**MINUTES OF THE REGULAR MEETING OF THE PARCHMENT CITY COMMISSION HELD ON MONDAY DECEMBER 5, 2022.**

1. **Call to order**

Mayor Britigan called the meeting to order at 7:00 p.m. then led everyone in the Pledge of Allegiance.

1. **Roll Call**.

Present: Mayor Britigan, Vice Mayor Jordan, Commissioners Conner, Cooper, Evans, Fooy, and Madaras. City Manager Stoddard, Attorney Soltis, Treasurer/Clerk Stutz.

Absent: None.

1. **Minutes**

Moved by Vice Mayor Jordan, supported by Commissioner Madaras to approve the minutes of the November 21, 2022 Regular meeting. Mayor Britigan and Commissioner Fooy abstained. **Motion Carried**.

1. **Additions or changes to the agenda.**

Add item 8A. USDA update – Mike Schwartz, Prein Newhof. Moved by Commissioner Cooper supported by Commissioner Conner to approve the amended agenda. **Motion Carried**.

1. **Citizen Comments – Items ON the Agenda**

Kent DeBoer, 285 Glendale for >32 years, wanted to comment on the purchase agreement from LC Howard. He noted it represents 65% of the available land. He then reminded everyone how the city had 3 epic failures with single-entity owned mill property, each time the city was left “holding the bag”. He is against the proposal, not least because the master plan calls for a “phased approach to commercial, industrial, and residential development”. He urged the commissioners “in the strongest of terms” not to sell.

Cheryl Lyon-Jenness, 294 Glendale >36 yrs, began by saying her concern with the purchase agreement is that it goes against the master plan that this commission approved in April 2021. The Master Plan was put together with a “great deal of community thought”, and should act as a touchstone for any development in the city. It emphasizes mixed use, sustainable, environmentally sound, and varied development. She strongly urges the commission to vote no.

Dennis Collison, 121 Elsmere, said he had comments regarding the purchase agreement. He feels that the abandoned mill property is the “future of the city”. He suggests to avoid selling to one who could resell, and he objects to the offer on the balance of the property. He thinks the property should be part of a plan, and should go before the Planning Commission. He doesn’t approve of the purchase as presented, and finished with “don’t sell your soul for one dollar”.

The following letters were read to the commission:

I saw the agenda item regarding purchase of more of the Mill Property and wanted to express my concern about the option for the buyer to hold the portion of property shown in Exhibit A for any period of time.

The Mill Redevelopment Site has great potential for the City of Parchment, and I do not believe it would be in the City’s best interest to allow it to be held hostage by a buyer paying one dollar for a very small piece of it. Unless the buyer is willing to commit to demolishing and removing the existing structures there should be no ability for them to have control over any portion of the Mill Property not under their ownership.

Thank you,

Sandy Bliesener

260 Parchmount Avenue

Parchment, MI 49004

While I am unable to attend tonight’s meeting, I wanted to add my comments regarding item 9C on tonight’s meeting agenda. I have more questions than comments, so I will be addressing those with the city manager at a later time, as you are unable to respond to questions within this forum. I would, however, encourage every commissioner to stop and ask themselves:

1. How will this transaction benefit the citizens of Parchment, and not just in the near future. How will it help residents in 10, 20 and 30 years?
2. Do you feel that this aligns with the City of Parchment master plan and the PUD for the mill property that you have all reviewed and signed off on?
3. How will this transaction benefit the members of the commission? Because if that benefit is different from the benefit it brings to the general community, that should be a cause for concern.

At the end of the day, this decision rests in your hands, not mine. If you feel that selling what is arguably one of our communities’ greatest assets for $1, then by all means, do so with a clean conscious. If you don’t believe there is more potential in this community, you should move forward with this plan. Personally, as an outsider that came to Michigan and settled in Parchment to raise a family, I just feel this community has way more potential than you are giving it credit for. As much as I have enjoyed the many semi-trucks convoying down Glendale Blvd precariously close to all the neighborhood children, we have to ask ourselves, “Do we need more?”

The community is fortunate to have a business like LC Howard invested in its future, but if we fail to diversify the businesses that we attract, we limit the sustainable growth of this community. As a member of this community, I don’t feel that this transaction aligns with what I personally want for Parchment, however I am open to having a dialogue where the benefits can be highlighted for me.

Thank you for your time, and good luck on your decision.

Sara Dean,

Resident – 238 Glendale Blvd

**6. Consent Agenda**

A**.** Questions by Commissioners were answered regarding specific items. Moved by Commissioner Cooper, supported by Commissioner Conner to receive the consent agenda items. **Motion Carried.**

**7. Unfinished Business**

A. USDA Update – Mike Schwartz, Prein Newhof. Mr. Schwartz thanked the commission for the opportunity to address them. He noted $1.18 million in grants, and the remainder of $2.57 million in loans 40 year at 1.25% (total project $3.75M). He said three contracts will get bid – the lift station, lining/manhole rehab, and reconstruction. Surveys are done, he expects to send in for permits in January. He believes June 1, 2023 could be the start date. They’re in the process of securing easements, and in March, resolutions will come before the commission.

**8. New Business**

A. Kalamazoo County Household Hazardous Waste Amendment #2 – action. Attorney Soltis made note that this program allows city residents to discard their household hazardous waste; it is a simple 1 year agreement for the calendar year 2023. Clerk Stutz said the usage is an estimate based on prior years; the county’s operational costs have increased and are reflected in the cost. Moved by Commissioner Madaras, supported by Commissioner Conner to approve the HHW renewal as presented and authorize the City Manager to execute all documents related to the action. Roll call vote was as follows:

 Ayes: Britigan, Conner, Cooper, Evans, Fooy, Jordan, and Madaras.

Nays: None.

Absent: None.

Abstain: None.

**Motion Carried 7-0.**

B. Comcast Universal Video Service Local Franchise Agreement – action. Mayor Britigan explained that the state of Michigan took over negotiations with cable companies in 2007. Attorney Soltis noted this agreement is the same as ten years ago, and exactly as it is set out by state statute. He noted “there isn’t much choice but to say yes”. Moved by Commissioner Madaras, supported by Vice Mayor Jordan to approve the Comcast Universal Video Service Local Franchise Agreement as presented and authorize Clerk Stutz to execute all documents related to the action. Roll call vote was as follows:

 Ayes: Britigan, Conner, Cooper, Evans, Fooy, Jordan, and Madaras.

Nays: None.

Absent: None.

Abstain: None.

**Motion Carried 7-0.**

C. LC Howard Purchase Agreement for Portions of Mill Parcels 03-280-021 and 03-280-011 – action. Mayor Britigan reported that this was the second version of the agreement since the meeting with LC Howard, the Vice Mayor, and City Manager back in October. Of note, it would be used for cold storage, the square footage proposed for purchase did not include the entire parcels, and there’s an option to purchase the remaining mill property. Attorney Soltis noted the following: section 5 page 1 that title insurance will cost the city money; sec 7 p 2, “excessive expense” is relative; p 3, 13J buyer not to be forced to do demolition or environmental work; p4, closing January 3 seems like a tight window with the holidays in mind; p5/7 25D, not clear as to what “clean up” means, it’s too vague. Moved by Commissioner Cooper, supported by Commissioner Conner to decline the LC Howard purchase agreement as presented. Discussion ensued. Commissioner Cooper said she wants Planning Commission input, and said the language in the agreement isn’t environmentally respectful to residents. Commissioner Conner doesn’t like that they could resell, and doesn’t want trailer storage all over the city. Commissioner Madaras said the river restoration is important and would hate to have the agreement affect that. Mayor Britigan said he would be in favor of the sale if it didn’t include the option to purchase the remaining mill property. Roll call vote was as follows:

 Ayes: Britigan, Conner, Cooper, Evans, Fooy, Jordan, and Madaras.

Nays: None.

Absent: None.

Abstain: None.

**Motion Carried 7-0.**

**9. Citizen Comments**

 Dennis Collison, 121 Elsmere, thanked the commissioners for the HHW contract, saying he thinks it’s worthwhile and a bargain. He thinks if LC Howard should come back with another offer, he thinks it’s appropriate to get the Planning Commission involved.

 Officer Darrien Smith, KTPD, was on site to give the commissioners an update on police activity in the city, including that they added a resource officer at Parchment Schools.

**10. Mayor and Commissioner Comments**

Commissioner Evans reminded all that Wassailing is this Wednesday.

Commissioner Fooy mentioned that the mill property “keeps him up at night”; then added he thinks LC Howard “has good intentions”.

Commissioner Cooper said she was grateful that citizens showed up tonight to speak out. She said the work the Planning Commission has done has made up for 20 years of lost time, and wants to defer to them when it comes to the mill property. Mixed use seems the most sustainable and responsible, and that we should scrutinize every business coming into the city.

Vice Mayor Jordan thanked everyone for their input.

Mayor Britigan said Wassailing starts Wednesday at 6 pm, and made note that the first meeting in January is Tuesday, January 3, 2023. He then commented that he thinks it’s exciting that there’s interest in the mill property.

**11. City Manager Comments/Reports**

City Manager Stoddard reported that there has been some “back and forth” with the lawyer for 221 W Thomas. She then invited anyone who has questions or concerns to call and discuss them with her.

**12. Adjournment**

There being no further business to come before the Commission, it was moved by Commissioner Cooper and supported by all to adjourn the meeting at 8:19 p.m.

 Shannon Stutz, City Clerk