

COUNCIL PROCEEDINGS

September 2, 2014

The Municipal Council of the City of Alpena met in regular session in the City Hall on the above date and was called to order at 7:00 p.m. by the Mayor.

Present: Mayor Waligora, Councilmembers Sexton, Nielsen, Nowak, and Johnson.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MINUTES

The minutes of the regular session of August 18, 2014, were approved as printed.

CONSENT AGENDA

Moved by Councilman Nowak, seconded by Councilwoman Nielsen, that the following Consent Agenda items be approved:

1. Bills Allowed – in the amount of \$612,198.02 be allowed and the Mayor and City Clerk authorized to sign warrants in payment of same.
2. One Mayoral reappointment to the Compensation Commission for a five-year term expiring September 2, 2019 (Dennis Schultz).

Carried by unanimous vote.

PUBLIC HEARING

ESTABLISHMENT OF A COMMERCIAL REHABILITATION DISTRICT

225 RIVER STREET

Mayor Waligora announced a Public Hearing on the establishment of a Commercial Rehabilitation District for property located at 225 River Street for the Amerilodge Group.

Greg Sundin, City Manager, presented a report and stated the establishment of the District is a required first step to allow the developer (the Amerilodge Group) the opportunity to apply for a Commercial Rehabilitation tax abatement. The abatement, along with the Brownfield Tax Increment Financing (TIF), are economic development tools available to the developer and City to provide financial viability for the project. The extent to which each of these tools will be utilized is currently being negotiated between the City and the Amerilodge Group.

The public comment period was opened.

Angie Skiba, 635 River Street, stated she supports the new development; however, she has two concerns. The screening between the hotel and adjacent apartments should be pleasing to the public eye and safe. The parking lot behind The Owl should not be used for the plaza now that the Holiday Inn Express is coming in and the parking will be needed more than ever. Also, the first signage you see coming down Washington Avenue toward downtown is “do not enter”; not very pleasing.

The City Clerk indicated that no written comments had been received. The public comment period was closed and the Mayor declared the Public Hearing closed. Council discussion followed.

RESOLUTION NO. 2014-08

Moved by Councilman Nowak, seconded by Councilwoman Nielsen, that Resolution No. 2014-08, a resolution approving the establishment of a Commercial Rehabilitation District for the Amerilodge Group at 225 River Street, be adopted.

Carried by unanimous vote.

PUBLIC HEARING

CHANGING THIRD AVENUE BETWEEN CHISHOLM STREET AND RIVER STREET

FROM ONE-WAY TRAFFIC TO TWO-WAY TRAFFIC

Mayor Waligora announced a Public Hearing on the consideration of changing Third Avenue between Chisholm Street and River Street from one-way traffic to two-way traffic.

Rich Sullenger, City Engineer, presented a report and stated the conversion of River Street to two-way traffic will involve widening the street by 6-1/2 feet, elimination of on street parking, modification to block Carter Street so no access can be made from Third Avenue, lane modifications on Carter Street, and working with the Michigan Department of Transportation (MDOT) for changes to U.S. 23.

The public comment period was opened.

Mark Hunter, 614 Eighth Avenue, stated the ease of pedestrian traffic should be considered as part of the Holiday Inn development. Pedestrians need to be able to access restaurants and shopping. Some intersections may become problems when the changes are made to Third Avenue and Chisholm/River Street.

Lisa Gallagher, 106 N. Third Avenue, is concerned about the loss of on street parking. She has elderly customers in her hair salon that like to be able to park close. She is also concerned about snow removal.

Angie Skiba, 635 River Street, stated that it is great to have people walking around downtown. There is already a lot of traffic coming up and down the road. If the traffic flow is changed some blocks may need to be resurfaced especially Seventh to Eighth and Eighth to River.

RENEWAL OF PROPERTY AND LIABILITY INSURANCE

Moved by Councilwoman Nielsen, seconded by Councilwoman Johnson, to renew the Property and Liability Insurance with Alpena Agency, Inc. for the first year of three one-year renewal options from December 1, 2014, to December 1, 2015.

Carried by unanimous vote.

RESOLUTION NO. 2014-09

Moved by Councilman Nowak, seconded by Councilman Sexton, that Resolution No. 2014-09, a resolution authorizing the City of Alpena to approve and fully participate in the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities Program and approve the Memorandum of Understanding (MOU), be adopted.

Carried by unanimous vote.

CLOSED SESSION

Moved by Councilman Sexton, seconded by Councilman Nowak, that the Municipal Council adjourn to a closed session at 8:21 p.m., to discuss litigation.

Carried by unanimous vote.

RECESS

The Municipal Council recessed at 8:21 p.m.

RECONVENE – CLOSED SESSION

The Municipal Council reconvened in closed session at 8:32 p.m.

RECONVENE – OPEN SESSION

The Municipal Council reconvened in open session at 10:15 p.m.

On motion of Councilwoman Johnson, seconded by Councilman Nowak, the
Council adjourned at 10:15 p.m.

MATTHEW J. WALIGORA
MAYOR

ATTEST:

Karen Hebert
City Clerk