

# CITY OF MUSKEGON

## CITY COMMISSION MEETING

**SEPTEMBER 27, 2016**

**CITY COMMISSION CHAMBERS @ 5:30 P.M.**

### **MINUTES**

The Regular Commission Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, MI at 5:30 p.m., Tuesday, September 27, 2016. Mayor Stephen J. Gawron, opened the meeting with prayer, after which the Commission and public recited the Pledge of Allegiance to the Flag.

#### **ROLL CALL FOR THE REGULAR COMMISSION MEETING:**

Present: Mayor Stephen J. Gawron, Vice Mayor Eric Hood, Commissioners Debra Warren, Willie German, Jr., Dan Rinsema-Sybenga, and Byron Turnquist, City Manager Franklin Peterson, City Attorney John Schrier, and City Clerk Ann Meisch.

Absent: Commissioner Ken Johnson (Arrived at 5:40)

#### **2016-73      CONSENT AGENDA:**

##### **A. Approval of Minutes      City Clerk**

SUMMARY OF REQUEST: To approve minutes of the September 12, 2016 Worksession and September 13, 2016 Regular City Commission Meeting.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED:      None

STAFF RECOMMENDATION: Approval of the minutes.

##### **C. Fire Department Pickup Trucks      DPW/Equipment**

SUMMARY OF REQUEST: Authorize staff to purchase two 2017 Ford F 250 4x4 pickup trucks from Gorno Ford, the Mi-Deal State contract holder, for a purchase price of \$30,645 each.

FINANCIAL IMPACT:      \$61,290.00 or \$30,645.00 each

BUDGET ACTION REQUIRED:      None. The amount is accounted for in the 2016/17 budget.

STAFF RECOMMENDATION: Authorize staff to purchase two Ford F 250 4x4 pickups from Gorno Ford.

**D. Approval of Sale of City-owned home at 2324 Park Drive** Community and Neighborhood Services

SUMMARY OF REQUEST: To approve the resolution and instruct the Community and Neighborhood Services department to complete the sales transaction with Muhamer Nijaziu for the totally rehabilitated home at 2324 Park Drive: purchase price \$105,000.

FINANCIAL IMPACT: The proceeds from the sale will be used to continue the rehabilitation of affordable homes through the HOME program and provide funding for our Homebuyer's Assistance Program.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: To approve the resolution and direct the CNS staff to complete the sale.

**E. Rezoning request for the properties located at 307 & 313 W Laketon Avenue** Planning & Economic Development

SUMMARY OF REQUEST: Request to rezone the properties at 307 and 313 W. Laketon Avenue from I-2, General Industrial to B-4, General Business by Juan Avreola Villa.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: Staff recommends approval of the rezoning.

COMMITTEE RECOMMENDATION: The Planning Commission unanimously recommended approval of the request at their 9/15/16 meeting.

**Motion by Commissioner Johnson, second by Commissioner German, to approve the Consent Agenda as presented with the exception of Items B and F.**

**ROLL VOTE: Ayes: Gawron, Hood, Warren, German, Rinsema-Sybenga, Turnquist, and Johnson**

**Nays: None**

**MOTION PASSES**

**2016-74 ITEMS REMOVED FROM CONSENT AGENDA:**

**B. Demolition of 1812 Lakeshore Drive – City "Grant" to Share in Costs**  
Planning & Economic Development Department

SUMMARY OF REQUEST: Dick Ghezzi recently purchased the property at 1812 Lakeshore Drive. This building has been a blight in the Lakeside Business District for several years. Mr. Ghezzi is requesting "grant" assistance from the City in demolishing the building (similar to the request approved for 1785 Beidler last year). It is located along a critical commercial corridor, as well as adjacent to the Lake Express Ferry Terminal. Mr. Ghezzi intends to demolish part of the

building for a parking lot and will improve the remainder.

FINANCIAL IMPACT: Mr. Ghezzi received two quotes. The lowest quote is for \$14,200. It is recommended that the City pay \$7,100 or half the amount of the lowest quoted price, which will be paid from the City's current budget for building demolitions.

BUDGET ACTION REQUIRED: None.

STAFF RECOMMENDATION: To accept the cost share with Mr. Ghezzi for half the amount of the lowest quote, which is \$7,100. The payment will be made after the demolition and parking improvements are completed.

**Motion by Commissioner Turnquist, second by Commissioner Warren, to accept the cost share with Mr. Ghezzi for half the amount of the lowest quote, which is \$7,100. The payment will be made after the demolition and parking improvements are completed.**

**ROLL VOTE: Ayes: Hood, Warren, German, Rinsema-Sybenga, Turnquist, Johnson, and Gawron**

**Nays: None**

#### **MOTION PASSES**

**F. Adopt a Resolution to Approve a Small Distillery, Thew's Beverage Company, LLC at 930 W. Sherman City Clerk**

SUMMARY OF REQUEST: The Liquor Control Commission is seeking local recommendation on a request from Thew's Beverage Company, LLC, for a Small Distillery License to be located at 930 W. Sherman.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To adopt the resolution approving Thew's Beverage Company, LLC at 930 W. Sherman as a small distillery.

**Motion by Commissioner Turnquist, second by Commissioner Rinsema-Sybenga, to adopt the resolution approving Thew's Beverage Company, LLC at 930 W. Sherman as a small distillery.**

**ROLL VOTE: Ayes: Warren, German, Rinsema-Sybenga, Turnquist, Johnson, Gawron, and Hood**

**Nays: None**

#### **MOTION PASSES**

#### **2016-75 PUBLIC HEARINGS:**

**A. Request to Conduct a Public Hearing of the Community & Neighborhood Services Department Consolidated Annual Performance**

**Evaluation Report (CAPER 2015)** Community and Neighborhood  
Services Department

SUMMARY OF REQUEST: To conduct a public hearing of the 2015-2016 CAPER projects funded through CDBG and HOME allocations to the City of Muskegon Community and Neighborhood Services department.

FINANCIAL IMPACT: None

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To submit the 2015-2016 CAPER, including any public comments received during the 30-day comment period ending September 27, 2016.

**PUBLIC HEARING COMMENCED**

**Motion by Commissioner Rinsema-Sybenga, second by Vice-Mayor Hood, to close the public hearing and submit the 2015-2016 CAPER, including any public comments received during the 30-day comment period ending September 27, 2016.**

**ROLL VOTE: Ayes: German, Rinsema-Sybenga, Turnquist, Johnson, Gawron, Hood, and Warren**

**Nays: None**

**MOTION PASSES**

**B. BID Special Assessment – Resolution Approving District** Planning &  
Economic Development Department

SUMMARY OF REQUEST: The Downtown Business Improvement District (BID) Board is requesting that the special assessment district for downtown properties be renewed. The previous BID district was only approved for one year. Since the BID assessment is still very new, it is proposed that it be extended for another one-year term to allow us to gauge its impact before committing to a longer term. The assessments will continue to go towards various downtown expenditures, including snow removal on sidewalks, spring/fall cleanup and landscaping, events, directional signs, and marketing/advertising. The BID assessment includes both a "Class A" and a "Class B" district.

FINANCIAL IMPACT: The total estimated cost of services within the BID is \$150,000 of which approximately 75% (\$111,924) will be paid by the special assessment to property owners.

BUDGET ACTION REQUIRED: None

STAFF RECOMMENDATION: To approve the resolution approving the special assessment district and authorize the Mayor and Clerk to sign.

**PUBLIC HEARING COMMENCED**

Dave Alexander with Downtown Muskegon Now spoke about the assessment. The following objections were recorded/received by the Planning & Economic Development Office:

Joyce Thebo – 100 W. Western Avenue – 24-205-555-0001-00 - opposed

William Carlston - Hairitage Properties, LLC – opposed

Tammy Jager – First & Clay - opposed

**Motion by Commissioner Rinsema-Sybenga, second by Commissioner Johnson, to close the public hearing and approve the resolution approving the special assessment district and authorize the Mayor and Clerk to sign.**

**ROLL VOTE: Ayes: Rinsema-Sybenga, Turnquist, Johnson, Gawron, Hood, and Warren**

**Nays: German**

**MOTION PASSES**

**PUBLIC PARTICIPATION:** Public Comments were received.

**ADJOURNMENT:** The City Commission adjourned at 6:20 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC, City Clerk