

City of Portland

Portland, Michigan

Minutes of the City Council Meeting

Held on Monday, January 21, 2013

In Council Chambers at City Hall

Present: Mayor Pro-Tem VanSlambrouck, Council Members Calley, Fabiano and Krause; City Manager Dempsey; City Clerk Miller; Police Chief Bauer; DDA/Main Street Director Reagan

Absent: Mayor Barnes

Guests: Kathy Parsons, City Representative to the Portland Fire Authority Board; Portland District Librarian Cory Grimminck; Tom Thelen of the Review & Observer

The meeting was called to order at 7:00 P.M. by Mayor Pro-Tem VanSlambrouck with the Pledge of Allegiance.

Motion by Krause, supported by Calley, to approve the Revised Agenda as presented.

Yeas: Krause, Calley, VanSlambrouck, Fabiano

Nays: None

Absent: Barnes

Adopted

Motion by Calley, supported by Fabiano, to excuse the absence of Mayor Barnes.

Yeas: Calley, Fabiano, VanSlambrouck, Krause

Nays: None

Absent: Barnes

Adopted

Under the City Manager Report, City Manager Dempsey presented information on the action items for consideration on the Agenda.

City Manager Dempsey also reported the City's newest ambulance broke down last weekend. It was taken in to have the engine replaced. City Manager Dempsey stated he would ask Council to ratify the bill for the repairs when the City receives it.

Under Presentations, DDA/Main Street Director Reagan presented his report on the Downtown. A Rental Rehabilitation Meeting will be held on Tuesday, January 22nd at 6:30 P.M. at City Hall. This program can provide up to \$25,000 in funding assistance per unit for the rehabilitation of existing second-story units or new units that will be less than 750 square feet in area. The program can also provide up to \$35,000 in funding assistance for the creation of second-story rental units in previously non-residential spaces.

On Thursday, February 7th at 8:30 A.M. at City Hall a Building Basics Webinar will be held. This presentation is a kick-off point for the Portland Main Street program's Design Committee to select downtown buildings to receive design services intended to facilitate the rehabilitation of a building's façade. Any building located within the Main Street district is eligible to receive the no-cost design services that include a schematic drawing of the proposed façade improvement, paint samples, and

other information to assist with the improvements. The design services are provided by the State Historic Preservation Office in the Michigan State Housing Development Authority. This program will be the starting point for the second round of façade and sign improvement grants here in downtown Portland. The goal is to have the next grant round opened in late March or early April.

Portland District Librarian Cory Grimminck presented the 2011-2012 Annual Report. Circulation is up in most areas. Two new employees were hired. Adult programming has been expanded. Additional bookcases were added and the hearing assistance aids were looped. The children's activities continue to be well-attended. A survey will soon be conducted.

Under New Business, the Second Reading and consideration of the Proposed Tax Exemption Ordinance 195A was held. This Ordinance provides for a Payment In Lieu Of Taxes (PILOT) for a proposed elderly low income housing project for the redevelopment of what was Old School Manor at 306 Brush St. The City has been working with the Ionia County Land Bank and the WODA Group on the redevelopment of the property into affordable senior housing. WODA has created a new company for the development called Portland School Limited Dividend Housing Association Limited Partnership to rehabilitate and own and operate "Portland School Apartments". The Ordinance provides for a PILOT equal to 10% of the annual shelter rents for 16 years. Annual shelter rents are defined as the total actual collections during an agreed annual period from all occupants of the housing development representing rents or occupancy charges exclusive of charges for gas, electricity, heat, or other utilities furnished to occupants.

Motion by Fabiano, supported by Krause, to approve Tax Exemption Ordinance No. 195A.

Yeas: Fabiano, Krause, VanSlambrouck, Calley

Nays: None

Absent: Barnes

Adopted

The Council considered Resolution 13-02 to approve a Fair Housing Policy in Compliance with the Federal Fair Housing Law, Title VIII of the Civil Rights Act of 1968 and the Michigan Elliott-Larsen Civil Rights Act, PA 453 of 1976, as amended. This resolution is required for the City of Portland to pursue the Downtown Rental Rehabilitation Grant opportunity offered by MSHDA.

Motion by Krause, supported by Calley, to approve Resolution 13-02 approving a Fair Housing Policy in Compliance with the Federal Fair Housing Law, Title VIII of the Civil Rights Act of 1968 and the Michigan Elliott-Larsen Civil Rights Act, PA 453 of 1976, as amended.

Yeas: Krause, Calley, VanSlambrouck, Fabiano

Nays: None

Absent: Barnes

Adopted

The Council considered Resolution 13-03 to approve, authorize, and direct the City Manager to sign a Certificate in connection with the Michigan Public Power Agency's issuance of \$23,500,000 Campbell Project Subordinate Revenue Bonds, 2013 Series A, dated January 30, 2013. The City of Portland has previously approved a Power Sales Contract and a Power Support Contract with the MPPA as part of its participation in the Campbell Power Plant Project. The Campbell Power Plant is a coal plant in need of environmental upgrade. MPPA is seeking to pay for the Campbell Project Participants share of the cost of the upgrades by issuing \$23,500,000 in revenue bonds. Bond Counsel for the MPPA is requiring project participants to provide a certificate acknowledging the contracts between the participant and the MPPA and the amount of outstanding electric system revenue bonds. The City does

not have any outstanding electric system revenue bonds. City Manager Dempsey stated he reviewed the certificate and the representations contained therein are true and correct to best of his knowledge and belief.

Motion by Calley, supported by Fabiano, to approve Resolution 13-03 to approve, authorize, and direct the City Manager to sign a Certificate in connection with the Michigan Public Power Agency's issuance of \$23,500,000 Campbell Project Subordinate Revenue Bonds, 2013 Series A, dated January 30, 2013.

Yeas: Calley, Fabiano, VanSlambrouck, Krause

Nays: None

Absent: Barnes

Adopted

Under the Consent Agenda, City Manager Dempsey noted that the 2013 dues to the MMEA were included and is over \$5,000. This is a renewal; not a new membership.

Motion by Krause, supported by Calley, to approve the Consent Agenda which includes the Minutes and Synopsis from the Regular City Council Meeting held on January 7, 2013, payment of invoices in the amount of \$75,770.70 and payroll in the amount of \$114,624.09 for a total of \$190,394.79. There were no purchase orders over \$5,000.00.

Yeas: Krause, Calley, VanSlambrouck, Fabiano

Nays: None

Absent: Barnes

Adopted

Under Council Comments, Council Member Krause inquired if there had been any inquiries into the property at Cutler Road and Grand River Ave. in regard to the Frewen Realty listing information included in the communications.

City Manager Dempsey stated Frewen Realty has had a conversation with an investor from Grand Rapids. Information was sent to the individual; have not heard anything back.

Motion by Fabiano, supported by Krause, to adjourn the meeting.

Yeas: Fabiano, Krause, VanSlambrouck, Calley

Nays: None

Absent: Barnes

Adopted

Meeting adjourned at 7:28 P.M.

Respectfully submitted,

James E. Barnes, Mayor

Monique I. Miller, City Clerk