

VILLAGE OF HOLLY

VILLAGE COUNCIL MEETING

July 26, 2016

The regular meeting of the Village of Holly Council Meeting was called to order by President Bladzik at 7:00 P.M. in the Karl Richter Center Board of Education Room located at 920 E. Baird Street, Holly, Michigan.

Councilmembers Present

Ryan Bladzik
Bob Allsop
Dave Cruickshank
Suzanne L. Heiple
Robert Kleven
Debra Musgrave
Chris Rankin

Staff Present

Jerry L. Walker
Cathrene A. Behrens
Brian Klaassen
Steve McGee
Andrew Potter
Mike Story

Others Present

President Bladzik called the meeting to order at 7:00 PM.

Clerk/Treasurer Behrens called the roll.

CHANGES TO AGENDA:

President Bladzik stated we needed to add Consent Agenda #11 regarding the Holly Area Youth Assistance contract extensions and under New Business Item #1, that is actually an amendment to the zoning ordinance and needed to go to the Planning Commission first for a Public Hearing and a recommendation to the Council. The Planning Commission will take up this issue at the August 10th Special Planning Meeting which has been scheduled.

CONSENT AGENDA

1. Agenda Approval
2. Consideration of the Approval of the Council Meeting Minutes of July 12, 2016.
3. Consideration of the Personnel Committee Meeting Minutes of July 7, 2016.
4. Consideration of the Finance Committee Meeting Minutes of July 7, 2016.
5. Consideration of the Personnel Committee Meeting Minutes of July 20, 2016.
6. Consideration of the Finance Committee Meeting Minutes of July 20, 2016.
7. Consideration of the Approval of Warrant 2016-014 in the amount of \$202,971.59.

- 8. Consideration of the Amendment to the 2016-2017 Council Meeting Schedule for November 2016.
- 9. Consideration of the FY 2015-2016 Annual Investment Report for the Village of Holly.
- 10. Consideration of Resolution 2016-024, confirming the Village President's Appointment of Galon Christian to the Planning Commission.
- 11. Special Event
 - a. Pirate Days – Downtown Merchants
- 12. Consideration of contract extensions between the Village of Holly and Holly Area Youth Assistance for Program Year 2013 and Program Year 2015.

CM 2016-075 Motion by Musgrave, second by Rankin to approve the consent agenda as amended.

Motion carried by a voice vote of all ayes and no nays.

PRESENTATION

President Bladzick asked Mr. Doug Henderson to step forward. He stated that about six or seven years ago he was in a conversation with then Village President Peter Clemens and Mr. Clemens advised him because of a situation on the Planning Commission there were two opening and asked him if he wanted to serve. He advised President Clemens that he did and at his first meeting Mr. Henderson was elected to the Chairperson position for the Planning Commission. He has honored the Village with his service as the Planning Commission chair. From a personal standpoint he was one of the people who impressed upon him the importance of leaders and officials who know

their stuff. He was amazed at how Mr. Henderson could look at a site plan and immediately know what was wrong with it. Both he and Gary Okonski both were experts at that and that served the Village well in terms of maintaining our ordinances, making sure our development and our building was appropriate. He was saddened to receive his letter of resignation; he was hoping that he would be able to serve well beyond his time here, if not forever, but as it is it is his honor to thank him for his service for the past 12 years to the Village.

Mr. Doug Henderson, 228 Airport, stated that it was his honor to serve the Village. He has lived here for many years; it is the town he loves, they have raised their five children here and thanked the council very much.

PUBLIC COMMENT

Patrick Feeny, 210 Franklin, stated he is coming back because of a comment made after a previous discussion about rumors and hearsay. He doesn't want to make anyone feel uncomfortable in the room but it has come to light that many people have made comment about our police chief. He asked the Village Council to produce a show of hands as far as who supports our Police Chief. He stated if someone has a problem with the Chief of Police it should be discussed with this body because they choose who represents the Village residents. Almost two years ago he originally came up to the Council about a sign at the corner of E. Maple and Saginaw Street and the danger it represents as an intersection to the Village. Saturday night during the movie night it happened again. He said that it is kind of interesting that it took eight months for the council to decide on bike lanes, very

thoughtful. Here he is a common citizen and he can't even get a straight answer, a very simple request, what do we do wait for someone to get hurt, he knows its mundane but that one time would be one too many times. This is a minor issue and may not be important to those who don't live right down in the Village but to have officials at the Village tell him that "drivers are going to be drivers"; that's really not a response.

OLD BUSINESS

None

NEW BUSINESS

#1. Consideration of the Adoption of Ordinance #422 to amend the Commercial District Zoning Ordinance.

CM 2016-076 Motion by Heiple, second by Musgrave for the adoption of Ordinance #442 to amend the Zoning Ordinance Article 11, Section 1102, Special Land Use to allow for mini storage units.

President Bladzick read the ordinance into the record.

President Bladzick stated that a future land map has been distributed to the Village Council which is a portion of our Master Plan document which is the whole purpose of having zoning and planning ordinance. As you can see it is color coded and the area that is being looked at amending would be all of the areas in red. Storage facilities are already allowed in Industrial and Light Industrial and this amendment would be to extend the Special Land Use to general Commercial. Any of the areas in red would have the

potential to have a special use granted for a storage facility. He stated that this project came about from a property owner who is proposing the placement of a storage facility at the corner of N. Holly and Quick Road.

Council Member Cruickshank stated this is sort of a catch 22 because we already have so many storage units in the Village as it is. He asked if it was purely building storage with sliding garage doors.

President Bladzick stated that would be a requirement of the Site Plan Review process but the big question here is do we want to allow the potential type of development throughout the commercial district.

Council Member Heiple stated there was an added section for this amendment that outlined the restrictions that were not going to be allowed in the storage units so does that need to be amended for this.

President Bladzick stated usually when it comes to the special land use and the site plan review process there are two sections of the zoning ordinance that the planning commission has to look at. One chapter is in the front and one is in the back; the front is whether the proposal fits the criteria for a special use and the back is for building and operations and other things like that.

Council Member Allsop asked what would happen if they don't approve this.

President Bladzick stated that the commercial district would remain unchanged and the potential developer would not be allowed to develop this type of business on that particular parcel.

Council Member Rankin stated that if he is reading this correctly they are voting on the original ordinance as well as the proposed amendment by the Planning Commission.

President Bladzick stated that as the ordinance is presented it is just the Special Land Use definition.

Council Member Rankin asked if the text amendment was a separate motion.

Council Member Heiple stated it was not, it was read into the main motion.

CM 2016-077 Motion by Musgrave, second by Cruickshank to table New Business Item #2.

Motion carried by a voice vote of all ayes and no nays.

#2. Consideration of the Introduction of Ordinance #443 to adopt a Non-Discrimination Ordinance in Public Facilities in the Village of Holly.

CM 2016-078 Motion by Bladzick, second by Heiple to adopt Ordinance #443 to adopt a Non-Discrimination Ordinance in Public Facilities in the Village of Holly.

Motion by Rankin, second by Heiple to waive the reading of the ordinance.

President Bladzick stated he has been researching and discussing with his peers in communities around Michigan for some time and more than 40 communities have adopted this. This is something he understands may be supported, it may be opposed and may be

everything in between. He thinks that as a community, we need to have a discussion on this.

CM 2016-079 Motion by Bladzick, second by Musgrave to postpone the consideration of the adoption of Ordinance #443 until Tuesday, September 27, 2016.

Motion carried by a voice vote of all ayes and no nays.

President Bladzick stated he is proposing that on Tuesday, August 23, 2016 the Village holds a public hearing regarding this ordinance to allow for public comment. This will give the communities and various stakeholders time to review the document over the period of a month. While we are bringing this up on September 27, 2016 it doesn't mean, based upon the feedback we get at that time, that we need to make a decision on this at that time, it could be further postponed but he believes that we just need to have an endgame process so we are talking about something substantial.

#3. Consideration of the position of Assistant Village Manager/Community Development Director.

President Bladzick stated this proposal went to the Personnel and Finance Committees twice due to posting situation. They are proposing, as recommended by Finance and Personnel, the shifting of Community Development responsibilities of the Village. The Village did have a Community Development Director at one time and hasn't had one in quite some time. For a long time the Planning and Zoning responsibilities fell on our former Building Official Jeff Wren and when he left

the Village in 2012 his responsibilities were turfed out to existing staff members due to budget constraints. Code Enforcement fell onto the police department and building enforcement and Planning and Zoning went mostly to the Clerk/Treasurer Cathy Behrens. They have looked at roles and what is on everyone's plate, we looked at our DDA Director. Our DDA district encompasses most of our commercial district right now and we would additionally shift code enforcement and building operations to this position. This was discussed at the last DDA Board meeting and the overtime issue was brought up and we are also proposing shifting this person to payroll to limit their hours and structure them to do our best to forego overtime. There has been talk around town that we are creating a new position and we are not, we are simply taking duties off of the Clerk/Treasurer's desk.

CM 2016-080 Motion by Allsop, second by Rankin to approve the establishment of the Assistant Village Manager/Community Development Director as presented in the council packet.

Nick Zbiciak, 408 S. Broad Street, stated he heard him say it is not a new position and he would like to know where the money is coming from for this, how much is it going to cost the Village of Holly taxpayers and why are there sufficient funds for this position and not sufficient funds for police and fire dispatchers.

President Bladzick stated we are proposing a budget amendment from our fund balance. We have developed healthy fund balances since our recession. Our building fund balance has a very healthy surplus and that is the purpose of that particular fund. The cost

of this is under \$4,000 and that is just for the payroll taxes. We are proposing a budget amendment of 7.65% for FICA, 2% for unemployment and Worker's Comp is already in there and that would be a budget amendment to the 2016-17 budget out of the building fund.

Mr. Zbiciak asked why there is sufficient funding for this and not for police, fire department and emergency services and dispatch services.

President Bladzick stated that we contract with Oakland County Sheriff's Department for dispatch services and those services are in the area of \$115,000 so we provide full dispatch services and we have our own police department and fire department.

Mr. Zbiciak stated he lives right across from the police department that he has had to call 911 three times in the last 18 months and response time was between 15 and 20 minutes because we don't have a local dispatch that knows the area, it has to go through several steps; we are not being served. He would like this brought up as a separate item for consideration but he would like to see the dispatchers brought back.

Patrick Feeney, 211 Franklin, stated that his question is he is very impressed with the job our Clerk/Treasurer does and why aren't some of the jobs going to our Village Manager. This is cronyism loud and clear. His temperament does not make Mr. Potter a good candidate for this position with the Village. Mr. Feeney stated that he is one of the loud mouths that doesn't always agree with him. To put someone who has contempt for people in this kind of position, he doesn't think that is

good. That is two bit cheap, if you want someone who disagrees with you to embarrass you? Why wasn't this brought up at the budget meeting? At the end he would like to hear what you are discussing with the township. How many of you have met someone out in the community that says we need to spend money on a new position, they want more police officers.

President Bladzick stated this is not creating a new position, this will just strictly handle community development and handle building and code enforcement.

Lenore Johnston, 713 Mary Ann, stated if you change from a contractual position to a payroll you shift payroll taxes, retirement and insurance and asked where that money was coming from. She stated she doesn't understand tacking an Assistant Village Manager on that she thinks that the Village will object to. The Village being out of the red is a new thing to the Village residents. She thinks that it should be stressed that it is not a new position and she thinks people feel like you are trying to pull the wool over people's eyes and maybe not tack on the Assistant Village Manager title.

President Bladzick stated as the details of this were flushed out, the Assistant City Manager in Fenton, his role is Community Development, so in terms of the organizational chart it was just a mirror of Fenton. He stated we are the second largest Village in Michigan.

Larry Magaw, 213 Washington Street, (spelled out his last name M-A-G-A-W) stated that the reason he spells his name is because the person who transcribes these meeting

minutes doesn't get it right. He thinks that most Holly residents do not want to be like Fenton. The City of Fenton has re-structured their downtown again and put in curbs, made it more difficult to do business downtown and it looks like the Village of Holly might want to go down that same path and he is hoping the people on this board don't want to do that. Just because the City of Fenton has an Assistant City Manager does not mean we need an Assistant Village Manager. When you are going to move the DDA Director from a 1099 employee to on the payroll you are looking at larger expenses down the road. This may not show up in next year's accounting but it will definitely in 5 or 10 years become a burden on the citizens.

Council Member Kleven asked if the attorney was familiar with the dual employment laws and asked if this would be dual employment.

Attorney Gildner stated he did not think so.

Council Member Musgrave stated that she thought we suggested this title because we thought it would allow for better recognition in other areas.

Manager Walker stated part of the discussion for the title is that under this new proposed shift of duties is that some of his job duties would be outside of the DDA. It would be improper for a DDA Director to work outside of the district. He wouldn't have the powers of the Village to do that. If he were to attend meetings and carry the voice of the Village at the County level or the State level or a regional level, the title allows him to speak on behalf of the Village.

Council Member Cruickshank stated this is almost two-fold in the first that it would alleviate some stress in the front office and the other part of this is Andy moving into that position. The payroll portion is not a big deal in his mind but he wonders if Andy is the right person for this job. Business owners are reaching out to him and the biggest thing that he hears is that Andy needs some polish in He doesn't doubt Andy's commitment to the Village whatsoever. He thinks that Andy is a great DDA Director and is good for the DDA and he does not question his service to the Village.

President Bladzick stated that whether we approve this or not Andy will still be the DDA Director.

Council Member Cruickshank stated that was right, he understood that, he is just not sure that he is ready for the level of position being given.

George Kullis, 601 E. Maple, stated he was present at the committee meeting last week and he has heard a lot of comments from people in the community. We have two issues here, we are looking at creating the new position, and it does become a new position, we are replacing Jeff Wren. We have to look at the title and the position and separate it from the individual. Andy may have people that don't care for him but we all do, that is life. He is concerned that the dollar amount thrown around is \$3,900 and his question is if you create the new position in the Village, do you run into a legal problem because the position is still funded by the DDA. In addition, the position does get a raise in pay for the individual holding the office because of the tax.

Mr. Zbiciak, 408 S. Broad, stated that it seems to be customized to the individual that when he retires there are going to be two job openings. If he were to retire, a new person coming in would enter under those same circumstances.

Marlo Davidson, 434 Sherwood Court, stated maybe the title is the problem. If the income is coming largely from the DDA and you switch the title to Assistant Village Manager that may be the problem out in the community. Maybe that is the issue to look at.

President Bladzick stated in terms of salary our DDA Director is on the lower end of the salary range for Main Street Managers.

Larry Magaw, 213 Washington, stated it is his understanding that the DDA is not a government entity, it is a quasi-government entity and when you are mixing money like this there doesn't seem to be a separation on this.

Attorney Gildner stated an authority is a separate legal body. An authority is allowed by statute and can only be entered into by one or more governmental bodies. It is designed to be a combination of two or more governmental bodies coming together for a specific purpose. It couldn't exist without the governmental entities who create it.

Lenore Johnston, 713 Mary Ann, stated she would like to follow suit with Mr. Magaw and suggest that this matter be tabled and during that time, she thinks a job description would help a lot in everyone's mind because that would give an idea of the level of authority and what they are to do. It would also lend

consideration to the pay and that would have that all firm in everyone's mind.

Patrick Feeney, 210 Franklin, stated he has one last request and would like to see it tabled and bring in some other members of the DDA; he would like to hear from them. As quickly as this came up, he is glad that Mr. Kullis was there, because he gained more information from him than he did from the elected officials.

Council Member Heiple stated it was her understanding that this was approved at the July 8th DDA meeting.

Don Oliver, 407 Oakland, stated in the period of time that Mr. Wren was gone who was taking over those responsibilities and did they get an increase in pay for those duties.

President Bladzick stated that it was shifted over to Clerk/Treasurer Behrens without any increase in pay.

Council Member Kleven stated in late May we had Oakland County down here for awards and it sounds like Andy is doing a good job over there with what he has and if it isn't broke, why we are trying to fix it.

President Bladzick stated that from his perspective it is broke. There were some planning and zoning issues there that weren't handled correctly.

Council Member Cruickshank asked Andy Potter how many hours per week he currently worked.

Mr. Potter stated that he works between 50 and 60.

Council Member Cruickshank stated if we changed this now he is going to go down to 40 hours per week because you are a payroll employee.

Mr. Potter stated that his job will change very little. As the Community Development Director he can now focus on the community as a whole. He can expand outside of the DDA District while continuing to manage that department and the budget. That is the best part of this; it is going to bring Holly forward, going to bring tax dollars, that is the saving grace of any community.

Council Member Cruickshank stated that he is doing a great job as the DDA Director and in this new position we will be restricting him to 40 hours per week and adding 10-12 hours per month of additional duties.

Mr. Potter stated it was because he went above and beyond the call of duty and because he loves the community.

Council Member Cruickshank stated that this will open the door for liabilities on the Village for overtime.

Manager Walker stated that once this position is approved, that position, as far as Village work, then falls under the responsibility of Village Administration to make sure the excess hours are not being worked and still getting the job done on the Village end. The responsibility of the DDA Board will make sure that his hours in the DDA district stay within their required parameters. As part of this transition some of this work is going to be shifted onto the DDA committees that are partially functional at this time. Two are fully

functional and two are not. That is something that during evaluation time, if this is approved, that council and the DDA Board will have to evaluate.

Council Member Cruickshank stated we currently re-up the DDA Director's position contract every 12 months so going forward the position would be an employee and it would be ongoing.

President Bladzick stated that it would be an employment contract.

Diane Jennings, 714 Holly Bush Drive, stated if she is listening correctly, the DDA position is going to clean up unsightly lots and asked what Mr. Watson's job would be.

Mr. Watson's position would still be our Code Enforcement and Building Official Steve McGee would report directly to this position.

Larry Magaw, 213 Washington stated since we are having a lot of trouble separating the DDA Director and stated that he has been in businesses when he has visited and he is not very polished. These are existing businesses and as far as this person being a DDA Director or a Community Development Director he doesn't want him coming to his house and bothering his wife and family.

Council Member Kleven stated the County gave us all of those awards but you can't rest on your laurels. He has learned that the Bittersweet is for sale, Main Street Antiques is closing and it is his understanding that there are three businesses downtown that are behind on their rent.

President Bladzick stated that the goal is to have long term businesses but really at the end of the day, a DDA could do their job perfectly but any number of situations could happen which would lead to a business closing. His understanding is that the Bittersweet already has a buyer and they made the decision to sell because they wanted to get out of the business, it is his understanding that they are trying to work out some type of resolution for Main Street Antiques. He doesn't think we are resting on our laurels, things come and go and we want to provide the resources to help business owners out.

Council Member Kleven stated he is trying to say that it is a continuous process and if you wind up with a lot of empty storefronts that is not a good thing. If you were in Holly 13 years ago, that is what you would have seen.

Council Member Cruickshank stated that he would feel a lot more comfortable if there was some sort of evaluation on how the setup is working out in six months. If it was necessary to move it back under the Village administration only, then it could be done.

Council Member Rankin stated that could be done at any time by the Council.

Don Oliver, 407 Oakland, stated he sees a lot of negatives in the whole conversation because he is already working over 40 hours and we can be liable as a Village. Why would we want to put more work on him and we are going to get what? If the downtown area is losing businesses because he is working on the car wash or the old army tank place, he is taking 10-12 hours away from the downtown then that would be a negative.

CM 2016-081 Motion by Cruickshank, second by Musgrave to postpone this topic until the next Council Meeting on August 10, 2016.

Motion carried by a voice vote of all ayes and no nays.

#4. Consideration of the position of Communications Officer.

President Bladzick stated this is a new proposed position. The reason they are proposing this is due to some of the comments we have heard tonight, at previous meetings and around the community. One of the roles we are expected to do as a form of government is to provide communication and we have done it poorly in reviewing Holly's history. In some respects it is not to be unexpected, some of the things we have been working on in the past year and there have been instances in where our public information resources have actually been to the detriment of the Village and our citizens. It has been said that things are being done behind closed doors, which they are not, but that is the perception. There is a general philosophy that citizens should go seeking information but that is not necessarily the case of the way things are. Over the past several months we did some research and looked to other municipalities and found that generally larger municipalities tend to have communication officer but they found nine communities that have communications officers which are proximal to our size; Hudsonville being similar in size, population, budget, etc. We have included a job description and it is to handle the public communications for the Village, interact with the media, maintain our communications

channel, as a part of this by nature of the skill set to support departments in grant writing and reporting, not necessarily a requirement for the job but definitely value added. There may be times we can identify some grants but we don't necessarily have the expertise now to do this. To be clear, this is not a necessity, this is a proposal to try to make things work better. It is up to the council for consideration and this would be a budget amendment out of the fund balance with the warning that the council would need to manage the budget for years out for this. Salary range is between \$40,000 to \$45,000, we are looking for someone with a little bit of background and experience to build public relations programs. The total package compensation range would be \$43,000 to \$48,000. The position would be supervised by the Village Clerk/Treasurer. The position would also be responsible for collaborating with community groups, such as the Dicken's committee, for communications, media relations and so forth.

Council Member Cruickshank stated that personally this is something that is sorely needed. He believes that the grant writing should be a requirement.

Council Member Musgrave stated that just because a grant may be for one thing, you can take the funds and use them for other things.

President Bladzick stated if this is approved tonight it would get posted on job boards and career resources and we anticipate four to six weeks of posting and we would then chose, select and go from there. The final candidate would come before the council.

Council Member Allsop asked where the office would be.

President Bladzick stated that office space would be shared with the DDA Director and his office would be parceled out.

George Kullis, 601 E. Maple Street, stated as a resident of the Village he likes to read the newspaper and he is okay when the phone rings but social media is not his forte. He has been involved with the Village since he has moved here and he can say that communication has been our biggest problem.

A communication director cannot work with the non-profits and our churches; the main reason we have been able to turn around the Dicken’s Festival is because we have been able to bring on people like Terry Connell who has communication talents. He thinks this is a great new position for the Village to help us move forward for the Village.

President Bladzick stated when you look at media markets Holly is in a no man’s land. If you have Comcast cable you are in the Flint market. If you have Direct TV you get the Detroit market so it is very difficult for the Village to get media coverage. The Tri-County Times does not cover us very well and to have someone in a position to help build relationships, for the little stuff, you need to get to know the reporters and the camera guys. We are a Village of 6,100 people, 12,000 with the township; are we big enough; that is a judgment call for the council but the need is there.

CM 2016-082 Motion by Cruickshank, second by Musgrave to create the position of Communications Officer as detailed in the memorandum.

Lenore Johnston, 713 Mary Ann states that we get so much money from Comcast for communication and we just forward it onto the schools don’t we?

President Bladzick stated that we do not but the PEG fees are for a very specific purpose. He believes there is a Flint source access channel that we can use.

Mr. Magaw, 213 Washington, stated the minutes of meetings are held until they are approved by the body that made them and he would like to see meeting minutes that are not approved published to the website on the interim and placed where they can be found easily.

Roll call vote was as follows:

Voting for: Allsop, Cruickshank, Heiple, Musgrave, Rankin, Bladzick

Voting against: Kleven

Absent: None

Motion carried.

CM 2016-083 Motion by Musgrave, second by Heiple to return to tabled item New Business #1 for the consideration of the adoption of Ordinance #442 to amend the Zoning Ordinance Article 11, Section 1102, Special Land Use to allow for mini storage units.

Motion carried by a voice vote of all ayes and no nays.

Attorney Gildner stated that he has the zoning ordinance because he wanted to see how it was organized and worded. First to note is that it should not be Section N, it should be Section Q, as there is already a Section N. In

terms of the text change, ideally that would go under Section 17, which is Special Land Use but he can live with it where it is proposed in Section 11. Additionally they can add further the following to the ordinance it shall not be stored, and then list all of the items as stipulated by the Planning Commission.

CM 2016-084 Motion by Heiple, second by Musgrave to add the following to Section Q shall not be stored in any storage units: combustible radioactive or hazardous materials; no animals or plants; no perishable foods or odorous items; no firearms or explosive materials; no medical, pharmaceutical drugs or illegal supplies, no unregistered vehicles; no workshops, recreational activity or any other business activity.

Motion carried by a voice vote of all ayes and no nays.

President Bladzick asked the Council if we would like to add this as a special land use.

Mike Wagner, 1130 Lakeview Circle, Holly stated he is the real estate agent on the property. A couple of things in clarification and he understands that this just only allow for the opening of a mini-storage. They call this a low impact business that is going to go into that corner, and the opportunity for lumber yards, auto sales, restaurants are now allowed.

The property has been for sale there for over 30 years. This is one of the best low impact ideas that could be placed there. They haven't even had the opportunity to go for the special land use; they are just trying to get the text amendment. He knows what it was like to plan but sometimes planning over 30 years need to change. Some things need to be

allowed to help improve. The tax dollars alone would aid this community. Mr. Pampaluna has paid over \$100,000 in vacant land taxes on that property and hasn't had the potential to be realized.

Vino Pampaluna, 1235 Main, Rochester stated that he and his partner have owned it since 1988 and paid over \$100,000 in taxes. They have exposed this property to every fast food, bank, a dozen brokerage firms looking at it and this is the first use and realistic buyer they have had on this parcel. There are a lot of businesses that would be allowed on this parcel that wouldn't require a special use. He has studied the zoning map and does not see any other parcels that you could put together to make it work economically. He thinks it would open up and clean up that corner, make visibility better. The operator is an experienced mini storage owner, his hours are from 8 am – 6:30 pm and closed on Sunday. He believes it would be very clean, well-lit and bring attention to other parcels up there. Coming in from the north, new development brings other development. If you look at 90% of the mini storage facilities they are new, they are modern, gated and lit. This has to be approved through all of the various boards so that will take care of itself. He thinks this would be a good addition to their special land use and thinks it is much less intense.

President Bladzick asked what a mini storage unit could get re-purposed into if it fails.

Mike Wagner asked if he had ever seen one fail.

Mr. Pampaluna stated right now the Village has nothing there. He doesn't think he is going to invest \$1,000,000 to fail. He thinks

if you did look at it further down the road, if it failed, he could see some retrofit of a lot of buildings. It has perimeter safety, it is gated, has paving and the building are rather simple.

Council Member Musgrave asked if it was going to be single story or two story.

Mr. Pampaluna stated that he believes it is going to be single story but that will be determined during the site plan review process.

Council Member Heiple stated she voted no at the Planning Commission was because she felt that it didn't meet our Master Plan vision.

Council Member Cruickshank stated he agrees with that.

George Kullis, 601 E. Maple asked if the Village knew what the capacity of the other storage units are in the Village.

President Bladzick stated that he did not have that information.

Larry Magaw, 213 Washington stated that he thinks the guy who is going to put all this money into this thing has already looked at these matters.

CM 2016-076 Motion by Heiple, second by Musgrave for the adoption of Ordinance #442 to amend the Zoning Ordinance Article 11, Section 1102, Special Land Use to allow for mini storage units.

Roll call vote was as follows:

Voting for: Kleven, Musgrave, Rankin

Voting against: Cruickshank, Heiple, Allsop, Bladzick
Absent: None
Motion failed.

#5. Consideration of a Budget Amendment for Code Enforcement.

Council Member Cruickshank stated he current roll at the Village is purely reactive and there is zero pro-activeness to going out and trying to discuss the blight with homeowners. There was a meeting with the Center for Community Progress and one of their suggestions was to step up the code enforcement hours. One of the things that became apparent is there is plenty of code that is applicable but due to time constraints it is not enforced.

CM 2016-085 Motion by Cruickshank, second by Rankin to approve a budget amendment in the amount of \$4,000 for Code Enforcement activities in the Village of Holly.

President Bladzick stated he agrees 100% that we need more code enforcement and he doesn't have a problem allocating an additional \$4,000 but the purpose of the Blight Task Force is to look at a comprehensive overview of everything. Our building fund balance is healthy. We already knew that enforcement was an issue. Some of the charges of the task force is to look at ordinances; what is in the ordinance and has the application of being proactive on enforcement; to look at causes and to look at alternative programs. Those kinds of things should be analyzed and looked at kind of as a package. Not to say kick the can down the road but when we met with the Center for

Community Progress, they didn't say as a prescriptive solution more code enforcement they just said that was something that you could do. If you start being proactive then people perceive that the hammer is being dropped on them. Also having additional programs; we talked about the fact with our demographics and some of the causes for disrepair or maintenance, there may be some really reasonable reasons why something isn't maintained. Even if we do more pro-active enforcement, to have programs or analysis in place to say; and here are some resources that we have in place so I don't have to ticket. One of the things that he hoped the task force would take on was the process of a parcel survey to find out exactly what the condition of things are and come up with a definition of blight and what no so you can evaluate the ordinances and the pro-active enforcement accordingly because you know what that is. He stated he would like to see this postponed until September to give the task force time to come up with a bigger package or if we want to consider it tonight, that is fine also, he would leave it to the rest of the council.

Council Member Cruickshank stated this is more of a small piece of the overall idea. They have over the past allowed people to think that people could put off what needs to be done. As President of the HOA, when you step up enforcement people will generally respond to correction attempts.

Council Member Heiple stated we formed a Blight Task Force and if we don't provide you with the tools to do the job than we set them up to fail.

President Bladzick asked if the task force voted on this.

Council Member Cruickshank stated that he advised the task force that he would take this to council but there was no official vote.

Council Member Musgrave stated she would feel more comfortable if more research was done.

Council Member Cruickshank stated that Oakland County puts out some sort of help if you need furnaces and so forth but you have to be with a specific bank. Oakland County is a rich county in Michigan so we are not necessarily successful in obtaining these grants.

Council Member Kleven stated that blight is one of the pet peeves of people in Holly and he thinks that we should not just have a blight task force but we should give it some teeth.

President Bladzick stated that he would rather see this as a bigger part of a plan.

Roll call vote was as follows:

Voting for: Heiple, Kleven, Musgrave, Rankin, Allsop, Cruickshank, Bladzick
Voting against: None
Absent: None
Motion carried.

REPORTS

Village Manager

Nothing further to report.

Attorney

Nothing further to report.

Clerk/Treasurer

Nothing further to report.

BOARDS AND COMMISSIONS

Council Member Cruickshank stated he was not at the last board meeting but discussion was scheduled to begin on the tour which was taken several months ago.

Council Member Heiple stated that there is a Planning Commission meeting tomorrow night to choose a Chairperson and Co-Chairperson as well as discussion regarding the proposed zoning change to E. Maple Road.

COUNCIL COMMENTS

President Bladzick stated back in March the council considered the creation and initiative of a 425 agreement with Holly Township. It has been mostly research and analysis of whether this is a viable option. The original proposal is to do a transfer of parcels from the township in the area of Quick Road and Fish Lake Road. We are looking at process which was all described during a 425 meeting; there are public hearings required and enough time for all municipalities to consider the agreement. There is a 30 day window where the residents may petition that the matter goes to a ballot. If it goes to a ballot, the outcome of that is determined by the election. That is what is being discussed, nothing more than that. It has been discussed that if it isn't a win-win it isn't going to work for anyone. This is not a Cityhood proposal where we are deciding on our own to extend our will on the other side. We are still at a win-win situation

and are starting to develop legal language. From a Village point of view, if this were to pass, this would not increase the Village taxes for anyone. There would be no incentive for the Village to do this. That is the purpose of the referendum.

PUBLIC COMMENT

Lenore Johnston, 713 Mary Ann stated she was sitting next to Mike Wagner and the gentleman interested in the lot there. Up until a week ago she wasn't for it but she had an opportunity to speak to him about this and this particular storage area does not allow for outside storage. She stated that now they are gone and wonders if there is some other alternative to this and if the property is going to sit vacant another 30 years.

Larry Magaw, 213 Washington stated that some of the resistance to the storage units is regarding one of the comments that it is going to be well lit and we don't want a well-lit area close to our residential area. The thing that he really wanted to comment on is now that we have a code enforcement structure; we are trying to get private people to clean up their properties and public properties are falling apart including our sidewalks.

ADJOURNMENT

With nothing further to discuss, Village President Bladzick adjourned the meeting at 21:59 pm



Ryan Bladzick, Village President



Cathrene A. Behrens, Clerk/Treasurer