

**MINUTES OF THE EAST JORDAN CITY COMMISSION REGULAR MEETING
HELD TUESDAY, OCTOBER 2, 2007 AT 7:30 P.M. IN CITY HALL**

Present: Mayor Postma
Commissioners Klooster, Vollbach, Bennett, McNitt and Symonds

Absent: Commissioner Timmons

Mayor Postma called the meeting to order at 7:30 p.m. and led the pledge of allegiance.

ITEM #3 Inquiry of Conflicts of Interest

No conflicts of interest were voiced.

CONSENT AGENDA

Motion offered by Symonds, second by Bennett, to approve the minutes of the Regular Commission meeting dated September 18, 2007, as submitted.

MOTION CARRIED ALL AYES
BY ROLL CALL VOTE

Motion offered by Symonds, second by Bennett, to acknowledge receipt of the Paid Bill List dated September 26, 2007, totaling \$170,471.02.

MOTION CARRIED ALL AYES
BY ROLL CALL VOTE

Motion offered by Symonds, second by Bennett, to acknowledge receipt of the following minutes:

- A. Bid Opening, September 18, 2007 RE: MJ Pipe Replacement

MOTION CARRIED ALL AYES
BY ROLL CALL VOTE

REGULAR AGENDA

ITEM # 7 PILOT Discussion

Thomas Lapka, attorney representing Gaery Haan, stated they were asking that the draft ordinance be approved and to allow the City Administrator, City Attorney and MiSHDA to finalize the PILOT Ordinance.

Commissioner McNitt questioned why the market study projections are not happening currently and where this project is drawing the additional citizens from.

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Mr. Lapka stated the draw would be from the surrounding townships.

Commissioner Vollbach stated the City did not need more employees, it needs more employers. He noted that the City of Ferndale did not feel their PILOT was a benefit to the community.

McNitt asked Mr. Lapka to supply a list of communities currently participating in a PILOT program and that Administrator White contact them to find out their thoughts on the PILOT in their community and what issues, if any, occurred that they did not expect.

Speaker Request-Anna Taylor, neighboring property owner.

Ms. Taylor stated East Jordan needs money and should not be giving it away. She noted a clause in Gaylord's PILOT ordinance that terminates the PILOT immediately if the project is sold. She felt East Jordan should receive at least 8.5% for the PILOT with an annual increase. She stated she was concerned about the lifestyles of low-income residents.

Speaker Request-Butch Breakey, DPW Superintendent, neighboring property owner, presented the Commission with Administrative Policy 117, Resolution 109/1996 regarding city services. He stated his concerns for the utility system and the need for all taps fees to be enforced to help maintain the system.

Mr. Lapka stated the developer is not requesting a break in tap fees and will pay the required fee. He noted Mr. Haan is locked in to the project for 15 years and the project is funded by a 35 year MiSHDA mortgage. He also noted the requirements for eligibility to rent a unit. He stated the applicants must meet a certain income level, submit to a criminal check, a credit check and employment verification. He stated tenants are also subject to annual file checks and annual unit inspections for cleanliness. Mr. Lapka stated this is a 4% MiSHDA loan and the tenants would not receive USDA or other rental assistance.

Ms. Taylor felt the Commission should not make a final determination yet as there are too many unanswered questions.

Commissioner Bennett polled the audience and the Commissioners regarding the pros and cons of the proposed project.

Mayor Postma asked the Commissioners for their current feelings toward the proposed project.

Commissioner Symonds stated that he did not feel the time was right for this project.

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Commissioner McNitt stated that if he was asked to vote at this time he would vote no as he did not feel he had enough information.

Commissioner Bennett was undecided due to the many positive and negative issues.

Commissioner Vollbach stated he would like to see more employment opportunities first and would be opposed to the project at this time.

Commissioner Klooster did not feel the City was in a position at this time.

Mayor Postma did not feel 4% would be enough to cover the cost of the additional required services and he is not in favor as the project is proposed at this time.

Postma also asked the Commission what would make the project appealing to them.

Commissioner McNitt stated he would like to see a comparison of the current taxes to a commercial development.

Commissioner Bennett would like to see a comparison table with an increasing percentage.

Commissioner Symonds did not feel additional information was necessary.

Commissioner Vollbach also did not feel additional information was necessary.

Commissioner Klooster stated he did not need any additional information.

Motion offered by Symonds to reject Gaery Haan's request for a PILOT ordinance.

Mr. Lapka asked the Commission to table the issue and allow him to submit additional information so they can make a more informed decision.

Commissioner Symonds withdrew his motion due to lack of support.

Motion offered by Vollbach, second by Bennett, to table the proposed PILOT project until the next regular Commission meeting.

**MOTION CARRIED ALL AYES
BY ROLL CALL VOTE**

ITEM #8 DDA Update

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No items to report.

ITEM #9 Administrator's Report

ADMINISTRATOR'S REPORT
OCTOBER 2, 2007

1. The summer season is closing out for 2007 and even with a slow economy and 13 slips sanded in at the Harbor our numbers were good. I would like to publicly thank the staffs at the Harbor and Tourist Park for another great season. Many compliments were received by patrons of both facilities and they were for service provided by the employees.
2. Our rain garden is in; it was planted on September 26. Thank you to the Tip of the Mitt Watershed Council for their design and grant funding for the plants and planting. Thank you also to all the volunteers who planted the plants and to city crew from the Parks Department and DPW for getting the site ready. The rain garden when mature will help to filter out debris going to the lake.

Administrator White informed the Commission that the City has received the permit from the Army Corp of Engineers for the harbor dredging.

Dave Atkins, Charlevoix State Bank, on behalf of the Main Street Center, asked the Commission to place a two hour parking limit in the Main Street Center parking lot. He requested the City place signs and the parking be patrolled by the merchants.

Jen Aenis, Café Casa, asked that the Commission consider the two hour parking limit for Main Street also.

Motion offered by Bennett, second by Vollbach, to refer the issue to DDA and City Staff for a recommendation to be presented to the Commission by the City Administrator.

MOTION CARRIED ALL AYES
BY ROLL CALL VOTE

ITEM #10 Mayor's Report

No items to report.

ITEM #11 Attorney's Report

No items to report.

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ITEM #12 Commissioners

Commissioner McNitt asked for a seasonal financial report from the Harbor and Tourist Park.

Administrator White stated it would be on the October 16 agenda.

Commissioner Bennett noted he has heard many positive comments regarding the Tourist Park this season.

Commissioner Klooster questioned the removal of equipment from the motel project site.

Administrator White stated the City had requested that the contractor remove the equipment as it is no longer being used.

ITEM #13 Speaker Requests

Speaker Request-William Bergmann, Division Street.

William Bergmann did not feel anyone had a right to tell people how to live regarding the proposed apartments.

Mr. Bergmann stated he was attending the meeting because the noise on Division Street is getting worse, more loud music and loud exhaust. He also stated everyone drives too fast past his house and it is the worst from 3:00 p.m. – 5:00 p.m.

Administrator White will discuss Mr. Bergmann's concerns with the Chief of Police.

Mayor Postma adjourned the meeting at 9:06 p.m.

Respectfully,

Mark Postma
Mayor

Lori M. Campbell, CMC
City Clerk