



CITY COUNCIL

August 1, 2016

A regular meeting of the City of Petoskey City Council was held in the City Hall Council Chambers, Petoskey, Michigan, on Monday, August 1, 2016. This meeting was called to order at 7:00 P.M.; then, after a recitation of the Pledge of Allegiance to the Flag of the United States of America, a roll call then determined that the following were

Present: William Fraser, Mayor
Kate Marshall, City Councilmember
John Murphy, City Councilmember
Grant Dittmar, City Councilmember

Absent: Jeremy Wills, City Councilmember

Also in attendance were City Manager Robert Straebel, Clerk-Treasurer Alan Terry, City Planner Amy Tweeten and Downtown Director Becky Goodman.

Hear Walker Parking Presentation
Concerning the Darling Lot

Jake Jeppeson, Walker Parking Consultant, gave a brief presentation regarding the study for the Darling Lot. He reviewed two concepts including parking only and parking with mixed uses; that 100 additional spaces would be gained for a total of 230 spaces; reviewed public restrooms; displayed a conceptual for both types of decks; that mixed-use has various schemes, sizes, uses, etc.; that if developed for mixed-use, a developer should be involved to help with design; that estimated costs for only a parking deck is \$5M with increased costs if mixed-use; and reviewed numerous parking decks from other communities.

City Councilmembers inquired where funds would come from to finance the project. The City Manager reviewed that possible funding opportunities could come from increased parking fees, special assessments, grants or TIF generated by projects.

Mayor Fraser asked for public comments and heard that it is a lot of money for additional spaces, but not opposed if affordable and had inquiries on how utilized the decks are in other communities. Mr. Jeppeson was unaware of actual utilization numbers in other communities and discussed performing an analysis of parking demand for revenue projections.

Resolution No. 18978
Approve Consent Agenda Items

Following introduction of the consent agenda for this meeting of August 1, 2016, City Councilmember Marshall moved that, seconded by City Councilmember Murphy adoption of the following resolution:

BE IT RESOLVED that the City Council does and hereby confirms that the draft minutes of the July 18, 2016 regular-session City Council meeting be and are hereby approved; and

BE IT RESOLVED that receipt by the City Council of a report concerning all checks that had been issued since July 18 for contract and vendor claims at \$2,245,480.45, intergovernmental claims at \$672,056.75, and the July 28 payroll at \$205,379.91, for a total of \$3,122,917.11 be and is hereby acknowledged.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Fraser (4)

NAYS: None (0)

Resolution No. 18979-18980
Confirm Appointments

Mayor Fraser reviewed that City Council consider possible appointments to the Building Authority Board of Commissioners and Downtown Management Board. City Councilmembers commented that there is public frustration on appointment process; if applicants are contacted after receipt of application; that it is unknown when members leave boards or commissions; that procedures are done outside of public eye by the Mayor and all applications should be provided to Council to decide, noting the process is the Mayor's to perform; requested a list of interested applicants and resignation letters be provided to Council; and that vacancies should be filled as soon as possible.

Mayor Fraser indicated that he will bring forward Board and Commission vacancies and interested applicants.

City Councilmember Dittmar moved that, seconded by City Councilmember Murphy, adoption of the following resolution:

BE IT RESOLVED that the City Council does and hereby approves the reappointment of Robert Englebrecht, City Assessor, and Alan Terry, Clerk-Treasurer, to the Building Authority Board of Commissioners both for three-year terms ending July 2019.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Fraser (4)

NAYS: None (0)

Resolution No. 18980

City Councilmember Marshall moved that, seconded by City Councilmember Murphy, adoption of the following resolution:

BE IT RESOLVED that the City Council does and hereby approves the appointment of Dan Harris, 695 Harbor View Lane, to the Downtown Management Board to fill a vacated term of December 1, 2016.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Fraser (4)

NAYS: None (0)

Hear Public Comment

Mayor Fraser asked for public comments and there were no comments.

Hear City Manager Updates

Bear River East Lift Station upgrades are postponed until 2017 and will include a generator to service the lift station and City Hall; that the no parking signs were installed on West Lake Street; and reminded citizens of the August Primary election tomorrow.

The City Manager reviewed that the CIP 2017-2022 was in progress and would be presented to the Planning Commission at their August meeting; that the

Discuss Surplus of City-owned Parcels

discussion was that the City could liquidate property to have it return to the tax roll and potentially allow for new construction. At its March 16, 2015 meeting, City Council authorized staff to initiate a request for proposals (RFP) for the sale of land the City owns at 209 Washington Street for the purpose of residential development. Staff developed the RFP, advertised in the paper, posted the RFP on the City website and talked to builders about the availability of the lot. No proposals were received and after the state submittal deadline, the RFP remained on the website for several months but was then removed and no further marketing occurred.

The City Manager reviewed that the selling of surplus City-owned property was first discussed in June, 2014 when a list of surplus properties was presented. The

Staff has been working with stakeholders in the Old Town Emmet Neighborhood on street reconstruction in 2017. Interest in the lot has been indicated by at least two adjacent property owners including the owner of Tom and Dick's. City Council was being asked to provide direction to staff on the possible sale of the lot.

City Councilmembers discussed the possibility of the Petoskey Public School's building trades program to build a house on the proposed location.

City Councilmember Marshall then moved that, seconded by City Councilmember Murphy to authorize the City Manager to contact the Superintendent of Petoskey Public Schools to discuss possible building project.

Said motion was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Fraser (4)

NAYS: None (0)

Resolution No. 18981
Recess to Closed Session

agreement and 8(e) to discuss specific pending litigation.

City Council was being asked to adopt a resolution that would recess to a closed session pursuant to Section 8(c) of the Michigan Open Meetings Act to consider strategy and negotiations of a collective bargaining

City Councilmember Dittmar moved that, seconded by City Councilmember Marshall adoption of the following resolution:

WHEREAS, the City Manager has requested that the City Council recess to a closed session, pursuant to Section 8(c) of the Michigan Open Meetings Act, to consider strategy and negotiations of a collective bargaining agreement and 8(e) to discuss specific pending litigation, following the conclusion of routine business at the City Council's regular meeting of August 1, 2016:

NOW, THEREFORE, BE IT RESOLVED that the City Council does and hereby authorizes to recess to a closed session, to consider negotiations of a collective bargaining agreement and specific pending litigation

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Fraser (4)

NAYS: None (0)

Recessed to closed session at 8:32 P.M. and reconvened into open session at 9:00 P.M.

Resolution No. 18982 - Approve
Teamsters Local 214 Union
Contract Covering DPW Staff

The City Manager reviewed the new union contract covering certain DPW staff including pension changes, wage increases, health care benefits and on-call rates.

City Councilmember Marshall moved that, seconded by City Councilmember Murphy adoption of the following resolution:

WHEREAS, certain Department of Public Works unionized staff members are represented by the Teamsters State, County and Municipal Workers Local 214; and

WHEREAS, City and bargaining unit representatives negotiated provisions of a proposed agreement for full-time Public Works staff members; and

WHEREAS, the City Manager now has reported that a tentative agreement has been reached with the full-time Teamsters State, County and Municipal Workers Local 214 for the period of August 1, 2016 through March 31, 2019:

NOW, THEREFORE, BE IT RESOLVED that the City Manager be and is hereby directed to execute on behalf of the City an employment agreement with full-time Department of Public Works staff members who are represented by the Teamsters State, County and Municipal Workers Local 214.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Fraser (4)

NAYS: None (0)

Hear Council Comments

Mayor Fraser asked for Council comments and Councilmember Murphy commented that the annual Lockwood Park picnic is scheduled for Monday, August

8 and Mayor Fraser reminded citizens to vote tomorrow at the primary election.

There being no further business to come before the City Council, this August 1, 2016, meeting of the City Council adjourned at 9:05 P.M.

W.J. Fraser, Mayor

Alan Terry, City Clerk-Treasurer