

CITY OF MONROE
REGULAR COUNCIL MEETING
MONDAY, MARCH 21, 2011

Regular meeting of the City Council of the City of Monroe, Michigan held on Monday, March 21, 2011 at 7:30 p.m. in the City Hall Council Chambers.

Present: Council Members Bica, Molenda, Conner, Beneteau, Hensley, Paisley and Mayor Clark.

Charles D. Evans, City Clerk-Treasurer gave the invocation.

Mayor Clark led the pledge of allegiance to the flag.

Mayor Clark said he invited Kim Steve, MIFA Representative with our Sister City, Hofu Japan, to come and give an update about how Hofu was affected by the recent earthquake and tsunami.

Kim Steve, MIFA Representative said she is thankful to report that Hofu was not affected by the earthquake or tsunami that devastated the northern region of Japan. She also explained that Hofu is far enough away from the nuclear situation so they did not have to evacuate. She said that due to the massive disaster, MIFA is looking into ways to show support for those who were affected and that she will give a report back to Council.

Andrea Jones, Downtown Development Authority said that the DDA is hosting a downtown cleanup on Saturday, April 2 from 8:00 a.m. – 12noon with a rain date of April 9. She said the DDA is moving ahead with the engineering drawings for the parking lot and green space for the Lauer-Finzel and former United Way Stepping Stone properties along the River Raisin and are planning construction for the entire area as one project. She cited special events at Belle Fleur, the Monroe County Historical Museum and the River Raisin Center for the Arts and said that more information on those events and others can be found by visiting their website at www.downtownmonroe.com or by phone at (734)240-2458.

Public Hearings.

34 This being the date set for the purpose of reviewing and hearing comments on an Obsolete Property Rehabilitation Tax Exemption Certificate pursuant to Public act 146 of 2000, as amended, from JDK, LLC for the property located at 78-84 West Front Street, and there being no comments on file in the in writing in the Clerk-Treasurer's Office, and no persons present commenting, the Mayor declared the hearing closed.

35 This being the date set for the purpose of reviewing and hearing comments on a proposed First Amendment to the Brownfield Plan for Site No. 22, 725 North Monroe Street, and there being no comments on file in writing in the Clerk-Treasurer's Office, the Mayor declared the hearing open.

Council Member Molenda said he doesn't think the City should be held responsible for overages resulting from a third party engineer for failure on their part, and also that the additional work was not pre-approved by any of the stake holders and because of that the City is the only one who can be asked to reimburse the overages.

Mark Laboe, 425 St. Mary's Avenue, explained that as he sees it, this is a big competition between the Brownfield's and the Greenfield's and he thinks the City of Monroe needs to recognize that the city is one big Brownfield with all of the obsolete buildings and the contaminated sites. He also said that the city needs to send a clear message to the developers that we are business friendly and that we will take that extra step to make it possible for these Brownfield's to be redeveloped.

David Smith, 530 Hollywood Drive commented on the entirety of Monroe being Brownfield, the drinking water and that the city should not be responsible for the overages in the funding for this property.

Dan Swallow, Director of Economic & Community Development said he would be cautious to call the additional expenses overages because they are expenses that were not anticipated at the time the project was approved. He explained that it is difficult to find everything on a site, so there are things that are discovered in construction process. He highlighted some of the costs and expenditures that were originally approved in the Brownfield plan.

There being four persons present commenting and no comments on file in writing in the Clerk-Treasurer's Office, the Mayor declared the hearing closed.

36 This being the date set for the purpose of reviewing and hearing comments on approval of the Brownfield Plan for Site No. 23 – 78-84 West Front Street, and there being no comments on file in the in writing in the Clerk-Treasurer's Office, and no persons present commenting, the Mayor declared the hearing closed.

Council Action.

35 Communication from the Economic & Community Development Director, submitting a proposed First Amendment to the Brownfield Plan for Site No. 22, 725 North Monroe Street, and recommending that if Council concurs with the BRA recommendation, the action would be to approve the First Amendment to the Brownfield Plan for Site No. 22 – Eye Surgeons Associates, 725 North Monroe Street, in the form of the attached resolution; following the public hearing. Alternatively, Council could deny the proposed amendment to refer it back to the BRA with direction to review a specific aspect of the proposed amendment.

It was moved by Council Member Molenda and seconded by Council Member Paisley that item 35 be referred back to the Brownfield Redevelopment Authority for further consideration.

After a lengthy discussion a vote was taken on the motion.

Ayes: 6 Nays: 1 (Council Member Conner)

Motion carried.

Consent Agenda. (All items listed under the Consent Agenda are considered to be routine by Mayor and Council and may be approved by one motion. Any item may be removed for separate discussion by a Councilperson or citizen.)

A. Approval of the Minutes of the Special Council Meeting held on Monday, March 7, 2011 and the Regular Council Meeting held on Monday, March 7, 2011.

B. Approval of payments to vendors in the amount of \$682,979.28.
Action: Bills be allowed and warrants drawn on the various accounts for their payment.

34 Obsolete Property Rehabilitation Certificate Application – 78 – 84 West Front Street.

1. Communication from the Director of Economic & Community Development, submitting an application for Obsolete Property Rehabilitation Tax Exemption from JDK, LLC for the improvements proposed to be made at 78 – 84 West Front Street, and recommending that Council grant the Obsolete Property Rehabilitation Act Exemption Certificate for 78-84 West Front Street in accordance with the

recommendation of the EDRC in the form of the attached resolution (following a public hearing); and authorize staff to forward the application to the State Tax Commission for their review and action.

2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

36 Approval of the Brownfield Plan for Site No. 23 – 78-84 West Front Street.

1. Communication from the Director of Economic & Community Development, submitting a proposed resolution for the approval of the Brownfield Plan for Site No. 23 – 78-84 West Front Street, and recommending that Council approve the Brownfield Plan for Site No. 23, 78-84 West Front Street, in the form of the attached resolution, following the public hearing.
2. Supporting documents.
3. Action: Accept, place on file and the resolution be adopted.

37 Jazz Festival Service Contract.

1. Communication from the City Manager's Office, reporting back on a request from the Monroe County Convention & Tourism Bureau for permission to hold the 10th Annual River Raisin Jazz Festival on August 11 – 14, 2011, with assistance from city personnel (DPS, Fire & Police), for the City to help sponsor the event, to use St. Mary's Park, to close Elm Avenue from Borgess Avenue to North Monroe Street, MCCTB use and control of parking spots in St. Mary's parking lot, police security in Park from Friday – Sunday, clean-up of city park, install fencing around restricted viewing area, install flags and banners, signage to parking, provide bleachers, etc. and any other touch up or clean up as necessary to make the park area presentable, and recommending that Council approve the request contingent upon passage of the 2011 budget and inclusion of the funding for the event, items being met as outlined by the administration, as well as the signing of this contractual services agreement between the City and the Monroe county Convention & Tourism Bureau for the production of the 2011 River Raisin Jazz Festival, and that the City Manager be granted authority to alter/amend the event due to health and/or safety reasons.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

38 Monroe County Convention & Tourism Bureau River Raisin Jazz Festival Banner Request.

1. Communication from the City Manager's Office, reporting back on a request from the Monroe County Convention & Tourism Bureau for permission to display three banners across East Front Street, West First Street and Monroe Street from August 1 – 14, 2011, announcing the 10th Annual River Raisin Jazz Festival on August 12 – 14, 2011, and recommending the request be approved.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

39 Monroe County Convention & Tourism Bureau Custer Week Banner Request.

1. Communication from the City Manager's Office, reporting back on a request from the Monroe County Convention & Tourism Bureau for permission to display three banners across East Front Street, West First Street and Monroe Street from September 19 – October 9, 2011, announcing Custer Week on October 3 - 9, 2011, and recommending the request be approved.
2. Supporting documents.
3. Action: Accept, place on file and the recommendation be carried out.

- 40 Custer Airport Drainage Improvements – Design Funding Contract with MDOT.
1. Communication from the Director of Engineering & Public Services, submitting a proposed resolution delineating the terms of the Custer Airport Drainage Improvements Contract with MDOT and the City of Monroe, and recommending that the attached resolution be approved, and that the City share of the costs be appropriated as detailed in the financial information detail below, and further recommending that the Mayor, Clerk-Treasurer, and/or Director of Engineering & Public Services be authorized to execute any other necessary agreements to carry out the above on behalf of the City of Monroe.
 2. Supporting documents.
 3. Action: Accept, place on file and the resolution be adopted.
- 41 Installation of New Public Water Mains – Gee Drive and Glendale Court – Special Assessment Resolution Number 2.
1. Communication from the Director of Engineering & Public Services, submitting Resolution No. 2 in the special assessment process declaring the installation of a new public water main to service the properties located on Gee Drive and Glendale Court, and recommending that the attached Resolution 2 be adopted, and that the public hearing be scheduled for April 4, 2011 at 7:30 p.m. in the City Council Chambers.
 2. Supporting documents.
 3. Action: Accept, place on file and the resolution be adopted.
- 42 CDBG Subrecipient Agreement with Paula's House.
1. Communication from the Director of Economic & Community Development, submitting a CDBG subrecipient agreement to enable Paula's House to pursue other grants with these funds considered as leverage, and recommending that Council approve the proposed agreement with Paula's House and authorize the City Manager to execute the agreement.
 2. Supporting documents.
 3. Action: Accept, place on file and the recommendation be carried out.
- 43 Bolles Harbor Lift Station Duplex Pump Control System Replacement Bids.
1. Communication from the Director of Water & Wastewater Utilities, reporting back on bids received for the Bolles Harbor Lift Station Duplex Pump Control System Replacement, and recommending that a purchase order be awarded to Lotus Electric out of Waterford, MI in the amount of \$8,776.35 and that a total of \$10,100.00 be encumbered to include a 15% contingency for the replacement of Bolles Harbor Lift Station Duplex Pump Control System in accordance with the bid specifications.
 2. Supporting documents.
 3. Action: Accept, place on file and the recommendation be carried out.
- 44 Lauer-Finzel Park Grant Application to the Michigan Natural Resources Trust Fund.
1. Communication from the Economic & Community Development Director, submitting a proposed resolution as required for a grant application to the Michigan Natural Resources Trust Fund to redevelop the City owned Lauer-Finzel property, and recommending that council approve the resolution of support for a grant application to the Michigan Natural Resources Trust Fund to develop the proposed Lauer-Finzel Park.

2. Supporting documents.
3. Action: Accept, place on file and the resolution be adopted.

45 City Hall Office Lease – Great Lakes Tower.

1. Communication from the Building Official, submitting an addendum to the lease with Great Lakes Tower for office space, and recommending that Council approve the terms of the lease addendum document attached and to authorize that it be executed and signed by the Mayor and City Clerk-Treasurer.
2. Supporting documents.
3. Action: Accept, place on file and the resolution be adopted.

It was moved by Council Member Molenda and seconded by Council Member Beneteau that item 34, 36, 37, 38, 39, 40, 41, 43, 44 and 45 of the Amended Consent Agenda be approved as presented and that item 42 be removed and considered separately.

Ayes: 7 Nays: 0

Motion carried.

42 Communication from the Director of Economic & Community Development, submitting a CDBG subrecipient agreement to enable Paula's House to pursue other grants with these funds considered as leverage, and recommending that Council approve the proposed agreement with Paula's House and authorize the City Manager to execute the agreement.

Pat McElligott, 813 Reisig Street questioned the use of the funds being turned over to Paula's House and asked if the same consideration of funds has been given to similar male related programs.

Dan Swallow, Director of Economic & Community Development explained that the source of the funding comes from the Community Development Block Grant (CDBG) program, which are federal funds that are specifically targeted at assisting low to moderate income individuals, and a category within that is identified as prevention of homelessness. He said that other entities are eligible to approach the city and submit a proposal that could be considered. He said the city is looking forward as to how to allocate the CDBG funds for the next fiscal year.

It was moved by Council Member Hensley and seconded by Council Member Beneteau that item 42 be accepted, placed on file and the recommendation be carried out.

Ayes: 7 Nays: 0

Motion carried.

Council Comments.

Council Member Molenda asked when yard waste pick up will begin and when can he expect to see the street sweeper's on the streets. He also pointed out that the Funds for Fury Friends Dinner/Auction, Monroe Humane Society, 240-0562, will be held on Saturday, March 26th at LaRoy's Hall on Telegraph Road.

Patrick Lewis, Director of Engineering & Public Services said that yard waste pick up will begin on April 4 through the second week of December, on regular collection day and the street sweeper's will be starting the week of March 28 or April 4 depending on the weather. He added that the restrooms at the parks will be open around the third week of April or as soon as it's certain that the sub-freezing temperatures have past and there is no danger of frozen plumbing.

Council Member Conner thanked the City and Council for allowing her to go to the National League of Cities Conference in Washington and commented on a couple of the topics covered at the conference. She also commented the Orchard East Meeting on Thursday, March 13th and said the next meeting will be at Navarre Library on April 21st. She noted that there will be a Civil War Memorial Fundraiser Dinner on April 30th for the memorial that will be placed at Soldiers & Sailors Park.

Council Member Beneteau commented about the action of sending the First Amendment for the Brownfield Plan for Site No. 22 back to the BRA.

Mayor's Comments.

Mayor Clark commented on the open house on Sunday, April 3rd for the new Habitat for Humanity home at 634 Arbor Avenue and congratulated Martin Shoes on the complete renovation of their building.

Manager's Comments.

George Brown, City Manager announced that the Monroe Water Department has implemented an e-billing system for its water & sewer customers and if anyone is interested in an e-bill they should contact the Water Department at (734)384-9150 or (734)384-9152 to set up the program or they can go to website www.monroemi.gov have access to email addresses for the Water Department personnel.

Citizen's Comments.

Pat McElligott, 813 Reisig Street commented on the success of the Action Line program, and asked why the phone numbers and email addresses for the Council Members are not on the website.

Council Member Beneteau said that the phone numbers and email addresses for the Council Members can be found by clicking on the directory link and then clicking on the City Council link.

David Smith, 530 Hollywood Drive commented on the auxiliary aid offered by the Clerk's Office for the hearing impaired and said the device works well. He also commented on some of the items on the agenda and the Council Members concerns with those items.

Adjournment.

It was moved by Council Member Molenda and seconded by Council Member Bica that the meeting adjourn at 8:50 p.m. until the next Regular Meeting on Monday, April 4, 2011 at 7:30 p.m.

Ayes: 7 Nays: 0

Motion carried.

Charles D. Evans
City Clerk-Treasurer

Robert E. Clark
Mayor