

CITY OF MUSKEGON
CITY COMMISSION WORKSESSION

Thursday, June 10, 2019

5:30 p.m.

Worksession Meeting
City Commission Chambers

MINUTES

2019-42

Present: Mayor Gawron, Commissioners Turnquist, Warren, Hood, Johnson, German, and Rinsema-Sybenga.

Absent: None.

Mid-Town Square Phase Two

Staff is proposing to use our \$3,000,000 loan to develop Midtown Square II along with up to eight other new homes in close proximity. Dave Dussendang's proposal for Midtown Square II anticipated construction cost to be around \$155,000 per unit, however, with construction costs rising, we can probably assume they could be closer to \$165,000 per unit. This would allow for the construction of 10 rowhouses at the Midtown Square II location and up to eight other homes located within the boundaries of our Nelson Neighborhood Infill Development Brownfield. A detailed map depicting staff's recommended lots to start with along with the number of units that could go on each lot.

Froebel School

A timeline for the possible sale of Froebel School was presented to City Commission. The timeline was submitted by Melching. Mike Franzak, Planning Director, indicated Melching is interested in preserving the building for possible housing.

Mike Oliver gave an overview of his vision for the building indicating he has a passion for historic buildings.

Update Parks and Streets Plan

A plan was submitted for a requested millage for local street improvements and parks. The overall expense summary is \$26,226.986 with a breakdown of a proposed millage rate of 10 years at 5.21%, 15 years at 3.73, and 20 years with a 2.99% millage rate.

Recreational Marihuana

Mike Franzak, Planning Director, gave an overview of the options that Commission has.

Municipalities will not be receiving a sales tax percentage for medical marihuana. Percentages will only be given to municipalities offering recreational marihuana.

Options are:

Take no action and the municipality is automatically in. The State will issue a license to anyone as long as they are not within 1000 feet of schools or in a residential district.

The City may choose to opt-out.

The City may choose to opt in and regulate what areas it is allowed in.

Commissioners do need to make a decision before the end of the year.

Greg Maki, 420 Causeway, owner of dispensary at 1922 Park Street, is hoping the City will opt into recreational marihuana.

Aaron Smith, 410 Causeway, need to look at parking and traffic patterns when looking at approved locations.

Diversity, Equity and Inclusion - Michigan Department of Civil Rights

A proposal was received from the Michigan Department of Civil Rights for Diversity, Equity and Inclusion training solutions for Commissioners and employees. The cost of the program is \$8,790.

Civil Service

Civil Service is proposing putting a question on the ballot to eliminate the rule of three. Currently the rule of three allows only the top three candidates to be interviewed for a position. By eliminating the rule of three, all qualified candidates may be interviewed and considered for a position.

880 First Street- Ameribank Building Update

Staff is seeking approval to publicize a request for proposals for redevelopment of 880 First Street because the previous developer has withdrawn his purchase option agreement.

Commission Rules

The Mayor is exploring different options and has reached out to other municipalities to gather more information. He indicated he wants to place this on a Legislative Policy meeting in July.

Adjourn at 9:13 pm.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk