City of Albion

City Council Meeting

December 21, 2015

I. CALL TO ORDER

Mayor Domingo opened the regular session at 7:00 p.m.

II. MOMENT OF SILENCE TO BE OBSERVED

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

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

STAFF PRESENT:

Sheryl Mitchell, City Manager; Jill Domingo, City Clerk; Cullen Harkness, City Attorney; Tom Mead, Finance Director, John Tracy, Director, Building, Planning and Code Enforcement and Scott Kipp, Chief of Public Safety.

V. MAYOR AND COUNCIL MEMBER’S COMMENTS

Comments were received from Council Members Barnes and French and Mayor Domingo.

VI. PRESENTATIONS

A. Certificate of Service for Retiring Board Members

Mayor Domingo read aloud and presented certificates to Glen Culp, Board of Review; John Kondelik, Albion District Library and William Walsh, Local Officers Compensation Commission for their personal and professional dedication and years of service on these boards.

Comments were received from Glen Culp, 825 Irwin Avenue; John Kondelik, 413 Burr Oak St. and William Walsh, 406 Crandall St.

B. Calhoun County Land Bank-A Year in Review-Krista Trout-Edwards

Krista Trout-Edwards, Director of the Calhoun County Land Bank

gave a brief update on a few of the programs currently offered through the Land

Bank. The programs are as follows:

* The Target Market Analysis which identifies housing options and whether there is a market for new urban apartments, condos and townhouses for potential developers.
* Blight Removal grant is a grant that partners with MSHDA, Emmett Township, Calhoun County Treasurer, Calhoun County Land Bank and the City of Albion. This will allow for 32 properties to be demolished of which 23 have been completed. The remaining nine will be done in 2016.
* Transform this Home-Provides home ownership opportunities, stabilizes neighborhoods and returns properties to the tax roll.

Other properties in the City of Albion that are being rehabbed through the Land Bank are 712 N. Superior St. and 203 N. Superior St. The roof on 712 N. Superior was completed in January 2015 and the roof has been replaced and buildings tied together on the 203 N. Superior St. building.

Missionary Baptist Church would like to purchase 1007 Chauncey however, problems arose with water seeping into the foundation. The water issue was resolved in the Fall and they will have nine months to get the certificate of occupancy.

902 N. Superior has had on-going maintenance. It was sold in December and will have until late August to transform.

* $110,46200 was spent on vacant lots and buildings in 2015
* Program Side Lot-Sells qualifying residential zoned vacant parcels to

qualified applicants whose property is attached to the vacant parcel for $210.00 through a quit claim deed. Four (4) of the twenty one (21) properties were sold this year. They have had a lot of interest in post demolition properties, however, they can’t be sold until six (6) months after the grant has been completed.

* Neighborhood Mow and Maintenance- An organization would maintain twenty (20) properties for the summer and would receive $3,000. The requirements are as follows:
* Must be a 501 C (3) organization
* Must mow every three weeks (10 mows per season)
* Must carry general liability insurance
* Must have a group bank account.
* The Land Bank has a new website-calhounlandbank.org which has properties for sale and also information on all programs available through the Land Bank
* A few of the 2016 Goals for the Calhoun County Land bank are as follows:
* Continue relationships with the City and other local partners
* Find other means of connecting with Albion residents
* Seek additional grant funding
* Complete Transform Your Home program

Comments were received from Mayor Domingo.

C. Big Read-Jessica Roberts

Jessica Roberts, Director of the Big Read Program along with Nels Christensen, Maddie Drury and Harry Bonner, Kids at Hope hosted a discussion for local 5th through 10th graders about the future of schools in Albion.

Eighteen (18) students attended the event which was held at Vision of Life on December 5th, 2015 from 10:30 a.m. to 1 p.m.

The purpose of the event was to give local students a voice in the current discussions about schools in Albion, a chance to ask questions and express concerns and an opportunity to have fun together.

A few of the things students would want the school to do are as follows:

* Support and challenge them
* Teach them new things
* Make thinking possible
* Have clear expectations that are applied fairly and consistently by teachers and administrators
* Value music
* Let students work and play
* Keep them safe physically and emotionally

At the conclusion of the meeting, each student was asked to write on a piece of paper one thing they would like the adults who are making the decisions about our schools to keep in mind. The responses are as follows:

* I would like for the School Board to keep in mind that the decisions they make affect us
* Even though we will be attending the high school in Marshall, can we keep the Wildcat pride?
* Where the students will go
* Little town Albion needs to be known by something other than Albion College. What about the great kids in Albion?
* I would like the School Board to think about the student’s feelings when they make decisions and not just the school, to think about who’s in the school and how their lives will be affected
* The future/thoughts of the children!
* The kids deserve what’s best for their future
* To have Albion College help the schools
* I would like the annexation. It would be for the best
* Keep in mind that it’s not for you it’s for the kids
* People will want to go to Albion Schools but, if it’s a suitable school that have good teachers that make the students comfortable and teach them things they need to learn and have nice supplies (technology) that kids would want

Comments were received from Council Member Barnes and Mayor Domingo.

VII. PUBLIC HEARING

A. Amendment to the Brownfield Plan

Mayor Domingo opened the public hearing at 7:30 p.m.

Peggy Sindt, EDC Director gave a brief overview of the Amendment to the Brownfield Plan and stated the amendment will include the two additional properties acquired by the Developer on Superior Street and additional funds needed for demolition of these two properties.

No public or council comments were received.

Mayor Domingo closed the public hearing at 7:33 p.m.

VIII. CITIZENS COMMENTS

No comments were received.

IX. CONSENT CALENDAR (VV)

(Items on Consent Calendar are voted on as one unit)

A. Approval Budget Study Session Minutes-November 30, 2015

B. Approval Regular Session Minutes-December 7, 2015

Comments were received from Council Member French.

Brown moved, French supported, CARRIED, to Approve the Consent Calendar with the following correction to the December 7, 2015 Regular Session minutes:

Item VIII-Citizens Comments-Jeff Cotas should be Jeff Kotas. (7-0, vv)

X. ITEMS FOR INDIVIDUAL DISCUSSION

A. Request Approval 2nd Reading Ordinance # 2015-08, Vehicles for Hire (RCV)

Brown moved, French supported, CARRIED, to Approve 2nd Reading Ordinance # 2015-08, Vehicles for Hire as presented. (7-0, rcv)

B. Request Approval Resolution # 2015-36, An Amendment to the Brownfield Plan (RCV)

French moved, Barnes supported, CARRIED, To Approve Resolution # 2015-36, An Amendment to the Brownfield Plan as presented. (7-0, rcv)

C. Request Approval Resolution # 2015-37, FY 2015 Budget Amendments (RCV)

Comments received from City Manager Mitchell.

French moved, Krause supported, CARRIED, To Approve Resolution # 2015-37, FY 2015 Budget Amendments as presented. (7-0, rcv)

D. Request Approval Resolution # 2015-38, FY 2016 Budget Appropriations (RCV)

City Manager Mitchell gave a brief presentation on the FY 2016 Budget.

Comments were received from Council Member French.

French moved, Brown supported, CARRIED, To Approve Resolution # 2015-38, FY 2016 Budget Appropriations as presented. (7-0, rcv)

E. Request Approval Resolution # 2015-39, Capitalization Policy (RCV)

Comments were received from City Manager Mitchell. City Attorney Harkness stated the following correction be made to the Resolution:

Capital asset policy for the City of Albion, Michigan should read:

**Capital asset policy for Village of Mount Kisco (Westchester County), NY**

French moved, Krause supported, CARRIED, To Approve Resolution # 2015-39, Capitalization Policy with the change: Capital Asset Policy for Village of Mount Kisco (Westchester County), NY. (7-0, rcv)

F. Request Approval for Letters of Understanding between City of Albion and AFSCME, POAM, POAM and POLC to Extend Current Contract through No Later than February 29, 2016 (RCV)

Comments were received from Council Member Decker and City Manager Mitchell.

Barnes moved, Krause supported, CARRIED, To Approve Letters of Understanding between City of Albion and AFSCME, POAM, POAM and POLC to Extend Current Contract through No Later than February 29, 2016 as presented. (7-0, rcv)

G. Request Approval Tentative Agreement with TPOAM (RCV)

Comments were received from Council Members Decker, French, Barnes and Brown, City Manager Mitchell and City Attorney Harkness.

Brown moved, French supported, CARRIED, to Approve Tentative Agreement with TPOAM as presented. (6-1, rcv) (Domingo dissenting)

H. Request Approval of Grant from Greenfields Outdoor Fitness and Purchase of Outdoor Equipment for Holland Park (RCV)

Comments were received from Council Member French and City Manager Mitchell.

French moved, Krause supported, CARRIED, to Approve Grant from Greenfields Outdoor Fitness and Purchase of Outdoor Equipment for Holland Park as presented. (7-0, rcv)

I. Request Approval Boards & Commissions Appointments and Re-Appointments (VV)

* Albion District Library, James Behling, Initial Appointment, Term to Expire 12-31-2017 (Partial Term)
* Albion District Library, Jessica Roberts, Initial Appointment, Term to Expire 12-31-2019
* Building Board of Appeals, Lia Jenson-Abbott, Initial Appointment, Term to Expire 12-31-2019
* DDA, Peggy Sindt, Reappointment, Term to Expire 12-31-2019
* LOCC, Scott Brown, Reappointment, Term to Expire 12-31-2020
* LOCC, Elaine Rice, Reappointment, Term to Expire 12-31-2020
* Planning Commission, Scott Brown, Reappointment, Term to Expire 12-31-2018
* Planning Commission, Thomas Pitt, Reappointment, Term to Expire 12-31-2018
* Public Safety Pension Board, Jan Lazar, Reappointment, Term to Expire 12-31-2019
* ZBA, Duane Ruff, Reappointment, Term to Expire 12-31-2018
* ZBA, Ron Rice, Reappointment, Term to Expire 12-31-2018
* ZBA, Richard Decker, Initial Appointment, Term to Expire 12-31-2018
* ZBA (Alternate), Barb Benavidez, Initial Appointment, Term to Expire 12-31-2016
* ZBA (Alternate), Scott Brown, Initial Appointment, Term to Expire 12-31-2017

Comments were received from Council Members Barnes and Brown.

Council Member Brown asked for a roll call vote of the Boards and Commissions Appointments and Re-Appointments.

French moved, Brown supported, CARRIED, To Approve Boards and Commissions Appointments and Re-Appointments as presented. (7-0, RCV)

J. City Manager Report

* City Manager Mitchell read aloud a card from Marie Macone, the French Intern thanking the council for their help and support while she was here.
* There has been a lot of media attention pertaining to lead in the water supply. There has been a high percentage of children in Calhoun County, which has led to a new task force being formed to identify problems and solutions in this matter.
* The larger area adjacent to the Dog Park is now also being used as a part of the Dog Park.
* The Recreation Department will be offering “The Bridging the Gap” Program during Christmas Break for students in grades 4 – 12 who reside in the Albion and the immediate surrounding areas. The program will have an open gym format and will be operating out of Crowell School during the week of December 21 – December 24 from Noon – 3:00 PM. Crowell School is located at 1418 Cooper Street. During the week of December 28 – December 31 the program will operate out of the Community school site at 225 Watson Street from Noon – 3:00 PM. There is a $1.00 charge which is payable at the door each day of attendance.
* Wished the Council “Happy Holidays” and also gifted each Council Member, the Mayor, the City Attorney and the City Clerk a poinsettia and cookies.

K. Future Agenda Items

* Mayor Domingo would like options of changing the budget year added to the next agenda.
* Council Member Brown would like an amendment to the Charter to separate the Clerk from the Finance Department added to the next agenda.
* Council Member Reid would like Holland Park Fundraiser added to the next agenda.

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

No action was necessary as all members were present.

XI. CITIZEN’S COMMENTS (Persons addressing the City Council shall limit their

comments to agenda items and to no more than five (5) minutes. Proper decorum is required.)

Comments were received from:

* Jerry Clifton, 157166 17 ½ Mile Rd, Marshall, in opposition to the Albion School Annexation by Marshall Public Schools
* Emery & Irene Bates, 808 E. Broadwell St, regarding possible unauthorized vehicles for hire operating in Albion
* Christine Schauer, Calhoun County Treasurer regarding efforts to assist residents in avoiding property tax foreclosures.
* Council Members French and Krause and Mayor Domingo.

XII. ADJOURNMENT

Krause moved, French supported, CARRIED, to ADJOURN Regular Session. (7-0, vv).

Mayor Domingo adjourned the Regular Session at 8:36 p.m.

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Date Jill Domingo City Clerk