



## CITY COUNCIL MEETING MINUTES

April 27, 2021

### **CALL TO ORDER:**

The Jackson City Council met virtually, in accordance with City of Jackson Resolution No. 2021-17 and State and Federal guidelines designed to mitigate the spread of COVID-19, and was called to order at 6:33 p.m. by Mayor Derek J. Dobies.

### **PLEDGE OF ALLEGIANCE AND INVOCATION:**

The Council joined in the Pledge of Allegiance. Invocation was given by Fourth Ward Councilmember Laura Dwyer Schlecte in which she shared the various organizations that celebrate awareness in the month of April with an emphasis on National Fair Housing Month.

### **ROLL CALL:**

Present: Mayor Derek Dobies attended remotely from Jackson, Michigan; Vice Mayor Arlene Robinson attended remotely from Jackson, Michigan; Councilmember Freddie Dancy attended remotely from Jackson, Michigan; Councilmember Jeromy Alexander attended remotely from Jackson, Michigan; Councilmember Laura Dwyer Schlecte attended remotely from Jackson, Michigan; Councilmember Karen Bunnell attended remotely from Jackson, Michigan; and Councilmember Will Forgrave attended remotely from Jackson, Michigan.

Also present: City Manager Jonathan Greene, City Assessor Jason Yoakam, City Attorney Matthew Hagerty, City Clerk Andrea Muray, Director of Police and Fire Services Elmer Hitt, Director of Neighborhood and Economic Operations Shane LaPorte, Director of Parks and Recreation Kelli Hoover, Director of Finance Phil Hones, Downtown Development Authority Director Cory Mays, Director of Public Works Mike Osborn, City Engineer Jon Dowling, and Public Information Officer Aaron Dimick.

## **ADOPTION OF AGENDA:**

Motion was made by Councilmember Alexander, seconded by Councilmember Forgrave to adopt the agenda with the addition of 11F-Chapter 14 under New Business. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

## **PRESENTATIONS/PROCLAMATIONS:**

**Clean Water Revolving Fund Project Plan (CWSRF) presentation from Fishbeck, Thompson, Carr & Huber, Inc.**

Erin Szczegielniak from Fishbeck, Thompson, Carr, & Huber made the presentation regarding the Clean Water Revolving Fund Project Plan.

## **PUBLIC HEARINGS:**

### **Recess as a City Council and Convene as a Board of Review**

Motion was made by Councilmember Alexander, seconded by Councilmember Schlecte to recess as a City Council and convene as a Board of Review. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

#### **A. Public Hearing on Special Assessment Roll No. 3421**

*Public Hearing on Special Assessment Roll No. 3421 for street reconstruction and water and sewer main replacement on Douglas Street from West Avenue to Mound Avenue.*

An objection from Tracey Jones of 758 Douglas Street was read into the record. An objection from Madisen Matthew of 764 Douglas Street was read into the record.

#### **1. Resolution confirming Special Assessment Roll No. 3421**

Motion was made by Councilmember Forgrave, seconded by Councilmember Alexander to adopt the resolution confirming Special Assessment Roll No. 3421. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Alexander, Schlecte, Bunnell, and Forgrave (6). Nays: Councilmember Dancy (1). Motion carried.

**Adjourn as Board of Review and Reconvene as City Council.**

Motion was made by Councilmember Alexander, seconded Councilmember Schlecte to adjourn as a Board of Review and reconvene as City Council. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

**B. Public Hearing and Resolution determining the necessity for street reconstruction and water and sewer main replacement on Biddle Street from Mechanic Street to Martin Luther King, Jr. Drive**

*Public hearing of necessity for street reconstruction and water and sewer main replacement on Biddle Street, from Mechanic Street to Martin Luther King, Jr. Drive.*

No correspondence was sent in for the Hearing of Necessity.

1. Consider a resolution ordering the construction and preparation of the special assessment roll.

Motion was made by Vice Mayor Robinson, seconded by Councilmember Alexander to approve a resolution ordering the construction and preparation of the special assessment roll. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

**C. Public Hearing and Resolution determining the necessity for street reconstruction and water and sewer main replacement on Cooley Place from Biddle Street to Morrell Street**

*Public hearing of necessity for street reconstruction and water and sewer main replacement on Cooley Place, from Biddle Street to Morrell Street.*

No correspondence was sent in for the Hearing of Necessity.

1. Consider a resolution ordering the construction and preparation of the special assessment roll.

Motion was made by Councilmember Alexander, seconded by Councilmember Bunnell to approve the resolution ordering the construction and preparation of the special assessment roll. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

**CITIZEN COMMENTS:**

City Clerk Andrea Muray read into the record the citizen comments that were submitted and the meeting continued.

**PETITIONS & COMMUNICATION FROM CITY STAFF AND OTHER GOVERNMENTAL ENTITIES:**

**A. City of Jackson Financial Statements**

*Accept and place on file the City of Jackson, Michigan Financial Statements for the 9 months ended on March 31, 2021.*

**B. CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through March 31, 2021**

*Accept and place on file the CDBG, HOME, and CDBG Homeless Prevention Financial Summaries through March 31, 2021.*

**C. Letter of Support for request by Jackson County Conservation District for Household Hazardous Waste Collection Event Funding**

*Accept and place on file the letter of recommendation from the Environmental Commission regarding the Jackson County Conservation District.*

Motion was made by Councilmember Schlecte, seconded by Councilmember Forgrave to accept and place on file the City of Jackson Financial Statements 9 months ended on March 31, 2021, the CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through March 31, 2021, and the Letter of Support from the Environmental Commission regarding the Jackson County Conservation District. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

**CONSENT CALENDAR:**

**A. Minutes of the Regular Meeting of April 13, 2021**

*Approve the minutes of the regular City Council Meeting of April 13, 2021.*

**B. Accept the resignation of Jill Ramsey from the Environmental Commission**

*Accept with regret, the resignation of Jill Ramsey from the Environmental Commission and express gratitude for her service to the City of Jackson.*

- C. Confirm Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Projects for Fiscal Year 2021-2022 and final funding allocations for these projects**  
*Confirm CDBG and HOME projects for Fiscal Year 2021-2022 and final funding allocations for those projects.*
- D. Receive the actuarial valuations as of June 30, 2020 and approve the actuarial funding necessary for the fiscal year 2021-2022**  
*Funding letters for pension systems Act 345 Policeman's & Firemen's Retirement Plan, Employees Retirement System and Policemens and Firemens Retirement System.*
- E. Approve a revocable license for a Blade Sign for Windy Hill Creations at 217 N. Jackson Street**  
*Approve a revocable license for Windy Hill Creations for the installation of a building mounted blade sign within Jackson Street public right-of-way at 217 N. Jackson Street and authorize the Mayor and City Clerk to execute the appropriate documents.*
- F. Special event application for Food Truck Tuesdays**  
*Approve a request from the Jackson Downtown Development Authority, Michigan Theatre, and Jackson Symphony Orchestra to conduct their Food Truck Tuesday events on June 1 & 15, July 6 & 20, August 3 & 17, 2021 from 11:00 a.m. until 1:00 p.m. in CP Federal City Square and Horace Blackman Park.*
- G. Special event application for Friday Film Nights**  
*Approve a request from the Jackson Downtown Development Authority, Michigan Theatre, and Jackson Symphony Orchestra to conduct their Friday Film Nights on June 11, July 16, and August 6 from 9:30 – 11:30 p.m. in CP Federal City Square and Horace Blackman Park.*
- H. Special event application for the Jackson Downtown Development Authority 2021 Cruise Ins and Concerts**  
*Approve a request from the Jackson Downtown Development Authority, Michigan Theatre, and Jackson Symphony Orchestra to conduct their Cruise In and Concert events on May 28, June 25, July 23, August 27, and September 24, 2021 from 5:00 p.m. to 9:30 p.m. in Downtown Jackson.*
- I. Special event application for the Jackson County Veteran's Council Memorial Day Procession and Ceremony**  
*Approve a request from the Jackson County Veteran's Council to conduct their Memorial Day Procession and Ceremony on Monday, May 31, 2021 on the streets of Downtown Jackson.*

**J. Special event application for the Together We Can Make a Difference National Day of Prayer**

*Approve a request from Together We Can Make a Difference to host their National Day of Prayer on Thursday, May 6, 2021 in Austin Blair Park.*

**K. Special event application for the Home of New Vision Recovery in Our Backyard event**

*Approve a request from the Home of New Vision to conduct their Recovery in Our Backyard event on Saturday, May 22, 2021 at the Martin Luther King Recreation Center.*

**L. Approve the Mayor's recommendation to appoint Conner Wood to serve on the Election Commission for a 4 year term, expiring on 12/31/24**

**M. Approve the Mayor's recommendation to reappoint Bill Benedetto to the Building Code Board of Appeals for a 3 year term, expiring on 12/31/24**

**N. Recommended adoption of a Corrective Resolution for Special Assessment Roll No 4293**

*Due to the Coronavirus pandemic, Executive Order 2020-14 provided a temporary extension of the deadline to redeem property for nonpayment of delinquent property taxes. This deadline extension did cause the levy of special assessments against properties that were subsequently foreclosed. With few exceptions, special assessments not being one, the foreclosure process extinguishes all liens.*

**O. Recommended adoption of a Corrective Resolution for Special Assessment Roll No 4295**

*Due to the Coronavirus pandemic, Executive Order 2020-14 provided a temporary extension of the deadline to redeem property for nonpayment of delinquent property taxes. This deadline extension did cause the levy of special assessments against properties that were subsequently foreclosed. With few exceptions, special assessments not being one, the foreclosure process extinguishes all liens.*

**P. A Resolution Supporting H.R. 842**

*A resolution supporting H.R. 842, protecting the right to organize Act of 2021.*

**Q. Workers Day Memorial Resolution 2021**

*A resolution designating April 28, 2021 as a celebration of the importance of workers in the City of Jackson.*

Motion was made by Councilmember Forgrave, seconded by Councilmember Alexander to approve the consent calendar after removing Item 9L for separate consideration. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson,

Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

Motion was made by Mayor Dobies, seconded by Vice Mayor Robinson to approve the Mayor's recommendation to appoint Conner Wood to serve on the Election Commission for a 4 year term, expiring 12/31/24. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy (3). Nays: Councilmembers Alexander, Schlecte, Bunnell, and Forgrave (4). Motion failed.

**OTHER BUSINESS:** none.

**NEW BUSINESS:**

**A. Work Change Directive - Jackson Water Treatment Plant Filter Pipe Gallery Improvements - Filter effluent piping replacement**

**Recommendation:** *Allow for additional work as part of the Filter Gallery Improvement Project, as unforeseen corrosion issues and deterioration were discovered while work was being done with this current project. The additional cost will be \$304,265.03*

Motion was made by Councilmember Alexander, seconded Councilmember Schlecte to allow for additional work as part of the Filter Galley Improvement Project at an additional cost of \$304,265.03. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

**B. Award the Boos Recreation Center and Loomis Park Architectural Services to Covalle Group Architects of Jackson, Michigan in the amount of \$187,710**

**Recommendation:** *Award the Boos Recreation Center and Loomis Park Architectural Services to Covalle Group Architects of Jackson, Michigan and authorize the Mayor and Clerk to execute the appropriate documents.*

Motion was made by Councilmember Schlecte, seconded by Councilmember Alexander to award the Boos Recreation Center and Loomis Park Architectural Services Contract to Covalle Group Architects of Jackson, Michigan, and authorize the Mayor and Clerk to execute the appropriate documents. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

**C. Approve the contract award for street reconstruction on Douglas Street, West Avenue to Mound Avenue, to Bailey Excavating, Inc. of Jackson, Michigan**

**Recommendation:** *Approval of an award for the contract for the Street Reconstruction project for Douglas Street, from West Avenue to Mound Avenue to Bailey Excavating, Inc. of Jackson, Michigan at a cost of \$740,166.42, and authorization for the Mayor and City Clerk to execute the appropriate document(s) in accordance with the Purchasing Agent.*

Motion was made by Councilmember Forgrave, seconded by Councilmember Bunnell to award the contract for street reconstruction on Douglas Street, from West Avenue to Mound Avenue to Bailey Excavating, Inc. of Jackson, Michigan at a cost of \$740,166.42 and authorize the Mayor and City Clerk to execute the appropriate document(s) in accordance with the Purchasing Agent. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Alexander, Schlecte, Bunnell, and Forgrave (6). Nays: Councilmember Dancy (1). Motion carried.

**D. Downtown Jackson Social District**

**Recommendation:** *Approve the creation of a Social District in downtown Jackson within the boundaries of Louis Glick Highway to the North, Washington Avenue to the South, Martin Luther King Boulevard to the East and Blackstone Street to the West.*

Motion was made by Councilmember Bunnell, seconded by Councilmember Forgrave to approve the creation of a Social District in downtown Jackson within the boundaries of Louis Glick Highway to the North, Washington Avenue to the South, Martin Luther King Jr. Drive to the East, and Blackstone Street to the West.

Motion was made by Councilmember Schlecte to send the item back to the DDA to reconsider the times and expand the areas to include City owned parking lots and alleys and postpone the item until the next meeting. The motion died from lack of support.

Motion was made by Councilmember Alexander, seconded by Councilmember Schlecte to make an amendment to adjust Social District hours of operation to be 5 p.m. until midnight on Thursday, Friday, and Saturday, and on Sundays from 9 a.m. until 2:00 p.m., and add all City owned areas in the Red Line District.



Motion was restated by Councilmember Alexander – to adjust the hours on Thursday and Friday from noon until midnight, Saturday and Sunday from 9 a.m. until midnight, and include holidays – the day of, the day before, and the day after, and if the holiday(s) falls on a day not covered the hours would be noon until midnight.

Mayor Dobies restated the motion – to approve the Downtown Jackson Social District Plan with the amended hours of Thursdays from 12 noon until 12 a.m., Fridays from 12 noon until 12 a.m., Saturdays from 9 a.m. until 12 a.m., and Sundays from 9 a.m. until 12 a.m., with the addition of approval of special days during holidays designated by the City Manager’s Office for the day before, the day of, and the day after of those holidays and if any of those days fall on a Monday, Tuesday, or Wednesday the hours will be consistent with the hours on Thursdays and Fridays of 12 noon until 12 a.m., and the expansion to include all City-owned streets, parks, and properties within the social district. Vote was taken on the motion as restated by Mayor Dobies. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Alexander, Schlecte, Bunnell, and Forgrave (6). Nays: Councilmember Dancy (1). Motion carried.

**E. Sale of City Owned Property at 1037 Maple Avenue – Parcel ID 4-089100000 for \$30,000**

**Recommendation:** *Approve the sale of City owned property located at 1037 Maple Avenue for \$30,000. Authorize the City Manager to sign all documents associated with the Property Transfer and make minor modifications as needed to complete the sale.*

Motion was made by Councilmember Schlecte, seconded by Councilmember Alexander to approve the sale of City owned property located at 1037 Maple Avenue for \$30,000 and authorize the City Manager to sign all documents associated with the property transfer and make minor modifications as needed to complete the sale. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

**F. Chapter 14**

Motion was made by Councilmember Alexander, seconded by Councilmember Forgrave to direct the City Attorney to prepare documents to effectuate the changes – 1. All occupancy certificates issued per Chapter 14 after July 1, 2022 would be a three year certificate, 2. Make properties occupied by an immediate family member of the owner exempt from the NOORP Program, 3. Include an education component that provides rights

and responsibilities of the renters and owners, and 4. Reinstate the abatement of rent clause.

A motion to amend was made by Mayor Dobies, seconded by Councilmember Alexander to direct the Director of Neighborhood and Economic Operations to conduct a presentation at the next Council meeting to speak to the four points raised by Councilmember Alexander.

After some discussion Councilmember Alexander called the question. The motion died from lack of a second.

Mayor Dobies restated the motion – Direct the City Manager to prepare a presentation at the next City Council meeting on the feasibility of moving to a three year certificate, address the occupancy of immediate family members, address what the department is doing in terms of education on tenants’ rights and landlords’ responsibilities, and to speak to the abatement of rent.

A motion to amend was made by Councilmember Schlecte, seconded by Councilmember Bunnell to include what a four year cycle would look like.

Mayor Dobies amended his motion to ask the City Manager to prepare a feasibility study on a variety of options for extensions around the certificate of occupancy for NOORP at two, three, and four years or at the discretion of the City Manager and the Director of NEO as well as the other contingencies/stipulations mentioned before. Councilmember Schlecte supported. Vote was taken on the motion as amended. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

Motion was made by Mayor Dobies, seconded by Councilmember Alexander to direct the City Attorney to render an opinion as to whether as a landlord who will be affected by the changes and a participant in the discussions would be in compliance with the ethics policy. Vote - Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

#### **CITY COUNCILMEMBER’S COMMENTS:**

Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave all offered comments.

**MANAGER'S COMMENTS:**

City Manager Jonathan Green offered comments.

**ADJOURNMENT:**

No further business being offered, a motion to adjourn was made by Councilmember Alexander, seconded by Councilmember Dancy. Vote was done by voice with all in favor. Mayor Dobies adjourned the meeting at 9:08 p.m.