

CALL TO ORDER:

Mayor Leeming called the Regular City Council Meeting to order at 7:01pm. She led the pledge of allegiance.

ROLL CALL:

Council Members Present: Matt Cooper, Denise Donohue (arrived at 7:02 pm), Dave Hunsaker, Trevor VanDyke, Frank Waters and Jennifer Whitman

Excused: None

STAFF:

Daniel Coss, Lisa Grysen, Bruce Ferguson, and Brian Goodenough, City Attorney

AUDIENCE:

Benjamin Scott Roberts, Jennifer Roberts, Parker James Roberts, Barbara Best, Teresa McClean, Madelyn Stoltzfus, Sarah Stoltzfus and Derek Ambs, Lansing Board of Water and Light

AGENDA:

Motion by Whitman, seconded by Waters and carried by unanimous vote of the Council that **the agenda be approved as presented.**

APPROVAL OF MINUTES:

Motion by VanDyke, seconded by Whitman and carried by unanimous vote of the Council **to approve the minutes from the April 11, 2022 Regular City Council Meeting as presented.**

Motion by Whitman, seconded by VanDyke and carried by unanimous vote of the Council **to approve the minutes from the April 11, 2022 Closed Session as presented.**

PUBLIC COMMENT:

None

SPECIAL PRESENTATION:

Mayor Leeming presented Teresa McClean with a proclamation and thanked her for her 25 years and 10 months of service with the City of DeWitt. City Council thanked her and wished her well in her retirement.

CITY ADMINISTRATORS REPORT:

110 SOUTH BRIDGE DEVELOPMENT

AWJ Holdings LLC's, Mr. Andy Joslyn, project has received tentative approval from the MEDC for a low/no-interest loan in the amount of \$1.75 million, with the potential for a forgivable grant on a portion of the loan. The maximum amount of the forgivable portion would be 50% and would not be executed for the first several years after project completion. The developer will be required to hit several benchmarks to be eligible for conversion of loan to grant. The MEDC and Mr. Joslyn are still working out the details of the MEDC offer.

Due to the cost of construction and anticipated rental rates for the first 8-10 years of the project the pro-forma statement still does not put the project in a positive cash flow position. Without additional economic assistance in the first 6-8 years, the project will generate a negative \$70,000.

To create a positive cash flow for the first 6-8 years, additional economic assistance is required. Mr. Joslyn has requested the City consider creating a Commercial Rehab District and issuing a Commercial Rehab Certificate for six (6) years. The Commercial Rehab District would freeze the Taxable Value at today's value, approximately \$23,000.00, for six-years 2023-2028. At the conclusion of the six-years (January 1, 2029) the project would be placed on the tax rolls at the present-day value, approximately \$1.25 million.

The first year of the rehab district the taxable value will not increase to the full amount due to the project still being under construction. This would allow for the project to receive a full five-years of tax relief once the project is 100-percent complete (2024-2028).

The total tax bill for the project during the 2023-2028 period would be approximately \$1,500 for the city and local millages. The project would still be liable for the State Education Tax and School Operating Millage (24 mills total). Based on a taxable value of \$1.25 million in 2029 the total tax bill would be approximately \$77,500; with the DDA capturing approximately \$27,500.

In order to bring the project to fruition, I am recommending City Council consider establishing a Commercial Rehab District on the parcel and issue a Commercial Rehab Certificate for six (6) years, 2023-2028.

GENERAL INFORMATION PACKET

The additional communications included in the General Information Packet are:

- General Ledger Report April 8 – April 21
- DAESA Meeting Minutes – March 17, 2022

OLD BUSINESS:

None

NEW BUSINESS:

1. **LBWL Presentation of the DeWitt Water System Master Plan:**

Derek Ambs, LBWL Planning Engineer, was in attendance to go over the Master Plan and answer any questions City Council may have.

The 2022 Master Plan is an incremental update from the 2017 comprehensive update. The Lansing Board of Water and Light are not recommending any major changes or modifications to the water distribution system with this update.

A few of the highlights from the Master Plan:

- Pages 3 & 4 give a summary review of the system as a whole
- Starting on Page 9 is a list of fire hydrant replacement recommendations
- Page 13 shows a history of water usage for 2002-2021 for residential customers
- Page 14 shows a comparison of residential vs commercial customers

Motion by Hunsaker, seconded by VanDyke and carried by unanimous vote of the Council to **receive and place on file the 2022 City of DeWitt Water Distribution Master Plan Update dated March 2022 as prepared by the Lansing Board of Water and Light.**

2. Looking Glass Brewery - Street Festival Special Event & Road Closure

Joel Dillingham, owner of Looking Glass Brewing Company, is requesting the use of the 100 Block of North Bridge Street on Saturday, August 6, 2022 from 10 am to Midnight for his 3rd Annual Street Festival.

City Council was provided with the special event application, road closure application, and aerial outlining the location for the street festival.

Looking Glass Brewery would like to use the area for a street festival that would operate from 3 pm to 9 pm and include music, food, and beer stations.

City Ordinance Chapter 58, Article I, Section 58-1 Consumption of alcoholic liquor in public areas states: "The city may permit the consumption of beer and wine but no other alcoholic liquor in its designated municipally owned or controlled areas, other than public parks, for a limited time, by the issuance of a written license by the State of Michigan filed with the city clerk, upon written application to the city and approval by the city council and the chief of police or the designee of either of them."

Looking Glass Brewery is requesting the approval of a street closure and approval to allow for the consumption of alcohol in accordance with the City ordinance. Chief Ferguson has reviewed the request and is satisfied with the proposed measures to keep the area safe and secure. The brewery will install a fence inside the curb line in the 100 block of North Bridge Street. A secure entrance for patrons over 21 will be staffed adjacent to the Looking Glass Brewery front entrance and wrist bands will be utilized to track authorized patrons inside the fenced area.

If approved by City Council, Looking Glass Brewery is still required to secure a Special Event Liquor License from the Michigan Liquor Control Commission and extend insurance coverage to the City of DeWitt for the duration of the event.

Joel Dillingham, President of Looking Glass Brewing Company, will be in attendance to answer any questions City Council may have.

Motion by Waters, seconded by Hunsaker and carried by unanimous vote of the Council to **approve the special event and road closure application for the Looking Glass Brewing Company for August 6, 2022 and to allow the consumption of alcohol in the City right-of-way in accordance with City Ordinance, Chapter 58, Article I, Section 58-1 contingent upon the issuance of a special event Liquor License from the Michigan Liquor Control Commission and proof of insurance coverage adding the City of DeWitt as an additional insured.**

3. Downtown DeWitt Development Authority (DDA) Road Closures for the Farmers Market:

The **2022 Farmers Markets** are scheduled for:

June 7	June 14*	June 21	June 28	
July 5	July 12	July 19	July 26	
August 2	August 9	August 16	August 23	August 30
Sept 6	Sept 13	Sept 20	Sept 27	
October 4	October 11	October 18		

The Farmers Market hours will be from 4-7 pm June through September. The last three (3) markets in October will be from 3-6 pm due to the fading daylight.

The DDA requests Council approval to close the following downtown city street(s) from 2:00 p.m. to 8:00 p.m. to allow for set-up and tear-down time at:

Bridge Street – from downtown traffic light north to the north side of the Jefferson and Bridge Street intersection.

*Car Cruise-In will be held in conjunction with the Farmers Market from 5-8 pm

Motion by Whitman, seconded by Hunsaker and carried by unanimous vote of the Council **to approve the DDA’s request to close Bridge Street from Main Street to Jefferson Street during the specified dates for the Farmers Market.**

4. Approval of Fireworks Display for St. Francis Retreat 2022 Faith Fest:

St. Francis Retreat has scheduled Saturday, June 25, 2022 at dusk (approximately 10 pm) as the night for the Fireworks Display during the Faith Fest Festival. Attached is the permit application, list of fireworks that will be used in the display and the site plan.

Chief Ferguson and Chief Spagnuolo have both reviewed and approved the proposed site plan for the fireworks.

Motion by Hunsaker, seconded by Cooper and carried by unanimous vote of the Council **to approve the fireworks display for Night Magic, Inc. for June 25, 2022 in conjunction with the 2022 Faith Fest Festival.**

5. Confirmation of Mayor Leeming’s Appointments – DeWitt District Library:

The following resident is being appointed by Mayor Leeming to fulfill the remaining term for Bill Fulmer on the DeWitt District Library Board:

DeWitt District Library (4-Year Term)

April Kirchen 108 Wilson Street

Term Expires

12/31/2024

Motion by Whitman, seconded by Donohue and carried by unanimous vote of the Council **to confirm Mayor Leeming’s appointments to the DeWitt District Library Board for the remining term expiring on December 31, 2024.**

COUNCIL STAFF REPORTS:

City Attorney:

- Nothing to report
- THANK YOU for the new desk

City Clerk-Treasurer:

- No City offices will not be on the August Primary Ballot

DARA:

- No Meeting

DAESA:

- 2022-2023 Budget was approved
- Buying four sets of ballistic helmet and vests for firefighters

DDA:

- No Meeting

Planning:

- Meeting Thursday

Parks:

- Looked at examples and should having pricing for the April 20th meeting

Police Chief:

- Hopefully will have access to property at 122 E. Main next week

ADJOURNMENT:

Motion by VanDyke, seconded by Whitman and carried by unanimous vote of the Council that **the meeting be adjourned at 8:00 p.m.**

Respectfully submitted,

Lisa M. Grysen
City Clerk-Treasurer

Susan J. Leeming
Mayor