

ALPENA CITY COUNCIL MEETING

September 20, 2021 – 6:00 p.m.

AGENDA

The Meeting Will be Held In-Person at City Hall. The Meeting Can Be Viewed Virtually with the Login Information as Follows:

From a Computer, Tablet or Smartphone: <https://www.gotomeet.me/CityofAlpena>

Dial in Using a Phone: United States: [+1 \(646\) 749-3112](tel:+16467493112)

Access Code: 667-050-061

1. Call to Order.
2. Pledge of Allegiance.
3. Approval and Modification of the Agenda.
4. Approve Minutes –Regular and Closed Sessions of September 7, 2021, and Special Session of September 9, 2021.
5. Citizens Appearing Before Council on Agenda and Non-Agenda Items (Citizens Shall be Allowed a Maximum of Five (5) Minutes Each to Address Their Concerns. This is the Only Time During a Council Meeting that Citizens are Allowed to Address the Council).
6. Public Hearings.
7. Consent Agenda.
 - A. Bills to be Allowed, in the Amount of \$264,286.39.
 - B. Mayoral Reappointment of Joanna Cooper to the Downtown Development Authority for a Four-Year Term Expiring on September 20, 2025.
 - C. Approval of a Noise Ordinance Variance for the Duration of the Overnight Valve Replacement Project at Chisholm Street and Second Avenue.
8. Presentations.
9. Announcements.
10. Mayoral Proclamation.
 - A. Breast Cancer Awareness Month, October 2021.
 - B. Thunder Bay Folk Festival Week, September 24-25, 2021.
11. Report of Officers.

Hope Network PILOT for Bingham School – Rachel Smolinski, City Manager.
12. Communications and Petitions.
13. Unfinished Business.

14. New Business.

Resolution 2021-17, Notice of Filing Roll for Public Inspection and Notice of Public Hearing for 2019 Special Assessment Project No. 124 – Allan Berg, Assessor.

15. Adjourn.

Rachel Smolinski
City Manager

COUNCIL PROCEEDINGS

September 7, 2021

The Municipal Council of the City of Alpena met in regular session in person on the above date and was called to order at 6:00 p.m. by the Mayor.

Present: Mayor Waligora, Mayor Pro Tem Johnson, Councilmembers Nowak and Mitchell.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to approve the agenda.

Motion carried 4-0.

MODIFICATION OF AGENDA

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to add the 2021 Valve Replacement Bid to the agenda as Unfinished Business.

Motion carried 4-0.

MINUTES

The minutes of the regular session of August 16, 2021, were approved as printed.

CONSENT AGENDA

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, that the following Consent Agenda items be approved:

- A. Bills Allowed – in the amount of \$363,462.13.
- B. Approval of a hayride and historical cemetery tour on Saturday, October 23, 2021, from 7 a.m. to 9 p.m. at Evergreen Cemetery. The requesting organization is Crow Memorials.
- C. Approval of a noise ordinance variance request from 10 p.m. to 12 a.m. for the Sunrise Suds Tap Takeover event on October 2, 2021, in downtown Alpena.

Motion carried 4-0.

PROCLAMATION

Mayor Waligora proclaimed Saturday, September 11, 2021, as Stephen Siller Tunnel to Towers Recognition Day in the City of Alpena.

ORDINANCE 21-462

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Mitchell, to adopt Ordinance 21-462, which is an amendment to the City of Alpena Zoning Ordinance Articles 2, 3, 5, and 7.

Motion carried 4-0.

GFOA AWARD

City Manager Smolinski informed the Council that the City of Alpena was awarded the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for the 27th consecutive year.

2021 VALVE REPLACEMENT BID RECOMMENDATION

Sealed bids were received and opened on August 10, 2021, for the 2021 Valve Replacement Project. The bids received were as follows:

Team Elmer's, Hillman	\$61,100
MacArthur Construction, Hillman	\$62,800
Bedrock Contracting, Alpena	\$73,232

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to award the valve replacement project to Team Elmer's in the amount of \$61,100.

Motion carried 4-0.

WATER RECYCLING PLANT EMERGENCY BOILER REPLACEMENT

Sealed bids were received and opened on August 31, 2021, for the replacement of the dual fuel boiler system within the Water Recycling Plant. The bids received were as follows:

Weinkauf Plumbing & Heating	\$49,300
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Johnson & Wood	\$56,000
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Moved by Councilmember Nowak, seconded by Councilmember Mitchell, to award the Water Recycling Plant Emergency Boiler Replacement Project to Weinkauf Plumbing and Heating in the amount of \$49,300.

Motion carried 4-0.

UPFITTING OF POLICE VEHICLES BID RECOMMENDATION

Sealed bids were received and opened on August 16, 2021, for the equipment upfitting of two new utility patrol vehicles. The bids received were as follows:

EVC, LLC of Kalamazoo, MI	\$23,533.58
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Arrowhead Upfitters of Lapeer, MI	\$24,470.00
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Winder Police Equipment of Southgate, MI	\$25,472.74
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Priority One Emergency of Canton, MI	\$26,027.34
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Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to award the bid to Arrowhead Upfitters for the upfitting of the police vehicles in the amount of \$24,470.

Motion carried 4-0.

RECESS

The Municipal Council recessed from 6:21 p.m. to 6:23 p.m.

RECONVENE IN CLOSED SESSION

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to reconvene in closed session to discuss water and sewer litigation at 6:23 p.m.

Motion carried 4-0.

RECONVENE IN OPEN SESSION

The Municipal Council reconvened in open session at 7:23 p.m.

ADJOURN

On motion of Mayor Pro Tem Johnson, seconded by Councilmember Mitchell, the Municipal Council adjourned at 7:23 p.m.

Matthew Waligora
Mayor

ATTEST:

Anna Soik
City Clerk

COUNCIL PROCEEDINGS

September 9, 2021

The Municipal Council of the City of Alpena met in special session at City Hall on the above date and was called to order at 6:30 p.m. by the Mayor. Members of the public could also join the meeting virtually.

Present: Mayor Waligora, Mayor Pro Tem Johnson, Councilmembers Nowak, and Mitchell.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE AGENDA

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to approve the agenda.

Motion carried 4-0.

INTERVIEWS OF COUNCIL CANDIDATES

The Municipal Council interviewed five candidates for a vacant seat on the Council. Those five candidates included: Kenneth Hubbard, Jesse Osmer, Tracie Schaedig, Karol Walchak, and Ashley Wilmot. After the interviews were complete, the Council wrote down their first, second and third choices. Points were then assigned and tabulated by the City Manager and City Clerk. The candidate with the most points was selected to fill the vacancy.

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Mitchell, to appoint Jesse Osmer to fill the vacant seat on the Municipal Council through January 3, 2022.

Motion carried 4-0.

On motion of Mayor Pro Tem Johnson, seconded by Councilmember Nowak, the
Municipal Council adjourned at 7:39 p.m.

Matthew J. Waligora
Mayor

ATTEST:

Anna Soik
City Clerk

INVOICE REGISTER

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EXP CHECK RUN DATES 09/21/2021 - 09/21/2021

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
AIRGAS USA LLC	9116223201	SUPPLIES - EMS DISP	31.48
AIRGAS USA LLC	9116711021	SUPPLIES - EMS DISP	31.48
AIRGAS USA LLC	9117010515	SUPPLIES - EMS DISP	39.08
ALL MARINE AND STORAGE LLC	00115	TRAVEL LIFT/STORAGE SVCS - MARINA	1,224.12
ALLEGRA ALPENA	153235	BUSINESS CARDS - ENG/ZONING/MARINA	161.29
ALPENA COUNTY TREASURER	521	LEIN SUPPORT - IT	800.61
ALPENA COUNTY TREASURER	522	ANTI-VIRUS SUPPORT - IT	2,279.70
ALPENA COUNTY TREASURER	523	SHARED IT EXPENSES	5,759.90
ALPENA COUNTY TREASURER	524	SHARED IT EXPENSES	747.03
ALPENA COUNTY TREASURER	525	INTERNET SERVICE - IT	1,272.00
ALPENA COUNTY TREASURER	526	HVAC CONTROL SUPPORT - IT	532.50
ALPENA COUNTY TREASURER	529	LEIN SUPPORT - IT	774.00
ALPENA COUNTY TREASURER	091321	IT CONTRACTED SVCS 09/21	8,118.00
ALPENA DIESEL SERVICE	70299	VEH MAINT - EQ	198.50
ALPENA POWER COMPANY	092121	ELECTRIC	34,079.32
ALPENA SUPPLY CO	S100356413.001	VEH MAINT #34	319.68
ALPENA SUPPLY CO	S100362272.001	MAINT - MARINA	42.22
ALPENA SUPPLY CO	S100362679.001	MAINT - MARINA	7.99
ALPENA SUPPLY CO	S100363012.001	MAINT - PARKS	197.64
AMAZON CAPITAL SERVICES INC	1XVR-XHYP-FFLM	SUPPLIES - ENG	29.49
AMAZON CAPITAL SERVICES INC	17R1-11Q6-MP1V	SUPPLIES - PUBLIC WORKS	227.08
AMAZON CAPITAL SERVICES INC	13DM-37FQ-C61L	SUPPLIES - CEMETERY	156.98
AMAZON CAPITAL SERVICES INC	1WPG-G4YH-DLMW	SUPPLIES - PUBLIC WORKS	246.24
AMAZON CAPITAL SERVICES INC	1YFY-7HLH-QGHJ	VEH MAINT - FIRE/EMS	360.36
AMAZON CAPITAL SERVICES INC	1LYG-WJKX-D3M4	SUPPLIES - IT/ENG/MGR	710.95
AMAZON CAPITAL SERVICES INC	1QV3-KWMN-MVG1	MAINT - FIRE/EMS	32.82
ANDREW MARCEAU	090321	MEAL REIMB/TR REG - FIRE/EMS	113.00
ANDREW WILLIAMS	082921	MEAL REIMB - EMS	23.82
BALL TIRE & GAS INC	197306	VEH MAINT - EQ	146.27
BALL TIRE & GAS INC	197419	VEH MAINT - EQ	13.00
BALL TIRE & GAS INC	197461	VEH MAINT - EQ	24.00
BALL TIRE & GAS INC	197495	VEH MAINT - EQ	78.00
BALL TIRE & GAS INC	197652	VEH MAINT - FIRE/EMS	50.00
BALL TIRE & GAS INC	197734	VEH MAINT - EQ	20.00
BALL TIRE & GAS INC	198215	VEH MAINT - POLICE	164.57
BCFFTC	090121	TRAINING REGISTRATION - FIRE	300.00
BCFFTC	090121	TRAINING REGISTRATION - FIRE	300.00
BLARNEY CASTLE OIL COMPANY	1355263-IN	DIESEL FUEL PURCHASE - MARINA	2,441.64
BLARNEY CASTLE OIL COMPANY	1355273-IN	RECREATIONAL FUEL PURCHASE - MARINA	3,663.52
BOUND TREE MEDICAL LLC	84187864	SUPPLIES - EMS DISP	1,100.40
BOUND TREE MEDICAL LLC	84187865	SUPPLIES - EMS DISP	423.34
BP	60699193	GAS/FUEL - FIRE/EMS/EQ	3,185.84
BRUCE TILLINGER	090221	MECHANICAL INSP SVCS 08/21	3,148.00
BRUCE TILLINGER	083121	PLUMBING INSP SVCS 08/21	1,360.00
CARQUEST AUTO PARTS	440336	VEH MAINT - EQ	10.69
CARQUEST AUTO PARTS	440817	VEH MAINT - FIRE/EMS	5.54
CARQUEST AUTO PARTS	440853	VEH MAINT - EQ	25.77
CARQUEST AUTO PARTS	440855	VEH MAINT - POLICE	3.11
CARQUEST AUTO PARTS	440856	VEH MAINT - FIRE/EMS	3.11
CARQUEST AUTO PARTS	440898	VEH MAINT - EQ	326.34
CARQUEST AUTO PARTS	440996	VEH MAINT - EQ	34.12
CARQUEST AUTO PARTS	441446	VEH MAINT - EQ	17.32
CARQUEST AUTO PARTS	441491	VEH MAINT - EQ	54.64
CARQUEST AUTO PARTS	441540	VEH MAINT - EQ	2.06
CARQUEST AUTO PARTS	441595	VEH MAINT - EQ	33.16
CARQUEST AUTO PARTS	441614	VEH MAINT - FIRE EQ	11.06
CARQUEST AUTO PARTS	441699	VEH MAINT - EQ	(43.24)
CARQUEST AUTO PARTS	441700	VEH MAINT - EQ	61.91
CARQUEST AUTO PARTS	441904	SUPPLIES - FIRE/EMS	3.26
CARQUEST AUTO PARTS	441910	VEH MAINT - EQ	8.70
CARQUEST AUTO PARTS	441955	VEH MAINT - POLICE	11.85
CARQUEST AUTO PARTS	441985	VEH MAINT - POLICE	2.07
CARQUEST AUTO PARTS	442291	VEH MAINT - EQ	10.28
CARQUEST AUTO PARTS	442483	VEH MAINT #47	1.34
CARQUEST AUTO PARTS	442560	VEH MAINT - FIRE/EMS	83.00
CERTA SITE LLC	10349612	MAINT - PUBLIC SAFETY BLDG	353.00
CHARTER COMMUNICATIONS	0161888082721	FAX LINE - PUBLIC WORKS	179.96
CHARTER COMMUNICATIONS	0015914090521	WATER TWR INTERNET SIGNALS	607.88
CITY OF ALPENA	213-001 0921	SEW/WATER - MCRAE PK	359.22
CITY OF ALPENA	214-001 0921	SEW/WATER - MCRAE CONC STND	157.30
CITY OF ALPENA	214-007 0921	SEW/WATER - 9TH AVE TWR	1,900.33
CITY OF ALPENA	4524-001 0921	SEW/WATER - LONG LK COLD STORAGE	50.10

INVOICE REGISTER

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EXP CHECK RUN DATES 09/21/2021 - 09/21/2021

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
CITY OF ALPENA	6431-002 0921	SEW/WATER - N RIVERFRONT DOG PK	2,073.23
CITY OF ALPENA	6432-001 0921	SEW/WATER - LONG LK AVE	1,007.70
CITY OF ALPENA	8111-002 0921	SEW/WATER - SPLASH PK	12,864.43
CITY OF ALPENA	10354-001 0921	SEW/WATER - TRAILHEAD	130.74
CONTINENTAL LINEN SERVICE	70483 08/21	RUG/UNIFORM CONT 08/21	948.27
CONTROL SOLUTIONS INC	16547	BLDG MAINT - POLICE	608.13
CONTROL SOLUTIONS INC	16553	BLDG MAINT - POLICE	425.00
DE LAGE LANDEN FINANCIAL SERVICES	73546690	COPIER LEASE - DDA	23.09
DE LAGE LANDEN FINANCIAL SERVICES	73674550	COPIER LEASE 10/21 - DDA	57.09
DEAN ARBOUR FORD LINCOLN MERCURY	32967	VEH MAINT - POLICE	214.09
DEAN ARBOUR FORD LINCOLN MERCURY	32971	VEH MAINT - POLICE	4.87
DTE ENERGY	092121	NATURAL GAS	1,828.25
DTE ENERGY	092121	NATURAL GAS - DDA	34.22
DUFF & PHELPS LLC	CH00508384	PROF SERVICES - GEN/MAJ/LOC	1,550.00
DUFF & PHELPS LLC	CH00508385	PROF SERVICES - SEW/WATER	1,600.00
EAGLE SUPPLY CO	119598	SUPPLIES - FIRE/EMS	466.32
EDWARD WALSH	AP21-6048	AMBULANCE REFUND	100.00
ELECTION SOURCE	21-2716	SUPPLIES - ELECTION	28.65
FAMILY ENTERPRISE EMBROIDERY	65630	UNIFORMS - INSPECTION	357.90
FASTENAL COMPANY	MIALP186239	SUPPLIES - PUBLIC WORKS	338.14
FASTENAL COMPANY	MIALP186303	SUPPLIES - PUBLIC WORKS	32.21
FASTENAL COMPANY	MIALP186384	SUPPLIES - PUBLIC WORKS	36.12
FASTENAL COMPANY	MIALP186411	SUPPLIES - PUBLIC WORKS	54.90
FITZPATRICK'S HARDWARE	5351238	SUPPLIES - MARINA	11.99
FITZPATRICK'S HARDWARE	5353479	SUPPLIES - MARINA	12.77
FITZPATRICK'S HARDWARE	5353641	SUPPLIES - FIRE/EMS	8.97
FITZPATRICK'S HARDWARE	5356836	SUPPLIES - PARKS	17.94
FOUNDATION RADIOLOGY GROUP PC	MM5340925X1	EMPLOYEE PHYS - BLDG	37.00
FRANCIS ROSINSKI	083121	ELECTRICAL INSP SVCS 08/21	2,784.00
FRANKS KEY & LOCK SHOP INC	43123	SUPPLIES - MARINA	3.50
FRANKS KEY & LOCK SHOP INC	43181	SUPPLIES - MARINA	92.70
FRANKS KEY & LOCK SHOP INC	43225	MAINT - PUBLIC SAFETY BLDG	111.95
FRANKS KEY & LOCK SHOP INC	43282	SUPPLIES - MARINA	31.00
FRONTIER	2493 10/21	TELEPHONE - POL/FIRE/EMS	110.39
FRONTIER	4175 09/21	TELEPHONE - FIRE/EMS	40.88
FRONTIER	5445 09/21	TELEPHONE - FIRE/EMS	79.39
FRONTIER	7204 09/21	ELEVATOR TELEPHONE - CITY HALL	59.40
FRONTIER	7430 09/21	ELEVATOR TELEPHONE - PUBLIC SAFETY	58.49
FRONTIER	9535 09/21	ALARM PHONE LINES - SEWER	688.08
GIAMARCO MULLINS & HORTON PC	34	ATTY FEES - POLICE	162.00
GREENWAY	083121	DUMPSTER CHARGES 08/21	2,226.25
HALLS SERV-ALL	083121	RENTAL FEE - PARKS	1,975.52
HAMLETT ENVIRONMENTAL TECH CO	2021609	PRIMARY CLARIFIER CHAIN UPGRADE - SEW	12,859.00
INTERSTATE BATTERY MID MICHIGAN	23425794	VEH MAINT - EQ	112.50
INTERSTATE BATTERY MID MICHIGAN	23425795	VEH MAINT - EQ	361.50
INTERSTATE BATTERY MID MICHIGAN	23426051	VEH MAINT - EQ	375.50
INTERSTATE BATTERY MID MICHIGAN	23426052	VEH MAINT - POLICE	127.50
JEFF FINKBEINER	A00091021	EMS ONLINE MEMBERSHIP	349.00
JESSE JACOBS	624444	BLDG MAINT - POLICE	100.00
L & S TRANSIT MIX	61265	SUPPLIES - CEMETERY	31.80
L & S TRANSIT MIX	61359	MAINT - PARKS	12.50
L & S TRANSIT MIX	260299	MAINT - MAJ ST	268.50
L & S TRANSIT MIX	260300	MAINT - MAJ ST	522.00
L & S TRANSIT MIX	260446	MAINT - MAJ ST	196.00
L & S TRANSIT MIX	61640	MAINT - LOC ST	96.50
MICHIGAN DOWNTOWN ASSOCIATION	2817	2021-22 DUES - DDA	300.00
MICHIGAN MUNICIPAL LEAGUE	73509-921	MEMBERSHIP DUES - DDA	200.00
MICHIGAN PIPE & VALVE	T015944	STORES - CURB STOP	1,272.50
MID MICHIGAN MEDICAL CENTER-ALPENA	545	SUPPLIES - EMS DISP	720.00
MID MICHIGAN MEDICAL CENTER-ALPENA	551	SUPPLIES - EMS DISP	610.00
MILLER OFFICE MACHINES	AR16212	COPIER MAINT - CH/PSF	632.34
MILLER OFFICE MACHINES	AR16414	SUPPLIES - DDA	31.18
NORTHERN CLEANING & MAINTENANCE	090121	MAINT - DDA	170.00
NYE UNIFORM COMPANY	788080	UNIFORMS - POLICE	93.00
NYE UNIFORM COMPANY	788081	UNIFORMS - POLICE	139.00
NYE UNIFORM COMPANY	788082	UNIFORMS - POLICE	470.50
OFFICE DEPOT	19424355	SUPPLIES - CITY HALL	863.43
OVERHEAD DOOR CO OF ALPENA INC	60457	BLDG MAINT - POLICE	140.00
PENGUIN MANAGEMENT, INC.	66422	DISPATCHING SYSTEM - FIRE/EMS	834.00
PRESQUE ISLE ELECTRIC & GAS CO	81166373 0821	ELECTRIC - AIR BASE	31.73
R W MERCER COMPANY INC	191145	OPERATOR INSP - MARINA	250.00
R W MERCER COMPANY INC	191146	MAINT - MARINA	1,826.15

INVOICE REGISTER

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EXP CHECK RUN DATES 09/21/2021 - 09/21/2021

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
RAPID RESULTS	13069	DRUG SCREEN - PUBLIC WORKS	30.00
REVELS TURF & TRACTOR LLC	CDKE00467	GROUNDS SWEEPER - EQUIP	40,484.65
ROGER A DORR	2009	COURT SERVICES/SUMMONS	49.49
ROGER A DORR	2010	COURT SERVICES/SUMMONS	31.22
SEVAN K INC	313 08/21	VEH MAINT - POLICE	67.50
SIGNATURE FORD L-M	1295Y	2021 FORD INTERCEPTOR UTILITY	33,249.00
SOLUCIENT SECURITY SYSTEMS	491420	MAINT - PUBLIC WORKS	101.19
SPECIFICATION STONE PRODUCTS	2631834	GRAVEL - STORES	12,742.35
STATE OF MICHIGAN	491-398748	QUALITY ASSURANCE ASSESSMENT PROG -	2,246.04
TELNET WORLDWIDE	229084	TELEPHONE	1,097.95
THE ALPENA NEWS	800100	PUBLISHING/ADVERTISING	206.40
THUNDER BAY SHORES MARINE	091521	MARINA RES SYSTEM REV SHARE	8,931.39
THUNDER BAY SHORES MARINE	83121	INVENTORY PURCHASE - MARINA	15,695.11
TONY DAWSON	081721	TRAVEL ADVANCE - INSP	50.00
TRACTOR SUPPLY CREDIT PLAN	200984455	SUPPLIES - MARINA	69.99
TRACTOR SUPPLY CREDIT PLAN	100698510	STORES - RECEPTACLES	89.97
TRACTOR SUPPLY CREDIT PLAN	200985027	SUPPLIES - CEMETERY	19.97
TRUE NORTH RADIO NETWORK	21080352	ADVERTISING - DDA	300.00
ULINE	137948082	SUPPLIES - POLICE	169.46
VERIZON WIRELESS	9888099908	CELL PHONES	679.02
VERIZON WIRELESS	9888099909	CELL PHONES/IPADS	2,170.10
WEST SHORE FIRE INC	25539	SUPPLIES - FIRE/EMS	59.67
WEX BANK/SHELL	73860943	GAS/FUEL-POL/FIRE/EMS/EQ/SUEZ	1,820.38
WEX BANK/SPEEDWAY	73709177	GAS/FUEL-POL/FIRE/EMS/EQ/SUEZ	7,256.54
WITMER PUBLIC SAFETY GROUP	E2093948.001	UNIFORMS - FIRE/EMS	17.59
WITMER PUBLIC SAFETY GROUP	E2093948.002	UNIFORMS - FIRE/EMS	149.97
Total:			264,286.39

9/20/2021

	NAME	BOARD	TERM	New Ex. Date	APPT AUTH
REAPPOINT	Joanna Cooper	Downtown Development Authority	4	9/20/2025	Mayor



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

PROCLAMATION

WHEREAS, October 2021 is National Breast Cancer Awareness Month; and

WHEREAS, National Breast Cancer Awareness Month is a platform for educating women about the importance of early detection of breast cancer through mammography and other methods; and

WHEREAS, an estimated 281,550 new cases of breast cancer will be diagnosed in American women during 2021, and about 43,600 women will die this year from the disease; and

WHEREAS, detection of breast cancer at an early stage greatly improves the chances for successful treatment and survival; and

WHEREAS, the Zonta Club of Alpena remains dedicated to educating and empowering women to take charge of their own breast health and have organized the 15th Annual Zonta Walks for Women 5K Run/Walk for Saturday, October 2, 2021.

NOW, THEREFORE, I, Matthew Waligora, by virtue of the authority vested in me as Mayor of the City of Alpena, **DO HEREBY PROCLAIM**, October 2021 as:

BREAST CANCER AWARENESS MONTH

in Alpena and encourage all area citizens to take part and be aware of this occasion in our community.

Signed at Alpena, Michigan this 20th day of September 2021.

Matthew J. Waligora
Mayor



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

Clerk/Treasurer

PROCLAMATION

WHEREAS, the non-profit Thunder Bay Folk Society was started in 2013 for the purpose of fostering traditional music and arts in Northeast Michigan; and

WHEREAS, this will be the seventh annual Thunder Bay Folk Festival; and

WHEREAS, successful fundraisers, festivals, workshops, parade floats, and community performances have been held to promote awareness and support for traditional music and arts, and the upcoming Folk Festival at the Alpena Antique Tractor Showgrounds; and

WHEREAS, this year's festival will be held September 24th – 25th, 2021.

NOW, THEREFORE, I, Matthew Waligora, by virtue of the authority vested in me as Mayor of the City of Alpena, **DO HEREBY PROCLAIM**, September 24th and 25th, 2021, as:

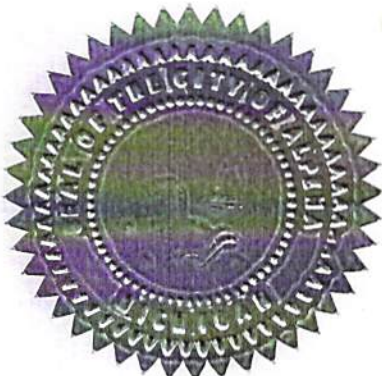
THUNDER BAY FOLK FESTIVAL WEEK

in Alpena and urge all area citizens to recognize and support the efforts of the Thunder Bay Folk Society.

Signed at Alpena, Michigan this 20th day of September 2021.

A handwritten signature in blue ink, appearing to read 'Matthew Waligora', with a long, sweeping horizontal stroke at the end.

Matthew Waligora
Mayor



Memorandum



Date: September 15, 2021

To: Mayor and City Council Members

Copy: Anna Soik, City Clerk/Treasurer/Finance Director

From: Rachel Smolinski, City Manager

Subject: Hope Network PILOT-Bingham School

Hope Network, a non-profit based out of Grand Rapids has requested to remodel and add on to the vacant building (former Bingham School) located at 555 W Fifth Avenue. As part of this request their subsidiary; Bingham Limited Dividend Housing Association Limited Partnership has requested a Payment In Lieu Of Taxes (PILOT). The proposed development would consist of 35 units reserved for income restricted independent senior living.

The proposed project would rely on the use of Low-Income Housing Tax Credits (LIHTC), which require the establishment to obtain a PILOT to provide assurance that the tax burden will remain in line with the income and affordable nature of the proposed development for the life of the loan, in this case 40 years. The PILOT ordinance would restrict the primary residence to 55-years of age or older and allow them to have someone else living with them that could be 50 years of age or older. Any units containing someone that does not meet the age or income requirements would be taxed at the full amount of ad valorem taxes.

Previously, a PILOT was approved via Ordinance 19-449 by City Council authorizing an annual service charge in lieu of taxes at 10% of actual shelter rents collected less utilities. Unfortunately, the project was delayed due to the COVID-19 pandemic and the PILOT expired in January 2021. As you may be aware, construction costs have risen over the past few months and the developer anticipates an increased construction cost of \$586,360. If the PILOT is reduced, the developer can afford higher debt payments and additional debt and therefore close the financial gap on the project.

The proposed PILOT request is to establish at a rate of 4% of the annual shelter rents less the cost of furnished utilities and will continue over the term of the financing and MSHDA regulatory oversight (40 years). At 4%, the expected annual PILOT is calculated at \$8,460 by the applicants, roughly 30% (\$2,538) of that amount would remain at the City, while the other 70% (\$5,922) would

be divided among the other taxing jurisdictions. The applicant has estimated the total project cost to be \$8.251 million, of which \$5.492 million represents hard construction costs and the remainder includes items such as property acquisition cost, 10% construction contingency, professional services, financing costs, and various reserves required by MSHDA. The applicant estimates the taxable value to be \$4.125 million. The ad valorem tax for that taxable value is calculated at \$237,989.

As noted in 2019, City staff is cautious of developments that require a PILOT as they are often either utilizing property that could be used for market rate housing that would generate full ad valorem tax amounts or they are attempting to convert an existing property that generates ad valorem taxes. This is not simply to build tax base, but additional residential units in the City require additional services to be provided which utilize City resources. In this instance, the building in question has been a school for most of its history, which did not generate any revenue for the City. It was utilized as a charter school for several years and has been vacant and in private ownership the last few years. While utilized as a charter school, the building had a taxable value between \$147,000 and \$150,000 and when the building was vacant in 2018 and 2019 that taxable value has dropped to about \$88,000. Old school buildings are often difficult to develop due to specific architectural features such as wide hallways and standalone classrooms. In addition, most school systems prefer new construction as they indicate it is cheaper than trying to retrofit an old school with modern equipment. Because it is doubtful a school will relocate into this building and the difficulty developing this school for market rate housing, along with the fact for most of its history it did not generate revenue for the City; staff would not be opposed to a development that requires a PILOT at this location.

The proposed \$8.251 million investment in this development will provide work for local contractors and improve the overall quality and quantity of low/mod housing stock available to seniors in the City of Alpena. Although the development will be tax exempt, it is the intent of the federal government and MSHDA for them to remain so, so long as there is a need for low/mod housing within the City. Based on Census data and anecdotal information from the City's Rental programs, it is apparent that the demand for such housing is still present and will continue to increase for the foreseeable future.

Staff supports the rehabilitation of the 35 rental housing units by Bingham Limited Dividend Housing Association Limited Partnership and the approval of a new 4% PILOT covering the development as part of the firm's LIHTC application. If Council concurs, staff will prepare an ordinance to receive first reading at the next Council meeting.





September 13, 2021

Dear City Manager Smolinski,


Thank you for the recent opportunity to speak with you about our project to build 35 new senior apartments at the historic Bingham School. This property, located at 555 S 5th Avenue in Alpena, has been vacant for a several years. We hope that by rehabilitating it and nominating it for registration on the National Historic Register, we will be helping to preserve a part of Alpena's past while simultaneously providing affordable downtown living for Alpena's seniors.

As you know, the City of Alpena has been very supportive of this project in the past. The City enacted a 10% PILOT (payment in lieu of taxes) to help ensure the financial viability of the project. Since that time, the cost of the building has increased. As you are probably aware, construction costs are up across the country, and this project has not been immune to increasing prices. Between the time the original PILOT was approved and June of this year, our construction costs went up by \$586,360.

In order to ensure that the project remains financially viable, we are respectfully requesting a reduction in the PILOT. We are proposing a new 4% PILOT. A 4% PILOT would mean that the property would pay approximately \$8,460 in annual property tax. The PILOT reduction would increase cash flow, which would allow the project to take out a larger loan, which would in turn allow the project to cover the additional cost of construction. The proposed 4% PILOT is also higher than the 3% PILOT paid by the Alpena Village Senior Housing Project.

We hope that you and the City Council see the value of this project and continue to support it by lowering the PILOT rate. A lower rate will help ensure that financial viability of the project. Should you have any questions regarding this project, please don't hesitate to contact me.

Sincerely,

DocuSigned by:

 026A298474AF4B9...
 Anthony Barker

Executive Director, Hope Network Housing Development Corp.

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WE HELP PEOPLE OVERCOME.

In Christian service, Hope Network empowers people to overcome challenges to achieve their highest level of independence.

RESOLUTION NO. 2021-17

**NOTICE OF FILING OF ROLL FOR PUBLIC INSPECTION AND NOTICE OF
PUBLIC HEARING FOR 2019 SPECIAL ASSESSMENT PROJECT NO. 124**

WHEREAS, the City of Alpena Charter, chapter 13, allows for special assessments and the Home Rule Act, PA 279 of 1909, as codified in Michigan Compiled Law, Section 117.4d, provides for same; and

WHEREAS, Allan Berg, Assessor of the City of Alpena, has this date presented to the Council the certified Special Assessment roll covering 2019 Special Assessment District No. 124, said assessment district being for construction of certain street improvements consisting of concrete curb and gutter, sidewalks, trees, bituminous aggregate surface, driveway aprons, and related ancillary work along the following streets and parts of streets:

Merchant Street – Miller Street to Lake Street

and for the further purpose of receiving the certified assessment roll of the City Assessor, and further for the purpose of ordering such assessment roll to be filed in the office of the City Clerk for public examination, and further for giving notice of the time and place where and when the Council will meet to review such special assessment roll and to hear objections to the special assessments as assessed in said roll; and

WHEREAS, due to a miscommunication between City staff as to the completion of this project, along with working remotely because of the COVID-19 pandemic, the creation of the roll has been extensively delayed. As such, the 2019 special assessment project will be added to the roll with a year of 2021.

BE IT RESOLVED:

1. That the 2021 Special Assessment roll of the 2019 Special Assessment District No. 124, be and the same is hereby accepted as duly certified and presented by the Assessor for the City of Alpena, and further that said special assessment roll be and the same is hereby ordered to be filed in the Office of the City Clerk of the City of Alpena, the same to be open and available there for public examination during regular business hours of the Office of said Clerk from 8:00 a.m. on October 8, 2021, until 5:00 p.m. of the day set hereafter for review of said special assessment roll by the Council of the City of Alpena.

2. That the Council of the City of Alpena will meet in regular session to review the special assessment roll as certified by the Assessor of the City of Alpena covering the 2019 Special Assessment District No. 124, in the Council Chambers at City Hall in the City of Alpena, on October 18, 2021, at 6:00 p.m. If there are objections to the special assessment levied against the property, the owner or any person having an interest in the real property may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the confirmation of the special assessment roll, but only if that special assessment was protested at the hearing held for the purpose of confirming the roll. Appearance and protest at the hearing held for the purpose of confirming the roll is required in order to appeal the amount of the special assessment to the State Tax Tribunal. An owner or party in interest, or his or her agent, may appear in person at the hearing on the confirmation of the roll, to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance shall not be

required. The Assessor of the City of Alpena shall be present at said session and at every necessary subsequent session of the Council.

3. A copy of this Resolution shall be published by the City Clerk in the Alpena News once at least one week before the opening of the roll for public inspection.

4. A copy of this resolution and notice of hearing shall be mailed by first class mail at least ten (10) days before the date of the hearing to each owner of or party in interest in property upon which the special assessment is levied.

Councilmember _____ moved adoption of the above resolution; it was seconded by Councilmember _____, and carried by unanimous vote.

I, Anna Soik, City Clerk of the City of Alpena, **DO HEREBY CERTIFY:** that the above is a true copy of a resolution adopted by the Municipal Council at a regular meeting held September 20, 2021.

Anna Soik
City Clerk

09/14/2021
08:08 AM

Special Assessment Roll for CITY OF ALPENA

Page: 1/1
DB: Alpena

Roll for Year 2021
Population: BLOCK: 124 - 124 , INDEX: SP ASSESSMENT CODE
Special Population All Active Parcels

Sp. District Heading	Parcel # Owner	Principal Admin Fee	Interest Penalty	Addtl Penlty Cert Fee	Total Installment	Prin Bal Payoff Int	Total Payoff
124 LOCAL STREET	092-117-000-044-00 BLASKI WAYNE ET UX	333.15 0.00	0.00		333.15	1,665.74 0.00	1,665.74
131 W. MILLER ST. LOT 6 BLK 86 OF GEO N FLETCHERS ADD TO THE CITY							
124 LOCAL STREET	092-117-000-045-00 LINDAHL ANDREW & MARIA	211.59 0.00	0.00		211.59	1,057.97 0.00	1,057.97
611 MERCHANT ST. NELY 46.67 FT OF LOT 1 & NELY 46.67 FT OF SELY 1/2 OF LOT 2 BLK 87 OF GEO N FLETCHERS ADD TO THE VILL NOW CITY							
124 LOCAL STREET	092-117-000-047-00 BATES KIM	193.59 0.00	0.00		193.59	967.93 0.00	967.93
201 W. MILLER ST. SELY 1/2 OF THE FOLLOWING DESC PARCEL OF LAND BD BY A LINE COM AT THE MOST SLY COR OF LOT 1 BLK 87 OF GEO N FLETCHERS ADD TO THE VILL NOW CITY; TH NELY ON LINE OF MERCHANT ST 93.33 FT OF SD LOT; TH AT RT ANG NWLY 99 FT; THE SWLY ON A LINE PAR WITH MERCHANT ST TO THE LINE OF MILLER ST; TH SELY ON SD LINE OF MILLER ST 99 FT TO THE POB BEING PART OF LOTS 1 & 2 BLK 87 OF GEO N FLETCHERS ADD TO THE VILL NOW CITY							
124 LOCAL STREET	092-127-000-026-00 DURFEE SCOTT D	315.14 0.00	0.00		315.14	1,575.70 0.00	1,575.70
612 MERCHANT ST. SWLY 1/2 OF LOT 7 BLK 86 OF GEO N FLETCHERS 3RD ADD TO THE CITY							
124 LOCAL STREET	092-127-000-027-00 HOWARD MICHAEL	18.01 0.00	0.00		18.01	90.04 0.00	90.04
132 W. LAKE ST. NELY 1/2 OF LOT 7 BLK 86 OF GEO N FLETCHERS 3RD ADD TO THE CITY							
124 LOCAL STREET	092-127-000-039-00 LINDAHL ANDREW ET UX	315.14 0.00	0.00		315.14	1,575.70 0.00	1,575.70
613 MERCHANT ST. SWLY 1/2 OF THE SELY 1/2 OF LOT 11 & SWLY 1/2 OF LOT 12 BLK 87 GEO N FLETCHERS 3RD ADD TO THE CITY							
124 LOCAL STREET	092-127-000-038-00 BAYS SR VICTOR A	0.00 0.00	0.00		0.00	0.00 0.00	0.00
623 MERCHANT ST. SELY 1/2 OF NELY 1/2 OF LOT 11 & NELY 1/2 OF LOT 12 BLK 87 GEO N FLETCHERS 3RD ADD TO THE CITY							
Total Parcels: 7		1,386.62 0.00	0.00		1,386.62	6,933.08 0.00	6,933.08