – November 7, 2016

Brown moved, Decker supported, CARRIED, to approve the Consent Calendar as presented. (5-0 vv)

1. Items for Individual Discussion
2. Request Approval Resolution # 2016-66, A Resolution Approving On-Premises Liquor License Application for Albion Malleable Brewing Company (RCV)

Comments were received from City Manager Mitchell.

Krause moved, Decker supported, CARRIED, to Approve Resolution # 2016-66, A Resolution Approving On-Premises Liquor License Application for Albion Malleable Brewing Company as presented. (5-0 rcv)

B. Discussion/Hateful Vandalism

City Manager Mitchell stated the two individuals responsible for the hate filled expressions painted on buildings and properties have been arrested. They would like anyone who had this vandalism on their buildings or properties to forward a copy of their clean-up cost to either the City Manager or the Chief of Public Safety so they can be sent over to the prosecutor’s office.

Council Member Krause and French stated the community came together to stand against this type of vandalism and to stand united in opposition of this type of hate.

C. Discussion/Approve Sale of City Owned Vacant Lots (RCV)

City Manager Mitchell stated the charter amendment passed which allows the City to sell adjacent properties. The City would like to mirror Calhoun County’s side lot program while trying to cover the City’s cost and also get them added back onto the tax roll. Properties may be split if two adjacent owners are interested in the same piece of property.

Council Member Elect Janette Spicer asked how the adjacent property owners will be notified

City Manager Mitchell stated a public notice will be sent to the paper and will be posted on the City’s website. Adjacent property owners will also receive a letter.

Additional comments were received from Council Members French and Krause and Department of Building, Planning & Code Enforcement Tracy.

Brown moved, Krause supported, CARRIED, to Approve the Sale of City of Albion Properties at the Proposed Sale Price as presented. (5-0, rcv)

D. City Manager Report:

City Manager Mitchell updated the Council with the following:

* A baby shoe has been found in the Council Chambers
* The Comprehensive Plan is moving forward. Many thanks to Rosalyn Jones-The City would not be as far along with the plan or done near as quickly without her help.
* A Public Hearing will be held by the Planning Commission at a special meeting on Monday, November 28th, 2016 at 7:00 pm. in the council chambers.
* A special meeting will be held for Albion City Council on Wednesday, November 30th at 7:00 p.m. in the Council Chambers to approve Phase 1 of the Comprehensive Plan.
* Wednesday, November 30th, the Council will have a budget study session following the Special Council meeting.
* December 5th, 2016 will be the Public Hearing for the 2017 budget.
* December 19th, 2016 will be the adoption of the 2017 budget.
* Last week, the City had a very successful art exhibit at City Hall.
* The employee of the month is Jim Lenardson, Director of Public Services.
* City Hall will be closed Thursday, November 24th, 2016 and Friday, November 25th, 2016 in observance of the Thanksgiving Day holiday.

G. Future Agenda Items

No future agenda items were received.

1. Motion to Excuse Absent Council Member (s) (VV)

Brown moved, Krause supported, CARRIED, to Excuse Council Member Barnes and Mayor Domingo. (5-0, vv)

1. Citizen’s Comments

Comments were received from Mike Bearman, 11016 29 Mile Rd.; Wayne Arnold, 906 Hall St; Council Member Elect Sonya Brown, 713 Orchard Dr and Bill Dobbins, 15901 E. Michigan Avenue.

1. Adjournment

Brown moved, Decker supported, CARRIED, to adjourn council session. (5-0 vv)

Mayor Domingo adjourned the meeting at 8:10 p.m.

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Date Jill Domingo City Clerk