



CITY OF PLYMOUTH
CITY COMMISSION MEETING MINUTES
MONDAY, MAY 21, 2018 - 7:00 P.M.
PLYMOUTH CITY HALL COMMISSION CHAMBERS

City of Plymouth
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1. CALL TO ORDER

Mayor Wolcott called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

PRESENT: Mayor Oliver Wolcott, Mayor Pro Tem Colleen Pobur, Commissioners Daniel Dalton (arrived at 7:15 p.m.), Suzi Deal, Ed Krol, Nick Moroz and Mike Wright.

ABSENT: None

Also present were City Manager Paul Sincock, City Attorney Bob Marzano, Acting Sergeant at Arms Sgt. Chris Lahtinen and various City Department Heads.

Mayor Pro Tem Pobur read and presented a proclamation along with tokens of appreciation to City Manager Paul Sincock acknowledging his 40th anniversary of full time employment with the City of Plymouth.

2. CITIZENS COMMENTS

Ellen Elliott of 404 Irvin- Complimented the Parks & Recreation department for their work on their event on May 12th and also thanked and congratulated Paul Sincock on his 40 years of service.

Marques Thomey of 802 Coolidge- Congratulated Paul Sincock on his 40th anniversary and also expressed appreciation for opening up the Police Department awards event to the public allowing residents to be able thank the officers for their services.

John Stewart of 1142 S. Main St.- Spoke about upcoming events.

Paul Lareau of 1300 Ross - Asked about the plans for repaving Ross that is in very bad shape due to potholes and crumbling asphalt. Is concerned for safety of kids/people walking and hopes the City can take a look at it. He also congratulated Paul Sincock and thanked him for his service to the community.

Vicky Nicol of 337 Joy St.- Spoke about the signs at 340 Joy St. believes they violate City ordinances and hopes there is something that can be done to address the issues.

Karen Ochman of 768 Fairground- Spoke about the signs at 340 Joy St. and does not believe they are a positive reflection on what the City represents as the City of Homes.

Paulette Longe of 690 Forest- Congratulated Paul Sincock on his anniversary. She also spoke in support of Vicky Nicol and others and hopes some type of action can be taken to deal with their concerns regarding the signs.

3. APPROVAL OF THE AGENDA

A motion was made by Mayor Pro Tem Pobur and seconded by Commissioner Moroz for approval of the Agenda for Monday May 21, 2018.

MOTION PASSED 7 – 0

4. ENACTMENT OF THE CONSENT AGENDA

- a) Approval of May 7, 2018 Commission Regular Meeting Minutes
- b) Approval of April, 2018 Bills
- c) Special Event: Michigan Philharmonic Youth Orchestra Pops Concert, June 5, 2018
- d) Special Event: Art in the Park, July 13-14-15, 2018
- e) Special Event: Kick Butt, July 29, 2018

A motion was made by Commissioner Moroz and seconded by Commissioner Wright for approval of the Consent Agenda for Monday, May 21, 2018.

Commissioner Krol asked about and City Manager Sincock confirmed that HVA did not need to sign off on the review portion of the event application as their services are not needed for the event.

MOTION PASSED 7 – 0

5. COMMISSION COMMENTS

Commissioner Krol thanked the 1500 volunteers that helped pack 45,000 bags of meals during the Coalition Against Hunger event on Saturday, May 12, 2018 at PARC.

Mayor Wolcott thanked everyone who attended the recent Police Department awards event and thanked Chief Cox for putting it together. It is a great opportunity for the community to meet and hear about the police officers for the City.

Commissioner Moroz asked about the plans for Ross Street repairs. City Manager Sincock explained the process for getting it on the schedule. We are putting together the Asset Plan, have done the underground survey of the sewers, will be checking with Consumers Energy related to work they may be doing, and then the Paser rating that will determine actions for future years.

Mayor Wolcott stated that the signs that residents spoke about are in compliance with City ordinances and the City will continue to look at it. There are no definitive answers at this time.

Marques Thomey of 802 Coolidge - Thanked the volunteers that participated in the Rouge Cleanup.

6. OLD BUSINESS - None

7. NEW BUSINESS

a) Pension Issue

City Manager Sincock reviewed the item related to the Plymouth Township retirement legacy cost issue.

RES. #2018-41

WHEREAS The City of Plymouth and the Charter Township of Plymouth entered an Intergovernmental Agreement related to Fire Services and that Agreement was amended during the term of the agreement; and

WHEREAS The City and Township ended the Fire Services Agreements and there are still some issues related long term retirement costs as the Township switched from a defined contribution (401k style) to a defined benefit (DC) plan during the term of the agreement.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby agree to authorize \$1.1 million to resolve any and all past, present and future pension costs related to the Intergovernmental Fire Services Agreement between the Charter Township of Plymouth and the City of Plymouth, and the First Modified Intergovernmental Fire Services Agreement between those two parties, subject to and expressly contingent upon the Charter Township of Plymouth and the City of Plymouth agreeing upon mutually acceptable language and terms to a settlement agreement and/or similar type of agreement regarding the resolution of the pension matter.

A motion was made by Commissioner Wright and seconded by Commissioner Krol for approval of the above resolution.

Mayor Pro Tem Pobur spoke about her position on the issue and does not necessarily agree with the final 'political' number being considered, since the Township cannot validate it. She will vote no on this item, but she will not get in the way of the City and Township resolving this issue.

Commissioner Dalton did not disagree with Mayor Pro Tem Pobur, and reviewed the various numbers that the Township had presented. He agrees that this is not a perfect settlement, but believes it is an acceptable

number to move forward with resolving this issue. He also asked about the internal loan proposed to pay from. City Manager explained that the City would be borrowing from itself in order to get a better interest rate than is possible from the bank and it has been discussed with the auditors and bond counsel. Mayor Pro Tem Pobur liked that it is an easy option for paying and confirmed that the Budget Stabilization Fund will be replenished. Commissioner Krol asked if the Water and Sewer Fund would be inaccessible until the loan is repaid. City Manager Sincock clarified that the loan would be from the reserves in the fund and not the operational portion. Commissioner Wright agreed with Commissioner Dalton that while it is not the best number it is good to have a firm number now that is paid in full and the issue resolved. Commissioner Moroz thanked everyone involved in these negotiations. He also suggested changing the word 'pay' to 'authorize' in the resolution to represent the most the City will pay, in the event there is still room for additional negotiations and since the Township has not yet voted on it. Mayor Wolcott agreed that it is good to have the issue resolved and appreciated everyone's work and comments. Commissioner Krol also agreed that he is in support of approving the resolution to have the issue resolved.

A motion was made by Commissioner Moroz and seconded by Commissioner Wright for a friendly amendment to the resolution to change the word 'pay' to the word 'authorize' in the 3rd paragraph.

MOTION PASSED as amended 6 – 1

b) Parking Special Assessment

City Manager Sincock reviewed the item related to the Special Assessment District for DDA Parking and outlined the process involved.

RES. #2018-42

- WHEREAS In July of 2016, the Downtown Development Authority (DDA) Board created a DDA Parking Subcommittee to investigate ways to improve the downtown parking system; and
- WHEREAS Since January of 2018, the DDA Parking Subcommittee has been investigating ways of increasing downtown parking inventory; and
- WHEREAS The DDA Parking Subcommittee has been actively researching ways to fund an increase downtown parking inventory; and
- WHEREAS At the April 18, 2018 DDA Parking Subcommittee meeting the Parking Subcommittee identified a need to build a new parking deck at the Central Parking Deck site and make other improvements to the downtown parking system; and
- WHEREAS At the April 18, 2018 DDA Parking Subcommittee meeting the Parking Subcommittee approved a recommendation that the DDA Board move forward with a recommendation to the City Commission to begin a special assessment process to improve the downtown parking system; and
- WHEREAS The DDA Board did approve a Resolution recommending that the City Commission begin the Special Assessment Process outlined in Chapter 12 of the City Charter.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby direct the City Manager to prepare a report related to Special Assessment for Parking System Improvements in the Downtown Development District in accordance with Section 12 of the Plymouth City Charter. This report shall include necessary plans, profiles, specifications, estimates of cost and estimate of the life of the improvements, a description of the recommended assessment district or districts, and such other pertinent information as will permit the City Commission to decide the cost, extent, and necessity of the improvement proposed, and what part or portion thereof should be paid by special assessment upon the property benefited and what part, if any, should be paid by the City at large.

A motion was made by Mayor Pro Tem Pobur and seconded by Commissioner Moroz for approval of the above resolution.

Mayor Wolcott talked about the proposal to address the parking issue. It has been discussed in depth with residents, business owners and Commission and committee members and will require the continued support of property and business owners in town .

Arne Giummo of 520 Blunk - Asked for clarification on the phrase used 'City at large' and if it would be a tax. The board explained that it could likely not be a city-wide tax without a vote of the people and ways to pay for the project are still being explored.

Commissioner Krol asked about the cost and maintenance of the original deck. City Manager Sincock explained that it was \$1 million in the early '80's for the deck and \$1 million for burying of the wires. This was paid for by the DDA with a loan from the City that was then repaid. Major maintenance is done every 5-6 years and major maintenance will still need to be done on a new deck every 5-6 years.

Commissioner Wright clarified some of the numbers on the chart that was provided in the agenda and confirmed that this item is only to part of the total dollars needed and amounts raised would be used for the parking system in the Downtown district.

Ellen Elliott of 404 Irvin - explained that until this is just step 1 of the process in order to explore the numbers that might be available to determine if there is value in doing the project.

Commissioner Dalton asked if there was an estimate done to see what kind of revenue could be generated from paid parking. Ellen confirmed that there was an in-depth evaluation with various calculations. There were estimates but no exact numbers at this time.

Commissioner Wright asked about doing parts of the project at the same time instead of 6 months at a time. Ellen explained that they chose to do the study first in order to determine if we should do the Special Assessment and then move on from there.

John Thompson from the Post Local Bistro at 844 Penniman - Explained that there is a need for more downtown parking and paid parking is a necessary part of the project and business owners understand that there is a need for them to take part in the funding through and assessment.

Mayor Wolcott explained that this is an important first step in the process to try to increase the City's parking inventory downtown.

Commissioner Moroz agreed that any parking improvements will be costly and it is important the business owners lead this as direct stakeholders in town.

MOTION PASSED 7 – 0

c) Michigan CLASS Investment Pool Resolution

City Manager Sincock reviewed this item and explained that it is part of the City's Strategic Plan Financial Stability item.

RES. #2018-43

WHEREAS Public Act 20 of 1943, MCLA 129.91, et seq, as amended ("Public Act 20"), authorizes the Local Unit to invest surplus funds in certain permissible investments; and
WHEREAS The City of Plymouth is a Public Agency under the Participation Agreement and is authorized by Michigan law to invest its funds in certain investments (the "Permitted Investments"); and
WHEREAS Act 7 of the Public Acts of the Extra Session of 1967, as amended, (the Urban Cooperation Act of 1967) authorizes the Public Agencies to contract in the form of an interlocal agreement to provide for the manner of investment of surplus funds or proceeds of grants, gifts, or bequests to the parties to the interlocal agreement under the control of a legal or administrative entity created by that interlocal agreement.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS;

1. The City Commission adopts the Participation Agreement which is incorporated in the Resolution by reference thereto and agrees to join with other Public Agencies to become a Participant under the terms of the Participation Agreement and to accept additional Public Agencies as new Participants without subsequent action.

2. The City Commission agrees to and concurs in the appointment of those Trustees either being appointed, to be appointed or currently serving as members of the Board of Trustees created under the Participation Agreement and recognizes those Trustees and their successors as the appointees of the Public Agency.
3. The City Commission hereby authorizes the Finance Director (the "Authorized Officer"), to take the following actions with regard to the participation of the Public Agency in the Participation Agreement:
 - a. Execute and deliver all notices, directions and instructions required or permitted by the Participation Agreement from the City of Plymouth
 - b. Make contributions to the Investment Property as provided in the Participation Agreement
 - c. Consent to an amendment to the Participation Agreement on behalf of the City of Plymouth if such amendment is not materially adverse to the interest of the City of Plymouth, is necessary to conform to the Participation agreement with law, or is a technical change necessary to facilitate the intent of the Participation Agreement.
4. The Participant understands and agrees that it shall not amend or repeal this Resolution except to the extent necessary to alter the limitations imposed on the Authorized Officer, to change Authorized Officers, or to withdraw from the Participation Agreement.
5. All resolutions and parts of resolution in conflict with this Resolution shall be, and hereby are, amended or repealed to the extent of such conflict.

A motion was made by Mayor Pro Tem Pobur and seconded by Commissioner Moroz for approval of the above resolution.

Mayor Wolcott commended the creative work of John Scanlon on this project.

Commissioner Dalton asked about the fee for this vs doing our own investing, how much the City would be investing, whether Wells Fargo is appropriate vendor, is it a sweep account, can we borrow against it. Finance Director Scanlon provided a very rough estimate that the City might invest between \$1 - \$2 million, we cannot borrow against it, but we would have overnight liquidity and no minimum balance to maintain; interest shows on our account at Michigan CLASS each night; another similar fund is the Michigan Liquid Asset Fund, but money would be locked up and not readily accessible and there is a certain minimum balance we would have to maintain. City Manager Sincok also explained that the City is fairly limited in what the City can do as far as working with an investment firm, since we don't have the manpower to monitor. Finance Director Scanlon also explained that he has spoken with other communities that have had great success with the program and he also has had experience with Michigan CLASS.

Commissioner Deal asked if we can pull out of the program at any time. Scanlon explained that we can pull out at any time. We would have overnight liquidity and we can maintain a zero balance. City Manager Sincok explained that one reason this program is appealing is that our money is readily available if we need it. Mayor Wolcott added that the ability to pull out whenever we want is a plus in the event another program comes available that we may want to look at.

Commissioner Krol asked if we would be looking at this annually. City Manager Sincok explained that the City Commission annually authorizes depositories for the City. Scanlon added that we are required to provide quarterly investment reports with the budget reports.

MOTION PASSED 6 – 1

8. REPORTS AND CORRESPONDENCE

a) City Commission Liaison Reports

Commissioner Moroz provided a report on the Planning Commission. Finalizing details of Master Plan and various changes were proposed to the zoning map that included:

- Properties that front Maple from Deer St are to be changed to multi-family medium density
- South of Maple, smae
- Old Village, Starkweather and N. Main changed to multi-family low density
- Properties south of Liberty and north of Farmer all to be single family medium density
- South of the alley north of W. Liberty ending at Spring St. will be mixed use high density, others will change to mixed use low density
- Industrial properties on Amelia close to Davis will be changed to mixed use low density
- Other side of railroad tracks near Farmer to Junction will be changed to mixed use low density
- The Planning Commission then voted unanimously to approve the Master Plan with edits and send to the City Commission.

Commissioner Deal reported that there will be a Cemetery Board meeting on May 21, 2018 at 5:00 p.m. and added that the Cemetery Board is looking at ways to add more niches at the cemetery.

Commissioner Krol reported that on the ZBA, they had 5 petitioners instead of 3. Also that he forgot to add reports for the Council on Aging and Plymouth-Canton Schools.

Commissioner Wright read a letter to the Mayor and City Commission submitting his resignation from the City Commission effective June 30, 2018 due to family commitments needing to take priority and he can no longer maintain the commitment it takes to devote as a Commissioner.

Mayor Wolcott acknowledged and accepted his resignation and thanked him for his years of service. He also asked fellow commissioners to submit any recommendations they may have for consideration as a replacement for Commissioner Wright.

9. ADJOURNMENT

Hearing no further discussion, Mayor Wolcott asked for a motion to adjourn. A motion to adjourn was made by Commissioner Wright and seconded by Commissioner Krol for adjournment of the meeting at 8:38 p.m.

MOTION PASSED 7 – 0