



CITY OF PLYMOUTH  
CITY COMMISSION MEETING MINUTES  
MONDAY, FEBRUARY 18, 2019 - 7:00 P.M.  
PLYMOUTH CITY HALL COMMISSION CHAMBERS

City of Plymouth  
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### CALL TO ORDER

Mayor Wolcott called the meeting to order at 7:00 p.m.

PRESENT: Mayor Oliver Wolcott, Mayor Pro Tem Suzi Deal Commissioners Suzi Deal, Ed Krol, Nick Moroz, Kelly O' Donnell, Tony Sebastian and Marques Thomey.

ABSENT: None.

Also present were City Manager Paul Sincock, City Attorney Jeff Schroeder, Police Chief Al Cox, various City Department Heads.

### CITIZENS COMMENTS

Ed Good of 252 East Ann Arbor Trail recognized the Department of Municipal Services for a great job getting the snow cleaned from the streets. He also brought attention to 3 derelict properties next to his, including 206 East Ann Arbor Trail, that are in disrepair and asked if the City could take some action on it.

Denise Burrows of 1014 Dewey spoke in favor of accepting the money from the Wilcox Foundation for a fountain in Kellogg Park.

Janet Dersey of 1181 Dewey spoke in favor of accepting the money from the Wilcox Foundation for a fountain in Kellogg Park.

Lee Jasinski of 1380 Maple congratulated Kelly O'Donnell on her appointment to the City Commission and spoke about the Keep Plymouth Leafy program.

### APPROVAL OF THE AGENDA

A motion was made by Commissioner Thomey and seconded by Commissioner Krol for approval of the Agenda for Monday February 18, 2019.

MOTION PASSED 7-0

### ENACTMENT OF THE CONSENT AGENDA

- a) Approval of February 4, 2019 Commission Regular Meeting Minutes
- b) Special Event – Ice Cream Social
- c) Special Event – Concerts in the Park
- d) Approval of December, 2018 Bills

A motion was made by Commissioner Moroz and seconded by Mayor Pro Tem Deal for approval of the Consent Agenda for Monday, February 18, 2019.

MOTION PASSED 7 - 0

### COMMISSION COMMENTS

Commissioner Thomey acknowledged the Municipal Services crews for their great work with the snow clearing. He also noted that everyone signed up for the email notification system, which is a great communication piece, includes where to put snow when shoveling. Thomey also encouraged residents to get involved in the community by applying to be part of boards and commissions for the city.

Commissioner O'Donnell spoke about the Keep Plymouth Leafy Street Tree Giveaway that runs March 1<sup>st</sup> to April 27<sup>th</sup> and residents can enter online or at the Municipal Services building at 1231 Goldsmith.

Mayor Wolcott addressed the comments about the Kellogg Park fountain. There is a design, but the concentration for 2019 will be on developing the Kellogg Park Master Plan in conjunction with the DDA Master Plan and the City's Strategic Plan.

**OLD BUSINESS** – None

**NEW BUSINESS**

a) MDEQ Grant and Loan Support – 100 S. Mill Street

City Manager Sincock reviewed this item explaining that it replaces the previously adopted resolution of support (#2018-103) to update the amount from \$600,000 to \$1,000,000. He also provided a summary of how TIF works.

RES. #2019-07

APPROVING ACCEPTANCE OF A BROWNFIELD REDEVELOPMENT LOAN AND GRANT BY THE CITY OF PLYMOUTH FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED.

WHEREAS At their regularly scheduled meeting on October 10, 2018, The City of Plymouth Planning Commission approved the final site-plan and granted final PUD approval for 76 attached single-family, townhomes to be developed by Pulte of Michigan at 100 S. Mill Street (“Project”); and

WHEREAS The City of Plymouth, submitted a grant and loan proposal to the Michigan Department of Environmental Quality (MDEQ); and

WHEREAS The City of Plymouth was notified on November 5, 2018 that the MDEQ was supportive the Project and is willing to provide a \$600,000 Brownfield Redevelopment Grant and a One Million Dollar Brownfield Redevelopment Loan for the eligible environmental activities; and

WHEREAS The City of Plymouth submitted the formal grant and loan application to the MDEQ on January 5, 2019; and

WHEREAS The MDEQ notified the City of Plymouth on January 15, 2019 that the awarded grant amount was increased from \$600,000 to \$1,000,000 and they requested that the City of Plymouth submit an updated application package; and

WHEREAS The City of Plymouth have reviewed this matter and have determined that it is financially able and willing to accept a loan of up to \$1,000,000 and a grant of up to \$1,000,000 from the MDEQ secured with a Letter of Credit from Pulte of Michigan, in addition the future tax increment revenues that may be captured through the Brownfield Plan; and

WHEREAS The Developer is in the process of finalizing a Brownfield Plan and Reimbursement Agreement for the Project and will provide that to the City of Plymouth Brownfield Redevelopment Board for its review, consideration and approval; and

WHEREAS The Project is consistent with local development plans and zoning ordinances; and

WHEREAS The City of Plymouth supports the loan and grant application to the MDEQ, for a \$1,000,000 loan and a \$1,000,000 grant for the site located at 100 South Mill Street and the Project.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth hereby accepts and commits to repay a loan up to \$1,000,000 secured through a Letter of Credit by Pulte of Michigan, and future tax increment revenues that may be captured through a Brownfield Plan, for the site and Project, described above, with funds to be issued and managed by the City of Plymouth.

BE IT FURTHER RESOLVED THAT the City of Plymouth hereby accepts grant funding of up to \$1,000,000 secured through a Letter of Credit by Pulte of Michigan, and future tax increment revenues that may be captured through a Brownfield Plan, for the Project described above, with funds to be issued and managed by the City of Plymouth.

BE IT STILL FURTHER RESOLVED the City of Plymouth will terminate this support and acceptance of Loan and Grant funding for the Project described absent an approved Brownfield Plan and Reimbursement Agreement on or before May 6, 2019. Further, this Resolution of Support will supersede any previous Resolution of Support related to the Project that was adopted by the City Commission.

A motion was made by Commissioner Moroz and seconded by Commissioner Krol for approval of the above resolution.

MOTION PASSED 7 – 0

#### **REPORTS AND CORRESPONDENCE**

a) 2018 Planning Commission Annual Report

The 2018 annual report for the Planning Commission was submitted to the City Commission as required by the MDEQ Redevelopment Ready Communities program.

Commissioners Krol and Thomey reported on the recent Zoning Board of Appeals meeting. 2 of 4 items were approved for 1341 Hartsough, with 2 to be resubmitted at the next ZBA meeting on May 7.

Commissioner Moroz thanked John Buzuvis, Greta Bolhuis and Paul Sincock, in addition to Jim Mulhern and Joe Philips for their work on the Planning Commission Annual Report. He also reported on the recent Planning Commission meeting. The PUD was approved for 639 S. Mill and 166 East Ann Arbor. There is a full first draft of a Sign Ordinance in the Planning Commission minutes. It is expected to be brought to the City Commission in 7-9 months. The Planning Commission developed their Strategic Planning goals that will be approved at their next meeting before submitting to the City Commission.

#### **ADJOURNMENT**

Hearing no further discussion, Mayor Wolcott asked for a motion to adjourn. A motion to adjourn was made by Commissioner O'Donnell and seconded by Commissioner Krol for adjournment of the meeting at 7:33 p.m.

MOTION PASSED 7 – 0