

City Council

Regular Meeting Minutes

Monday, October 7, 2013
7:00 p.m., Council Chambers



1. Call to Order

2. Invocation

- Moment of Silence

3. Roll Call

Present: Arnold, Fitzgibbon, Gruber, Klavins, Kozlik Wall, Patterson, Burr

Absent: None

4. Approval of Agenda

Moved by Fitzgibbon to approve the agenda. Seconded by Patterson.

Voted Yes: All. Motion Carried.

5. Consent Agenda: Items A thru E (Roll Call Vote Required)

Moved by Kozlik Wall seconded by Patterson to approve the Consent Agenda as follows:

- A. Council will be requested to approve the City Council Minutes of September 16, 2013.
- B. Bills totaling \$2,818,382.45 for the period ending October 8, 2013 be approved and forwarded to the Clerk and Treasurer for payment.
- C. Council will be requested to approve purchase of one F-150 4x4 truck from Woodhams Ford in the amount of \$21,287.00 for the motor pool.
- D. Council will be requested to approve purchase of one F-150 4x4 Crew Cab truck from Woodhams Ford in the amount of \$27,224.00 for utilities.
- E. Council will be asked to receive the following administrative reports and approved minutes to be placed on file:
 - 1) 02-11-2013 BRA Minutes
 - 2) 06-06-2013 Planning Minutes
 - 3) 06-10-2013 LDFFA Minutes
 - 4) 06-20-2013 Planning Minutes
 - 5) 07-16-2013 Liberty Hyde Minutes
 - 6) 08-01-2013 Planning Minutes
 - 7) 08-08-2013 Planning Minutes
 - 8) 08-13-2013 SH Memorial Library Minutes
 - 9) 08-20-2013 Harbor Commission Minutes

- 10) 08-20-2013 Liberty Hyde Minutes
- 11) 08-26-2013 BPU Minutes
- 12) 08-28-2013 Housing Commission Minutes

A Roll Call Vote was taken:

Yeas: Arnold, Fitzgibbon, Gruber, Klavins, Kozlik Wall, Patterson, Burr
Nays: None

Motion carried

UNFINISHED BUSINESS

6. **City Council will be asked to consider the following items regarding the East Jordan Plastics, Inc. two (2) Industrial Facility Tax Abatements (IFTs):**
 - A. **Hold public hearing regarding East Jordan Plastics, Inc. two (2) IFTs.**
 - B. **Approve Resolutions 2013-59 and 2013-60 regarding the approval of the East Jordan Plastics, Inc. two (2) IFTs.**

Background Information: The City Council will be asked to consider approval of two Industrial Facilities Tax Exemption Certificates for East Jordan Plastics, Inc., located at 1600 Stieve Drive.

The company has filed two applications for Industrial Facilities Tax Exemption Certificates for personal property additions at their locations at 100 Veterans Blvd. and 1600 Stieve Drive. The tax exemption requests total \$1,846,000. The company desires to make improvements to their building, located at 100 Veterans Blvd., which will allow storage and shipping options at the site. The company plans to create two new jobs at the 100 Veterans Blvd. location. The company desires to make improvements to their building, located at 1600 Stieve Drive, which will allow an increase in production and shipping capabilities. The company plans to create two new jobs, and retain five existing jobs, at their facility at 1600 Stieve Drive.

East Jordan Plastics, Inc. purchased the former Noble International building on Stieve Drive on December 30, 2008. Recently, the company purchased the second former Noble International building on Veterans Blvd. The company performs plastic recycling operations at their South Haven location. In addition to recycling, the company performs onsite manufacturing of horticultural containers and other products into new plastic containers. With the acquisition of the building on Veterans Blvd., the company will create a logistics center, to handle shipping of their products.

East Jordan Plastics, Inc. owns several facilities, all of which are located in the State of Michigan, and employs approximately 250 salaried and hourly employees. The business focuses on the manufacturing of various plastic products for the horticulture industry. Attached are images of the company's products.

The estimated total value of the Industrial Facilities Tax Exemption Certificates for East Jordan Plastics, Inc., is \$93,825 over the 12 year life of agreement. The tax exemptions do include "claw-back" provisions, which allow the City of South Haven to seek the abated tax amounts if the terms of the abatement are not met by the business.

Item A: Hold public hearing regarding East Jordan Plastics, Inc. Two (2) Industrial Tax Abatements (IFTs).

Moved by Kozlik Wall to open the public hearing regarding East Jordan Plastics, Inc. Two (2) Industrial Tax Abatements (IFTs). Seconded by Klavins.

A Roll Call Vote was taken:

Yeas: Arnold, Fitzgibbon, Gruber, Klavins, Kozlik Wall, Patterson, Burr

Nays: None

Motion carried.

Public Comment: None

Moved by Patterson to close the public hearing regarding East Jordan Plastics, Inc. Two (2) Industrial Tax Abatements (IFTs). Seconded by Fitzgibbon.

Voted Yes: All. Motion carried.

Item B: Approve Resolutions 2013-59 and 2013-60 regarding the approval of the East Jordan Plastics, Inc. two (2) IFTs.

Moved by Kozlik Wall to approve Resolutions 2013-59 and 2013-60 regarding the approval of the East Jordan Plastics, Inc. two (2) IFTs. Seconded by Fitzgibbon.

Voted Yes: All. Motion carried.

NEW BUSINESS

7. City Council will receive a report from Senior Services.

A representative from Senior Services in South Haven gave an annual report.

8. City Council will be asked to consider Resolution 2013-61 a resolution setting the seasonal and transient slip rates at South Haven municipal marinas.

Background Information: The City Council will be asked to approve the marina rates for the upcoming 2014 boating season.

The Harbor Commission has recommended the rates as presented in Resolution 2013-61. The recommended rates seek no changes to the seasonal slip rental rates. The proposed changes include changes to the transient slips at the South Side Marina, North Side Marina, and the Museum Marina, which will now be priced using the State of Michigan's Waterways Transient Rate Schedule, Column D. Transient slip rates at Black River Park are to be priced using Column C.

The changes to the Waterways Transient Rates are to allow for coordination with the State of Michigan's Reservation System (online dock reservations). There are some price increases, some decreases, depending on boat length. The 2013 Transient Rates may be changed by the Waterways Commission for 2014. The resolution is written so that the Municipal Marina Rates will follow any changes made by the Waterways Commission.

The Marina Manager may request in writing special rates and discounts to improve occupancy, subject to approval of the City Manager.

A Senior Seasonal Boat Launch Pass is now available to persons aged 65 and over for \$75, which is a \$25 discount under the normal rate.

Please note, per the city manager's recommendation, the License Agreement fee and the Motorized Watercraft fee have been removed from the proposed rates. These items have been removed to allow staff time to work with the city's attorney to prepare recommendations to the Harbor Commission and City Council how to better manage license agreement requests, for possible watercraft rental proposals, for the 2014 boating season.

Moved by Patterson to approve Resolution 2013-61 a resolution setting the seasonal and transient slip rates at South Haven municipal marinas. Seconded by Arnold.

Voted Yes: All. Motion carried.

9. City Council will be asked to consider Resolution 2013-62 a resolution authorizing the City Manager to purchase the property at 317 Hogan's Alley, on behalf of the DDA.

Background Information: The City Council will be asked to authorize the city manager to proceed with purchase of the Baars Printing building and property, located at 317 Hogan's Alley, for \$160,000 on behalf of the Downtown Development Authority (DDA.)

The DDA, at their October 2, 2013 regular meeting, authorized staff to proceed with the purchase of the Baars Printing building and property for \$160,000, using DDA funds. The DDA desires to acquire the property to allow for expansion of the Huron Street parking lot. Through the property purchase, the city's Engineering Department anticipates being able to create an additional 29 parking spaces at the Huron Street parking lot. As a result, the DDA board has agreed to fund the purchase of the property. Once the property is publicly owned, the DDA can then finalize plans for parking expansion.

Moved by Kozlik Wall to approve Resolution 2013-62 a resolution authorizing the City Manager to purchase the property at 317 Hogan's Alley, on behalf of the DDA. Seconded by Klavins.

A Roll Call Vote was taken:

Yeas: Arnold, Fitzgibbon, Gruber, Klavins, Kozlik Wall, Patterson, Burr

Nays: None

Motion carried.

10. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

Sharon Dryer from the American Association of University Women spoke about their "Meet the Candidates" event on Thursday.

11. City Manager's Comments

City of South Haven
Regular Meeting Council Minutes
City Hall, Council Chambers
7:00 p.m., Monday, October 7, 2013

The City Manager asked Police Chief Tom Martin speak about the recent burglaries and home invasions in the area. Chief Martin wants everyone to know that the Police Department will be holding an informational meeting on Monday, October 14, 2013 at 7:00 p.m. at City Hall regarding ways to protect your home from a burglary or home invasion. Chief Martin also stressed that he wants the public to please call 911 and report any and all suspicious persons or activity.

12. Mayor and Councilperson's Comments

Kozlik Wall: Spoke about concerns with Phase 2 of the Phoenix Street Project.

Gruber: No comment.

Fitzgibbon: No comment.

Patterson: Thanked Chief Martin and staff for all their hard work regarding the recent break-ins.

Arnold: Appreciates Chief Martin and Brian's hard work regarding the recent break-ins.

Klavins: Spoke about the triathlon.

Burr: No comment.

13. Adjourn

Moved by Fitzgibbon to adjourn. Seconded by Kozlik Wall.

Voted Yes: All. Motion carried. Meeting adjourned at 7:40 p.m.

RESPECTFULLY SUBMITTED,



Michelle Coffey
Deputy City Clerk

Approved by City Council: October 21, 2013