

**CITY OF WILLIAMSTON
REGULAR CITY COUNCIL MEETING
MAY 9, 2005
MINUTES**

1. Call To Order: The meeting was called to order at 7:01 p.m. by Mayor Kenneth Zichi and the Pledge of Allegiance was recited.

3. Roll Call: Mayor Kenneth Zichi, Mayor Pro-tem Larry Wittrup, Council Members Penny Davis, James DeForest, Robert Hanna, George Monroe and Scott VanAllsburg. Absent: None.

Also Present: City Manager Lisa Hitchcock, Deputy Clerk Holly Thompson, City Attorney Dave Stoker, Executive Secretary Catherine Garnham, Police Chief Tom Ambs, JFM Productions, Robert St. John, First Properties Representatives Barry Ludwig and Robert Kabee, and TMN Representative Rudy Hirt.

4. Approval of Agenda: Add item 8j. Electrical Quote for the Red Cedar Lift Station and on item 8c. change "Planned Unit Development" to "Several Text Amendments". **MOTION BY DEFOREST, SECOND BY WITTRUP, TO APPROVE THE AGENDA AS AMENDED. MOTION PASSED BY VOICE VOTE.**

5. Audience Participation: Mayor Zichi called for public comment at this time and there was none.

6. Council Minutes of April 25, 2005: On page 1, item 5. add "Mayor Zichi agreed it would be a good idea." after the last sentence. **MOTION BY DEFOREST, SECOND BY WITTRUP, TO APPROVE THE APRIL 25, 2005 MINUTES AS AMENDED. MOTION PASSED BY VOICE VOTE.**

7. Accounts Payable: Councilman Hanna reported that the accounts payable totaled \$148,333.56 and included payroll, consultants, utilities, and other miscellaneous supplies and services. Reference #'s 4637-4705. **MOTION BY HANNA, SECOND BY WITTRUP, TO APPROVE THE ACCOUNTS PAYABLE AS PRESENTED. YES: WITTRUP, DAVIS, MONROE, VANALLSBURG, HANNA, ZICHI, DEFOREST. NO: NONE. MOTION PASSED.**

8. Action Items

8a. Presentation from First Properties for Consideration of Payment in Lieu of Taxes Request for Park Terrace Apartments: Barry Ludwig of First Properties stated that they are asking for a PILOT agreement because they are getting a loan for property rehabilitation from the State. They are asking for a 15 year stabilized payment. He commented that the stabilization will benefit the tenants as well as the community. Bob Kabee stated that the loan from the State

will be for 1.8 million dollars. Councilman Monroe questioned if all of the units are occupied and if tenants will be displaced when the renovations are done. Mr. Kabee stated that there is a 95% occupancy rate at this time and none of the tenants will be displaced during the renovation. Councilmember Davis questioned what the cost to the tenants would be if the PILOT is not accepted. He stated it would be approximately \$16 more per month, per tenant. Mayor Zichi commented that the SEV in Williamston is only a quarter of what all of the surrounding Townships are at and this would only affect the City taxpayers further. Councilman Wittrup questioned if they were going to ask the School's opinion. Mr. Kabee stated that the decision lies solely with the Council. Councilman Hanna questioned if the rents are frozen for 15 years. The applicant stated that no, the rent would increase. Councilman VanAllsburg stated that he is not sure if this would be helping the low-income tenants or the applicants.

MOTION BY MONROE, SECOND BY WITTRUP, TO TABLE THIS ITEM UNTIL THE NEXT MEETING.

Discussion: The Council asked the City staff to work with First Properties to get additional information on what other communities are doing, how they are affected, variations from the assessor and if the taxable value can be adjusted every year and worked into the agreement.

VOTE ON MOTION: MOTION PASSED BY VOICE VOTE.

8b. Request for Funds from Williamston Library Foundation: The Williamston Community Library Foundation is asking for \$6000 to pay for the architectural plans for a new library on W. Grand River Ave. Councilman Wittrup stated that he did not agree with it. Councilman VanAllsburg commented that he felt the Council is being hostile toward the Foundation and perhaps they can work on a compromise. Mayor Zichi stated that the Foundation does not own the property, they only received one bid for the work, and they have not heard from the people in the community as to what they want. **MOTION BY MONROE, SECOND BY VANALLSBURG, TO TABLE THE PAYMENT ISSUE UNTIL THE PROJECT IS FURTHER DEVELOPED. MOTION PASSED BY VOICE VOTE.**

8c. First Reading of Ordinance No. 294 – Zoning Ordinance Amendment to Several Text Amendments and Perpendicular Signs: **MOTION BY DEFOREST, SECOND BY WITTRUP, TO APPROVE THE FIRST READING OF ORDINANCE NUMBER 294 AS PRESENTED. YES: HANNA, ZICHI, DEFOREST, WITTRUP, DAVIS, MONROE, VANALLSBURG. NO: NONE. MOTION PASSED.**

8d. Revised Proposal for Engineering Services- Hideaway Woods Residential Development: **MOTION BY DEFOREST, SECOND BY WITTRUP, TO APPROVE THE REVISED PROPOSAL FOR ENGINEERING SERVICES FOR HIDEAWAY WOODS IN THE AMOUNTS NOT TO EXCEED \$18,925 FOR PHASE 5, AND \$34,000 FOR THE 26 NEW LOTS. YES: MONROE, VANALLSBURG, HANNA, ZICHI, DEFOREST, WITTRUP, DAVIS. NO: NONE. MOTION PASSED.**

8e. Construction Phase Engineering Services- Tetra Tech Amendment No. 17- Industrial Park Phase 2: MOTION BY DEFOREST, SECOND BY WITTRUP, TO APPROVE THE TETRA TECH AMENDMENT NO. 17 FOR THE INDUSTRIAL PARK PHASE 2 AS PRESENTED IN AN AMOUNT NOT TO EXCEED \$44,800. YES: ZICHI, DEFOREST, WITTRUP, DAVIS, MONROE, VANALLSBURG, HANNA. NO: NONE. MOTION PASSED.

8f. Second Reading and Adoption of Ordinance No. 293 – To Provide for the Issuance and Sale of Revenue Bonds: MOTION BY DEFOREST, SECOND BY WITTRUP, TO ADOPT ORDINANCE NO. 293 AS PRESENTED TO PROVIDE FOR THE ISSUANCE AND SALE OF REVENUE BONDS. YES: VANALLSBURG, HANNA, ZICHI, DEFOREST, WITTRUP, DAVIS, MONROE. NO: NONE. MOTION PASSED.

8g. Resolution #08-05 Notice of Sale Resolution: MOTION BY DEFOREST, SECOND BY WITTRUP, TO APPROVE RESOLUTION 08-05 NOTICE OF SALE OF WATER AND SEWER REVENUE BONDS, AS PRESENTED. YES: DEFOREST, WITTRUP, DAVIS, MONROE, VANALLSBURG, HANNA, ZICHI. NO: NONE. MOTION PASSED.

8h. Set Public Hearing to Hear & Consider Comments to the Adoption of the Proposed Fiscal Year 2005-2006 Budget: MOTION BY DEFOREST, SECOND BY WITTRUP, TO SET A PUBLIC HEARING FOR MONDAY, MAY 23, 2005 AT 7:05 P.M. TO HEAR PUBLIC COMMENTS ON THE FISCAL YEAR 2005/2006 BUDGET. MOTION PASSED BY VOICE VOTE.

8i. Planning Commission Recommendation of Waiver: MOTION BY VANALLSBURG, SECOND BY WITTRUP, TO WAIVE THE \$35 FEE FOR A SIGN PERMIT FOR THE ENGLISH CUT FOR THEIR WORK IN FINDING INCONSISTENCIES INCONSISTENCIES IN THE ZONING ORDINANCE.

AMENDMENT TO THE MOTION: MOTION BY DEFOREST, SECOND BY WITTRUP, THAT DUE TO THE SPECIAL CIRCUMSTANCES OF THIS SITUATION THAT THIS NOT BE PRECEDENCE SETTING. MOTION PASSED BY VOICE VOTE.

VOTE ON THE AMENDED MOTION: YES: WITTRUP, DAVIS, MONROE, VANALLSBURG, HANNA, ZICHI, DEFOREST. NO: NONE. MOTION PASSED.

8j. Electrical Quote for the Red Cedar Lift Station: MOTION BY DEFOREST, SECOND BY WITTRUP, TO APPROVE THE CONTRACTS FOR ELECTRICAL UPGRADES BY CRAMPTON ELECTRIC IN THE AMOUNT NOT TO EXCEED \$15,530 AND DTE ENERGY IN THE AMOUNT NOT TO EXCEED \$7,000 FOR THE RED CEDAR LIFT STATION AS PRESENTED. YES: ZICHI,

DEFOREST, WITTRUP, DAVIS, MONROE, VANALLSBURG, HANNA. NO: NONE. MOTION PASSED.

11. Staff Reports

11a. City Manager: Lisa Hitchcock submitted a written report and added that the construction on the Putnam St. bridge caused a water main break which affected residents on West Riverside St. She also announced that the joint meeting with Williamstown Township will be on Tuesday, May 24th at 7:00 p.m. at the Community Center.

11b. City Attorney: No report.

11c. Police Chief: Tom Ambs submitted monthly statistics for April and reported that he addressed the Chamber of Commerce and Lions Club to discuss the Police & Kids program. He added that St. Mary's School will be holding a spaghetti dinner to benefit PAK on Saturday May 14th from 5:00 p.m. until 7:30 p.m. The Golf Outing will be July 30th, and he thanked JFM Productions for their interest and help with getting the word out about the Police & Kids events.

11d. Treasurer: Alan Dolley submitted a financial report for April 2005.

11e. Planning & Development Administrator: Lynn Wilson submitted a written report.

12. Committee/Sub-Committee Reports

12a. Legislative Director: No report.

13. Audience Participation: Mayor Zichi called for public comment at this time and there was none.

14. Council Member Comments: Councilman Wittrup told the Council to take a look at the new street signs in Chelsea. Councilman DeForest thanked the Boy Scouts for painting house numbers on the curbs and encouraged citizens to plant petunias along the curb this year. Councilmember Davis encouraged people to attend the Police & Kids dinner on Saturday. Mayor Zichi thanked the volunteers for their help in the river cleanup and commented that it went well. He also commented that the DDA is pursuing native plantings on the island and in between the rocks on the riverbank.

15. Closed Session- Property Acquisition: MOTION BY DEFOREST, SECOND BY WITTRUP, TO GO INTO CLOSED SESSION TO DISCUSS PROPERTY ACQUISITION. YES: MONROE, VANALLSBURG, HANNA, ZICHI, DEFOREST, WITTRUP, DAVIS. NO: NONE. MOTION PASSED.

Closed Session started at 8:55 p.m.

MOTION BY DEFOREST, SECOND BY WITTRUP, TO RETURN TO OPEN SESSION. MOTION PASSED BY VOICE VOTE. Time was 9:24 p.m.

Action on Closed Session: There was no action taken on closed session.

Meeting Adjourned at 9:25 p.m.

Respectfully Submitted by: _____
Holly M. Thompson, Deputy Clerk

Kenneth V. Zichi, Mayor

Date Approved: _____