City of Albion

City Council Meeting

June 5, 2017

1. Call To Order

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

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

PRESENT: Maurice Barnes (1), Lenn Reid (2), Sonya Brown (3), Marcola Lawler (4) Jeanette Spicer (5) and Andrew French (6). Mayor Brown arrived at 7:07 p.m.

Staff Present: Sheryl Mitchell, City Manager; Cullen Harkness, City Attorney; Stacey Levin, Assistant City Manager; Jill Domingo, City Clerk; Bill Timmins, Albion Public Safety; John Tracy, Director Planning, Building & Code Enforcement; Julie Cain-Derouin, Assessor; Tom Mead, Finance Director and Jim Lenardson, Director Public Services.

1. Mayor & Council Member’s Comments

Comments were received from Council Members Barnes and Lawler. Council Member Lawler presented Certificate of Appreciation to Ken’Jayna Reeves.

VI. Presentations

1. 2016 Planning Commission Annual Report

City Manager Mitchell it is a requirement that the Planning Commission be presented and approved by the Council.

The report contains actions taken by the Planning Commission; development review and goals and objectives. The Planning Commission has structured the requirements of the Planning Commission to that of the Redevelopment Ready Community.

French moved, Reid supported, CARRIED, to Receive the Planning Commission Report as presented. (7-0, vv)

 B. Assessing Update-Julie Cain-Derouin

Julie Cain-Derouin, Assessor gave the following Assessing presentation:

**Determining Residential Values**

* Class of Home
* Square Foot Costs
* Depreciation

**Six Major Classes:**

* Class A – Architect
* Class B – Custom
* Class BC – Standard Deluxe
* Class C – Standard
* Class CD – Tract Type
* Class D - Economy

**Class A – Architect**

* Excellent quality materials
* Includes many built-ins
* Special interior and exterior feature

**Class B –Custom**

* Constructed with good quality materials
* Custom made plans
* Some built-ins
* Special interior and exterior features

**Class BC –Standard Deluxe**

* Constructed with average quality materials
* Modified stock type plans
* Built-ins of average/better than average quality
* Some distinguishing interior and exterior qualities

**Class C –Standard**

* Construction with average quality materials
* Stock type plans
* Some interior and exterior aesthetic features
* Built-ins few and average quality

**Class CD –Tract Type**

* Constructed meeting minimum Federal and local building codes
* Mass produced
* Standard plans or prefabricated
* Usually found among others of same design

**Class D -Economy**

* Constructed with cost as primary determining factor
* Materials and workmanship may not meet Federal or local building codes
* Basement, if present, of minimum head room

**Square Foot Costs**

* Ground Area
* Frame/Masonry
* Basement Adjustments

**Ground Area:**

* Area computed from Exterior dimensions

**Ground Floor Area:**

* Frame/masonry
* Basement, Crawl or Slab

**Depreciation is a loss in value and is a function of time to a property for any reason.**

**Types of Depreciation:**

* Physical
* Functional
* Economic

Comments were received from Council Members French and Spicer; Mayor Brown and City Manager Mitchell.

 C. Albion Marshall Connector-Elizabeth Renaud

Elizabeth Renaud, Director Albion Marshall Connector presented the following update to the Council:

The Albion Marshall Connector (AMC) is curb to curb transportation service which enables members of the Albion and Marshall Communities to travel back and forth to work, school, doctors’ visits, shopping trips and more.

 **AMC Service Hours:**

* Monday through Friday
* First pickup in Marshall traveling to Albion at 7:15 am
* Last pickup in Albion Traveling to Marshall at 5:15
* Connector travels back and forth from Marshall to Albion throughout the day with five set pick-up times in each city

**One-Way Fares:**

* $2.00: Adults, Children 13+
* $1.00: Disabled, Seniors 60+ Children ages 5 TO 12
* FREE: Caretakers, Children under 5 with a paid rider
* Riders may pay with tokens or cash

**Rider Origination**

* Albion 95%
* Marshall 5%

**Current Revenue Sources**

* State and Federal Funding 57.5%
* Local Contribution (City of Albion) 34.5%
* Passenger Fares 8%

**Current Funding:**

* Contribution of $45,000 made by the City of Albion in September 2016
* Current funding will run out at the end of September
* To continue AMC service, we would require another contribution of $30,000 to keep the service active through June

**Importance of Public Notice**

* Many of your citizens rely on the service as their sole transportation service to travel to school, work, and medical appointments
* We would like to be able to notify the public on the funding decision as soon as possible
* We need a commitment by August 1st

Comments were received from Council Members French, Spicer, Barnes, Brown, Lawler and Reid; Mayor Brown and City Manager Mitchell.

D. Walk the Beat-Cliff Harris

Cliff Harris gave the following Walk the Beat update:

**What is Walk the Beat?**

* Music Festival
* Music and literacy fundraiser
* Musical instruments
* Music lessons
* Albion’s Big Read
* Non-Profit, all for kids
* Sponsors

**Walk the Beat-Grand Haven**

* Founded by Dave Palmer
* 2017 – 4th event
* $40,000 raised in 2016
* Loren Johnson, Assistant Director
* Singer/Songwriter
* Only paid employee
* Part-time, summer

**Grand Haven – 2016**

* 35 locations /70 bands

**Albion – 2016**

* 5 locations /10 bands

**Albion – 2017**

* 20+ locations /40+ bands

**WTB 2017 Goals**

* **Attract 10,000 patrons**
* directly to local businesses
* **Build community**
* fun, family-friendly festival
* **Raise $20,000**
* for local kids

**Collaborations with:**

* City
* APS
* Chamber
* EDC

**An Attractive Event!**

**1st full-scale Walk the Beat event outside of Grand Haven**

* Raffle Grand Prize: $5,000
* Best Band prize: $7,000
* 40 door prizes: $8,000
* Best Art prize: $1,000
* many food vendors
* art in empty storefront windows

**Thank You to the following:**

* Nancy Doyal, Bohm Theatre
* Kelly Kidder, Dickerson Music
* Amy Deprez, Economic Development Corp.
* Amy Robertson, Chamber of Commerce
* Albion College folks
* Tim DeWitt, Valerie Franzen, Emma Chervinsky
* John Thompson, Gregg Strand

Comments were received from Council Member Brown and Mayor Brown.

E. Holland Park Presentation-Council Member Reid

On Saturday, June 3, 2017, approximately 65 sixteen (16) and seventeen (17) year olds from Marshall Military Academy worked in Holland Park. The volunteers mulched, cleaned, painted and leveled dirt. Additional volunteers provided lunch at the Ismon House. The Build Albion Fellows will be helping at Holland Park on June 14th, 2017 to get the park ready for the Juneteenth celebration. Two bathrooms at Holland Park have been redone and a handicap bathroom has been added. Six (6) new pieces of equipment were recently installed in the Teen/Adult section of the park.

F. Juneteenth Presentation-Council Member Reid

Council Member Reid explained the history of the Juneteenth celebration which began in Texas after the emancipation proclamation. Texas had not received word right away as to the release of slaves so when notification was finally made, a celebration was held and has continued on through the years. This celebration started in Texas but has now spread too many other cities and states including Albion. The celebration is held the third Saturday in June.

The celebration will begin at 11:00 a.m. on the steps of City Hall and proceed to walk via Cass Street to Holland Park.

The celebration will include some of the following activities:

* Games for adults and children
* Story tent
* Music
* Line Dancing
* Arts & Crafts
* Food Court
* Basketball
* Firetrucks and firehouse.

There will be a gospel fest at 5:00 p.m. and activities for everyone and she encourages everyone to come out and enjoy the fun.

Comments were received from Council Members French and Spicer and City Manager Mitchell.

Brown moved, French supported, CARRIED, to **Table** remaining agenda items to allow comments from Calhoun County Commissioner Tompkins. (7-0, vv)

Comments were received from Calhoun County Commissioner Tompkins, Council Members Brown, Reid and Spicer and City Manager Mitchell.

Brown moved, French supported, CARRIED, to **Remove** agenda items from the table. (7-0, VV)

VII. Public Comments (Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than three (3) minutes. Proper decorum is required.)

Comments were received from Wayne Arnold, 906 Hall St.

1. Consent Calendar (VV)
2. Approval Regular Session Minutes – May 15, 2017
3. Approval Special Session Minutes-May 22, 2017

French moved, Reid supported, CARRIED, to approve the Consent as presented. (7-0, vv)

1. Items for Individual Discussion

A. Request Approval to Place Delinquent Water Bills & Abatements on Tax Bills (RCV)

Comments were received from Council Members Lawler, Brown, Spicer and Barnes; Mayor Brown; City Manager Mitchell; Finance Director Mead and City Attorney Harkness.

French moved, Spicer supported, CARRIED, to Approve Placing Delinquent Water Bills & Abatements on Tax Bills as presented. (6-1, rcv) (Lawler dissenting)

B. Request Approval Resolution # 2017-24, 2017 Local Street Improvement Projects for Ford Rd/Terpenning St/Cass St with Lakeland Asphalt Corporation (RCV)

Comments were received from Council Members Spicer and Reid; Director of Public Services Lenardson and City Manager Mitchell.

French moved, Spicer supported, CARRIED, to Approve Resolution # 2017-24, 2017 Local Street Improvement Projects for Ford Rd/Terpenning St/Cass St with Lakeland Asphalt Corporation as presented. (7-0, rcv)

C. Discussion-Closure of Crowell School

The Council discussed the possibility of the closure of Crowell School and had the following questions/comments:

* Would like Council to be proactive particularly concerning the building being used as a voting precinct
* The school has been a long time voting location and is convenient for residents in Precinct’s 1 & 5
* Would like to schedule a meeting with the Council and the Marshall Public School Board
* Would the City be interested in this building
* Would like to engage in community dialogue
* The building has many multi-functional uses
* The conversation pertaining to the school closure has just begun
* Seek meetings with constituents in each precinct for feedback and work with Marshall Public Schools
* Crowell School is a valuable asset and should be re-invested in
* An open meeting was held pertaining to what residents would like to see happen with Crowell School and only teachers showed up to the meeting
* Encourage citizen involvement and take advantage of the opportunities these open meetings provide
* Talk to residents and get the word out about upcoming meetings

Comments were received from Council Members Brown, Barnes, French and Lawler; Mayor Brown and City Manager Mitchell.

D. Request Approval 1st Reading Ordinance # 2017-04, An Ordinance to Amend Ordinance # 66-140 Solid Waste (RCV)

Comments were received from Council Members Lawler, Brown and Spicer; Mayor Brown; City Manager Mitchell and City Attorney Harkness.

French moved, Spicer supported, CARRIED, to Approve 1st Reading Ordinance # 2017-04, An Ordinance to Amend Ordinance # 66-139 Solid Waste as presented. (6-1, rcv) (Barnes dissenting)

E. Request Approval 1st Reading Ordinance # 2017-05, An Ordinance to Amend Ordinances # 94-1, 94-2, 94-3 and 94-4 and to Rescind Ordinances # 94-5, 94-6, 94-7, 94-36, 94-37, 94-38, 94-66, 94-67, 94-68, 94-69, 94-70, 94-71, 94-96, 94-97, 94-98, 94-99, 94-100, 94-131, 94-132, 94-133 and 94-134 (RCV)

Comments were received from Mayor Brown and City Attorney Harkness.

French moved, Spicer supported, CARRIED, to Approve 1st Reading Ordinance # 2017-05, An Ordinance to Amend Ordinances # 94-1, 94-2, 94-3 and 94-4 and to Rescind Ordinances # 94-5, 94-6, 94-7, 94-36, 94-37, 94-38, 94-66, 94-67, 94-68, 94-69, 94-70, 94-71, 94-96, 94-97, 94-98, 94-99, 94-100, 94-131, 94-132, 94-133 and 94-134 as presented. (7-0, rcv)

F. Request Approval of Appointment for Boards and Commissions (RCV)

* Jessica Thomas, Albion Trust, Term to Expire 11-1-2017

Comments were received from Council Members French, Lawler and Brown and Mayor Brown.

Brown moved, French supported, to Amend motion and change the term to expire to 11-1-2018. (7-0, vv)

Barnes moved, Spicer supported, CARRIED, to Approve Appointment for Boards and Commissions for Jessica Thomas, Albion Trust, Term to Expire 11-1-2018 with the above amendment (7-0, rcv)

X. City Manager Report

**City Manager**

**MDOT- Superior Street Reconstruction** -Week of June 5, 2017

### M-99 {Superior St) Closed from Ash Street to Michigan Ave

* **Cass Street to Remain Open**
* **Erie Street to Remain Open**
* Pedestrians to Cross at Cass and Erie Street
* Maintain Access to Business ' with Pedestrian Barricades
* Water main Service Lead Connections - Scheduled Service Shut Down s
* Storm Sewer Installation to Continue
* AT&T Installing New Ducts on West Side of S. Superior St
* Bi-Weekly Update Wednesday, June 7th at 9am, Ludington Center, 2nd Floor

**Calhoun County Land Bank Authority**

EPA has awarded a $600,000 grant for environmental assessment s. One project includes $200,000 towards the assessment t of the Malleable site.

# EVEN TS

**Resilient Communities** - **Cronin Project**

Wednesday, June 7, *at 8.30am* - Holocaust Museum Center Field Trip

ALL EVENTS ARE FREE; REGIS TRATION · amrcp.org/registration

**Downtown Development Authority:**

Red, White & Blue Car Cruise is June 29'"

**WAR AND TREATY VIDEO PREMIER**

This Wednesday, June 7'" at 7 00pm is The War and Treaty music video premiere of "Down to the River" along with the same night as this month's Singer-Songwriter Open Mic at the Bohm. The event will start at 7:00pm and admission is only $5. A warm welcome is extended to all Military Veterans and their families

This will be a red carpet, black tie affair bringing out media, other bands, and the community. Mayor Garrett Brown will address the community and Pastor Tom Hollowood will conduct a moment of silence for Alb ion natives who have passed.

The Down to the River music video was filmed in downtown Albion last month and features many people from the community. You will not want to miss this opportunity to see an Albion music video on the big screen at the historic Bohm Theatre.

The night will also include live music from The War and Treaty and other various local artists.

**FRENCH MARKET**

The 6th Annual Albion French Market, hosted by the Albion Sister City Committee and the Albion

Farmers Market, will take place on Saturday, June 101 from 10:00am to 3:00pm at Stoffer Market Plaza. The

1,

French Market will feature local vendors of produce, plants, food, handmade it ems, baked goods, antiques, and live music by Michael Trotter and Ron DiSalvio.

## **COMMUNITY VISIONING CELEBRATION**

Food, Fun, and Idea Sharing The City of Albion will be hosting a Community Visioning Celebration on Wednesday, June 28 11 from 4 00pm to 7 O0pm at the Albion Fire Station. This "party with a purpose "will have interactive displays for res idents to share their ideas on future land use, planning for developments. Neighborhood beautification, and more. For this special event, the Albion Farmer's Market will move to Clinton Street in front of the Fire Station. A Ki ds' Corner will be sponsored by Albi on

Department of Public Safety. Kids 'N' Stuff Museum. Albion District Library, and Double Vision. Parking will be available in the parking lot on Clinton Street behind City Hall.

Comments were received from Stacey Levin, Assistant City Manager updating the Council of the upcoming French Market.

XI. Future Agenda Items

* Council Member French would like a discussion of the Council Committee’s changes/recommendations to the Council Rules of Procedures added to the next agenda.
* Council Member Lawler would like when the material was ordered and when the work will be complete for the pothole/sinkholes on Ionia & North St and Division & Hall St. added to the next agenda.
* Council Member Lawler would like a presentation from for remarks from the June 8th, 2017 Precinct #4 meeting.
* Council Member Brown asked the City Attorney about the new law for medical marijuana dispensaries
* City Attorney Harkness recommends the Albion City Council re-visit the issue in December after the State has licensing laws in place.

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

 No action was necessary as all members were present.

XIII. Public Comments (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required.)

Comments were received from Marcus Trammel, 707 N. Berrien St; John Dunklin, 1203 Second St and Council Members Barnes and Reid.

XIV. Adjournment

French moved, Brown supported, CARRIED, to adjourn council session. (7-0 vv)

Mayor Brown adjourned the meeting at 9:40 p.m.

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Date Jill Domingo City Clerk