

Regular Meeting of the Howell City Council
Monday, September 11, 2017
Howell City Council Chambers – Lower Level
611 E. Grand River
Howell, Michigan 48843
517-546-3502

The regular meeting of the Howell City Council was called to order by Mayor Nick Proctor at 7:00 p.m.

Council Members Present: Robert Ellis, Jeff Hansen, Jan Lobur, Scott Niblock, Michael Mulvahill, Steven Manor and Mayor Nick Proctor.

Also Present: City Manager Shea Charles, City Attorney Dennis Perkins, and City Clerk Jane Cartwright.

Others in Attendance: Police Chief George Basar, DPS Director Erv Suida, Finance Director/Treasurer Catherine Stanislawski, Community Development Director Tim Schmitt, IT Director Mike Pitera, DPW Operations Manager Mike Luce, Project Technician Matt Davis, Parks & Cemetery Supervisor Jason McClanahan, WWTP Operations Manager Mike Spitler, Assessor Joey Lentine, Susie Hill, Jonathan Myers, Alex Smith, Nicole Kamienski, Marcia Gebarowski, Caleb Jenkins.

2. PLEDGE OF ALLEGIANCE

Mayor Proctor requested a moment of silence in remembrance of September 11, 2001.

3. APPROVED MINUTES

MOTION by Lobur, SUPPORT by Hansen, “To approve the minutes of the regular meeting of the City Council held August 28, 2017.” MOTION CARRIED (7-0).

4. CITIZENS’ COMMENTS

- None.

5. REPORTS – COUNCIL MEMBERS SERVING ON COMMISSIONS

- Member Manor reported on the SEMCOG General Assembly meeting. Public Outreach Meetings are scheduled for September 13, 2017 at Genoa Township Hall for Livingston County residents to give direct interactive input on the 2045 Regional Transportation Plan. SEMCOG is also working on a Statewide Asset Management Program to create common definitions of infrastructure assets, and have also identified all park assets in the seven county region available on their website under data & maps/park finder. (Refer to New Business for the “By the Numbers” report.)

6. **COUNCIL CORRESPONDENCE**

- None.

7. **APPROVED – CIVIC EVENT APPLICATION – LEGEND OF SLEEPY HOWELL, OCTOBER 28, 2017**

MOTION by Ellis, SUPPORT by Lobur, “To approve the civic event application submitted by the Howell Area Parks & Recreation Authority for the Legend of Sleepy Howell scheduled for October 28, 2017 incorporating staff comments.” MOTION CARRIED (7-0).

8. **SCHEDULED PUBLIC HEARING – APPLICATION FOR INDUSTRIAL FACILITIES TAX EXEMPTION, THAI SUMMIT AMERICA CORPORATION**

MOTION by Manor, SUPPORT by Ellis, “To schedule a public hearing for September 25, 2017 at 7:00 p.m. to consider an application for Industrial Facilities Tax Exemption Certificate for Thai Summit America Corporation.” Marcia, Gebarowski, Director of Business Development for Spark, was present and stated she has been working with Thai Summit on their expansion and offered to address any questions. MOTION CARRIED (7-0).

9. **DISCUSSED – HISTORIC DISTRICT ANALYSIS**

Community Development Director Schmitt, stated the City has discussed, debated, and struggled with this topic many times over the course of history however has never formally adopted a historic district with the exception of the Opera House, a historic district comprised of one property. The Zoning Ordinance does offer varying levels of protection for historic properties, specifically the HL-1 & HL-2 districts on W. Grand River. Downtown Howell is on the National Register of Historic Places, which offers access to limited grants, however does not actually preserve properties. An intensive street level analysis was conducted on the Piety Hill neighborhood however there was no strong desire to move forward with creation of the historic district after completion of the analysis. Historic Districts are the strongest tool for preservation of residential neighborhoods however improvements tend to be more expensive and are guided by the Secretary of Interior’s Standards for Rehabilitation. State grants and tax credits, which in the past have provided financial incentives for rehabilitation, have been eliminated and federal grants are for large projects not individual residences. Council members expressed mixed feelings relating to creating official districts; torn between wanting to preserve historic homes and concern with infringing on individual property rights. It was noted that the dynamic of the historic downtown seems to be working however the City could be more engaged in promoting historic preservation and could do more to insist in a positive manner that people maintain their properties. Discussion followed on rehabilitation of key properties in a neighborhood to create a positive effect, assistance programs and possible stop-gap measures that could be used to protect demolition or creping of uses in areas not appropriate for historic areas. City Manager Charles stated that staff could bring

back potential Statements of Values for consideration by Council that could be used as a guide for Planning Commission reviews. He also noted the previous direction by Council was to consider historic districts if requested by a specific neighborhood however refrain from city-initiated districts. Jonathan Myers, 204 S. Walnut, indicated his concern was to preserve and maintain the character of the downtown area.

10. AWARD BID/PURCHASE – 5 YARD DUMP TRUCK

MOTION by Hansen, SUPPORT by Mulvahill, “To approve the purchase of a 2018 Freightliner 108SD series from D & K Truck of Lansing Michigan and the outfitting from Truck & Trailer of Howell Michigan for a combined total cost not to exceed \$165,603.” DPS Director Suida reviewed the evaluation process used for each equipment purchase, critical components involved with lead-time for production, and the value of well-maintained used equipment through the state auction. MOTION CARRIED (7-0).

11. APPROVED PAYMENT OF BILLS

MOTION by Ellis, SUPPORT by Hansen, “To approve the payment of bills ending September 11, 2017 in the amount of \$579,911.69 and payroll to cover the period ending September 16, 2017.” MOTION CARRIED (7-0).

12. CITY MANAGER’S REPORT

- Received a \$100,000 donation from Thai Summit to be used for Page Field improvements.
- Will be attending the MML conference this week.
- Have received several communications from resident Arnie Rubin pursuant to his public comments made at the August 28th meeting and have suggested he file a FOIA request to receive a list of rental properties in the City.
- The next Work Session is scheduled for September 18, 2017 at 6:00 p.m. in the 2nd Floor Conference Room. The agenda will include potential Headlee Override ballot language, planning for additional revenues, and/or priorities for moving forward.

13. OLD BUSINESS

- Member Niblock questioned the build out for Howell Memorial Cemetery.
- Mayor Proctor questioned the status of the Gregory/Crane street improvements and the Lucy Road paving project.
- Susy Hill, 822 Spring, questioned status of vacant properties and buildings, National Street code enforcement, and also stated she was happy to see renovations to the house at Lake & Court Street.
- Mayor Proctor questioned the status of the Sidewalk Program.

14. NEW BUSINESS

- Member Manor presented portions of a document developed by SEMCOG entitled “By the Numbers” Michigan Local Government Revenues and Expenditures reporting that Michigan is ranked 50th in terms of revenues,

declining by 8.5% from 2002-2012 when U.S. revenues increased by 48.9%. Ohio is ranked 49th although their revenues have increased by 25.4%. Multiple examples depicting the underfunding of Cities are provided throughout the report including the huge decline in State Shared Revenues from \$3.098 million in 2002 to \$1.333 million in 2012, and the sharp decline in expenditures and employees. The full report is available at www.SEMCOG.org.

- Member Ellis questioned grant opportunities provided by MML.

15. EXECUTIVE SESSION – PENDING LITIGATION

8:17 p.m. MOTION by Hansen, SUPPORT by Mulvahill, “To adjourn to Executive Session to discuss pending litigation with a roll call vote.” Hansen – yes, Mulvahill – yes, Niblock – yes, Ellis – yes, Manor – yes, Lobur – yes, Proctor – yes. MOTION CARRIED (7-0).

8:53 p.m. MOTION by Hansen, SUPPORT by Mulvahill, “To reconvene the regular meeting.” MOTION CARRIED (7-0).

16. ADJOURN

MOTION by Mulvahill, SUPPORT by Hansen, “To adjourn the regular meeting of the City Council at 8:53 p.m.” MOTION CARRIED (7-0).

Nick Proctor, Mayor

Jane Cartwright, City Clerk