

**MINUTES OF A REGULAR MEETING OF THE MILAN CITY COUNCIL HELD ON
MARCH 27, 2017 AT 7:30 P.M. IN THE COUNCIL CHAMBERS,
147 WABASH STREET, MILAN, MICHIGAN 48160**

Mayor Michael Armitage called the meeting to order at 7:30 p.m.

COUNCIL MEMBERS PRESENT: Mayor Armitage, Mayor Pro-Tem Gee, Council Members Churchill, Gilson, Hamden, Kerkes, Thompson (Excused)

OTHER OFFICERS PRESENT: City Administrator Jade Smith- Excused, City Clerk – Vacant, City Attorney Steven Mann, Building/Zoning Official Robert Grostick, Treasurer Karen Samborski, MIS/Communications Director Slay, Parks and Recreation Director Ellen Bell, Police Chief Donald Tillery, Fire Chief Stevens-Excused.

OTHERS PRESENT: Sean Jenkins, Crystal Brown, Danetta Joplin, Kimberly Smith, Angie Stambaugh, Kevin Flahuty, Marvin Auto, David Sweet, Craig Patterson, Gary Shaw, David Snyder, Angie Hall, Lavonna Wenzel

APPROVAL OF AGENDA: March 27, 2017

Motion by Councilperson Kerkes, to approve the agenda as presented, seconded by Councilperson Gee. Motion carried unanimously.

APPROVAL OF MINUTES:	March 13, 2017 -	Work Session
	March 13, 2017 -	Regular Meeting Minutes
	March 20, 2017 -	Special Meeting

Motion by Churchill to approve the minutes, seconded by Hamden. Motion carried unanimously.

CITIZENS MATTERS FROM THE FLOOR: (5-minute time limit per person)

A. Residents:

Kimberly Smith, 51 Hurd Street, Apt 213 – Inquired as to whether the Milan Village Apartments have been sold. Inquired in the event of a sale, would HUD controlled rent be guaranteed, would rent increase, and would the current tenants be displaced during renovations. Expressed her concern for the current tenants and lack of information provided.

Crystal Brown, 27 Hurd, Apt 108 – Inquired if the Milan Village Apartments are officially for sale.

Mayor Armitage assured all questions will be addressed during meeting discussion, and there will be another opportunity to approach the Council if questions remain unanswered.

B. Non-Residents: None

CONSENT AGENDA:

- A. Special Event Request for Milan Youth League Opening Day Parade on May 6th at 9:00 a.m.**
- B. Milan Main Street/DDA meeting minutes from February 21, 2017**
- C. Milan Parks and Recreation meeting minutes from November 7, 2016**
- D. Milan Parks and Recreation meeting minutes from January 9, 2017**

**CITY COUNCIL MEETING
MARCH 27, 2017
PAGE TWO**

Consent Agenda Continued...

- E. Milan Beautification Commission meeting minutes from November 2, 2016 Milan Area Fire Department meeting minutes from January 26, 2017**
- F. Michigan Main Street Program Community Requirements and Expectations Agreement**
- G. Purchase of Lexipol online law enforcement policy and training services.**

Motion by Councilperson Gee to approve Consent Agenda items A through H. as presented, seconded by Kerkes.
Motion carried unanimously.

MATTERS FOR ACTION:

- 1. Second Reading of Ordinance 2017-01 Adding to Section 1-11 Enforcement Authority for Code.**

Motion by Councilperson Churchill, seconded by Councilperson Gilson.
Ayes – Churchill, Gee, Gilson, Hamden, Kerkes, Armitage
Nays – None
Absent - Thompson

- 2. Second Reading of Ordinance 2017-02 Amending Chapter 6 “Buildings and Building Regulations by Adding a New Article X “Inspection and Control of Vacant and Dangerous Buildings”.**

Motion by Councilperson Kerkes, seconded by Councilperson Hamden.
Ayes – Gee, Gilson, Hamden, Kerkes, Churchill, Armitage
Nays – None
Absent - Thompson

- 3. Second Reading of Ordinance 2017-03 Milan Village Apartments Payment In Lieu Of Taxes (PILOT).**

Motion by Councilperson Gee, seconded by Councilperson Gilson.

Craig Patterson, Vice President of the Woda Group, provided a brief overview for the proposed rehabilitation of the Milan Village Apartments. He confirmed that the Woda Group is in the process of acquiring the Milan Village Apartments and has entered a “HAP” agreement, which would honor the Section 8 vouchers and HUD agreed upon leases. Mr. Patterson reassured that there is a relocation plan that is within the HUD and MSHDA guidelines that would provide temporary housing for tenants during the renovation. He explained that the purchase agreement is still in the process, and provided highlights of the intended improvements, such as new appliances, new windows, floorings, etc.

Mayor Armitage further explained the proposed PILOT and a brief overview of the process.

Councilperson Kerkes requested clarification as to whether this project is still considered a senior housing project, and if the hiring of local Milan contractors would be considered for the construction. Mr. Patterson confirmed both, that local contractors will be considered and the project will remain a senior housing project as outlined within the guidelines of Senior Housing, HUD, and MSHDA (starting at 62 years of age or older and/or disabled) Mr. Patterson encourage Milan contractors to apply for any available work on the project. Councilperson Kerkes expressed her discomfort with the hurried process and the lost tax dollars, specifically for the schools. Expressed hopeful wishes on this process and thanked the Woda Group for the enhancements and opportunity they are providing to the residents.

CITY COUNCIL MEETING

MARCH 27, 2017

PAGE THREE

Councilperson Churchill clarified that the Woda Group would be paying the PILOT amount rather than residents paying taxes. Mr. Patterson further elaborated that the PILOT is intended to ensure the funding to rehabilitate the property.

Mr. Smith further explained that the MSHDA process for contracting is extensive as outlined by federal guidelines, which may make it more complicated to hire local contractors.

Councilperson Gilson expressed his support for the rehabilitation of the Milan Village Apartments and the positive impact the improvements will have on the City.

Ayes – Gilson, Churchill, Gee, Armitage

Nays – Kerkes

Abstained – Hamden

Absent – Thompson

4. Municipal Service Agreement with the Woda Group for Milan Village Apartments for a term of 16 years.

Motion by Councilperson Churchill, seconded by Councilperson Gilson.

Ayes – Churchill, Gee, Gilson, Armitage

Nays – Kerkes

Abstained – Hamden

Absent - Thompson

5. Resolution 2017-10 to upgrade election equipment for Monroe County precinct as the State is requiring new voting systems.

Motion by Councilperson Hamden, seconded by Councilperson Gee.

Mr. Smith provided a brief overview of the proposed contract for election systems and software for the Monroe County Precinct. The staff report explains the funding is with a State grant to cover the costs of voting equipment and maintenance for the first five years; however, the last five years of service and maintenance will be paid by the City.

Councilperson Hamden expressed his concern that the residents will be using a different system in each county.

Ayes- Gee, Gilson, Hamden, Kerkes, Churchill, Armitage

Nays – None

Absent - Thompson

BILLS PAYABLE AND PAYROLL: \$401,560.28

Motion by Councilperson Gee, to approve bills payable and payroll as presented, seconded by Gilson. Motion carried unanimously.

CITIZENS MATTERS FROM THE FLOOR :(3 minutes time limit per person)

None

**CITY COUNCIL MEETING
MARCH 27, 2017
PAGE FOUR**

MAYOR, COUNCIL AND STAFF REPORTS AND/OR COMMENTS:

Chief Tillery provided Council with the 2016 Annual Report for the Milan Police Department, and discussed a few highlights of the report. Councilperson Kerkes inquired as to how the dispatch center is handling the increase in call volume. Chief Tillery assured her that the increased call volume is not burdening the dispatchers at this time.

Mr. Grostick reminded residents that chipping and yard waste pickup will begin on Tuesday April 4th

Mr. Slay confirmed that all systems are back up and running from the mid-March windstorm.

Ms. Bell announced that Parks and Recreation is holding a CPR class on March 28th and must register ahead of time. Reported that the Mother-Son Dance this past weekend had an outstanding turnout with over 50 mother-son couples.

Councilperson Gilson invited residents to come to the Easter Egg Hunt for prizes and to see the Easter Bunny. Announced that the America Legion and the Firefighters Association will be hosting a Spaghetti Dinner Benefit for Office Couture and his family on April 2nd, 4:30 - 7:p.m.

Mayor Pro Tem Gee informed residents that the Milan Magnificent Youth Awards are in process and nominations will be received through April 14th. The award ceremony will be April 28th. Youth must be in the Milan 48160 zip code and preferably within the Milan Area School District.

Councilperson Hamden thanked the residents that came out to voice opinions and ask questions regarding the Milan Village Apartments rehabilitation project. Reported that Milan Seniors for Healthy Living will be hosting Bingo on April 11th and Hamden will be announcing the numbers.

Mayor Armitage announced that construction is starting for several road projects within the City.

NEXT REGULAR MEETING: April 10, 2017 (Submission Deadline April 5, 2017)

ADJOURNMENT: Motion by Councilperson Gilson, seconded by Councilperson Hamden, to adjourn meeting at 8:29 p.m.

Michael Armitage, Mayor

Karen Samborski, Treasurer