

ALPENA CITY COUNCIL MEETING

May 18, 2020 – 6:00 p.m.

AGENDA

1. Call to Order.
2. Pledge of Allegiance.
3. Modifications to the Agenda.
4. Approve Minutes –Regular & Closed Sessions of May 4, 2020.
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. Consent Agenda.
Bills to be Allowed, in the Amount of \$415,450.57.
7. Presentations.
8. Announcements.
9. Mayoral Proclamation.
A. Emergency Medical Services Week, May 17-23, 2020.
B. High School Senior Recognition Day, May 29, 2020.
10. Public Hearing.
City Budget.
 - 1) Open Public Hearing.
 - 2) Report by City Clerk/Treasurer/Finance Director and City Manager.
 - 3) Open Public Comment.
 - 4) Request Written Comments Received by the City Clerk.
 - 5) Close Public Hearing.
 - 6) Council Discussion.
11. Report of Officers.
Neighborhood Enterprise Zone Application – Thunder Bay Properties.
12. Communications and Petitions.
13. Unfinished Business.
A. Water and Sewer Rate Recommendation.
B. July 2020 Fireworks Contract.
14. New Business.
Medical Marihuana Facility Application Scoring Rubric.

15. Adjourn to Closed Session to Discuss Settlement Negotiations Regarding Total Renal Care vs City of Alpena Tax Tribunal case.
16. Return to Open Session.
17. Adjourn.

Rachel R. Smolinski
City Manager

COUNCIL PROCEEDINGS

4.

May 4, 2020

The Municipal Council of the City of Alpena met in regular session via teleconference 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, Hess, and Mitchell.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MINUTES

The minutes of the regular and closed sessions of April 20, 2020 meeting were approved as printed.

CONSENT AGENDA

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

1. Bills Allowed – in the Amount of \$334,899.09 be Allowed and the Mayor and City Clerk Authorized to Sign Warrant in Payment of Same.
2. City Council reappointment of Tom Dowd and Dave Kuznicki to the Recreation Advisory Board for a three-year term expiring on May 1, 2023.

Carried by unanimous vote.

2020-21 PRELIMINARY BUDGET

Moved by Councilmember Mitchell, seconded by Mayor Pro Tem Johnson, to receive and file the preliminary budget for fiscal year 2020-21.

Carried by unanimous vote.

CHANGE OF PENSION BENEFICIARY

City Attorney Pfeifer informed the Municipal Council of a change in pension beneficiary as voted upon by the Retirement Board.

BOAT LAUNCH PERMIT FEES

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Mitchell, to give a 50% discount of the scheduled boat launch permit fees to city residents which will be effective April 1, 2021.

Carried by unanimous vote.

WATER AND SEWER RATE RECOMMENDATION

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to table the discussion of the water and sewer rates until the meeting of May 18, 2020.

Carried by unanimous vote.

ORDINANCE 20-454

City Attorney Pfeifer delivered the first reading of Ordinance 20-454, amending Chapter 18, Article I, Section 18-1, Prohibition of Marihuana Businesses and Establishments within the City.

JULY 2020 FIREWORKS CONTRACT

On motion of Mayor Pro Tem Johnson, seconded by Councilmember Nowak, the July 2020 Fireworks Contract was tabled until the meeting of May 18, 2020.

Carried by unanimous vote.

RECESS

The Municipal Council recessed at 8:51 p.m.

RECONVENE IN CLOSED SESSION

On motion of Councilmember Nowak, seconded by Mayor Pro Tem Johnson, the Municipal Council reconvened in closed session at 8:58 p.m. to discussed collective bargaining agreements and to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation in the matter of Blakemore v City of Alpena and Lee Grant U.S. District Court Docket No. 20-10248.

Carried by unanimous vote.

RECONVENE IN OPEN SESSION

On motion of Mayor Pro Tem Johnson, seconded by Councilmember Nowak, the Municipal Council reconvened in open session at 9:36 p.m.

ADJOURN

On motion of Councilmember Nowak, seconded by Councilmember Hess, the Municipal Council adjourned at 9:37 p.m.

Matthew Waligora
Mayor

ATTEST:

Anna Soik
City Clerk

INVOICE REGISTER

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EXP CHECK RUN DATES 05/19/2020 - 05/19/2020

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

6.

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
A-1 TREE SERVICE	20-223	BAGGED LAWN & LEAF PICK-UP 05/20	10,100.00
AIRGAS USA LLC	9100306751	SUPPLIES - EMS DISP	56.21
AIRGAS USA LLC	9100423528	SUPPLIES - EMS DISP	17.58
AIRGAS USA LLC	9100552679	SUPPLIES - EMS DISP	31.05
AIRGAS USA LLC	9100739523	SUPPLIES - EMS DISP	25.84
AIRGAS USA LLC	9970311552	SUPPLIES - EMS DISP	18.60
ALARM 5	195579-1	SUPPLIES - EMS DISP	319.72
ALPENA COUNTY TREASURER	051120	IT CONTRACTED SVCS 05/20	7,959.00
ALPENA DIVING SERVICE	050820	RAW WATER INTAKE CRIB REBUILD	65,955.00
ALPENA POWER COMPANY	051920	ELECTRIC	27,226.85
ALPENA SUPPLY CO	S100242367.001	MAINT - CEMETERY	35.36
ALPENA SUPPLY CO	S100242396.001	MAINT - CEMETERY	48.15
AMAZON CAPITAL SERVICES INC	16VT-7JW9-9X61	UNIFORMS - FIRE/EMS	55.68
AMAZON CAPITAL SERVICES INC	1LWD-79QR-DNGP	SUPPLIES - POLICE	23.97
AMAZON CAPITAL SERVICES INC	1JQ9-6K7J-XPV4	SUPPLIES - POLICE	29.93
AMAZON CAPITAL SERVICES INC	1V6G-NNQV-6374	SUPPLIES - POLICE	13.99
ANDREW WILLIAMS	042720	MEAL REIMB - EMS	38.28
BALL TIRE & GAS INC	178191	VEH MAINT - EMS	310.92
BALL TIRE & GAS INC	178446	VEH MAINT - EMS	262.28
BALL TIRE & GAS INC	178461	VEH MAINT - EMS	49.00
BEDROCK CONTRACTING &	CONC 2020-01	2020 CITY CONCR PROG	3,381.28
BOUND TREE MEDICAL LLC	83603101	SUPPLIES - EMS DISP	371.24
BOUND TREE MEDICAL LLC	83608290	SUPPLIES - EMS DISP	61.10
BOUND TREE MEDICAL LLC	83616284	SUPPLIES - EMS DISP	114.99
BP	58196075	GAS/FUEL - FIRE/EMS/EQ	1,977.38
BRUCE TILLINGER	043020	MECHANICAL INSP SVCS 04/20	904.00
BRUCE TILLINGER	043020A	PLUMBING INSP SVCS 04/20	333.00
BS&A	128211	SVC/SUPPORT FEE - C/T/BLDG/ASSESS/HR	15,211.00
BUILDERS FIRST SOURCE	45601281	VEH MAINT - DPW	175.02
CARQUEST AUTO PARTS	403950	VEH MAINT - DPW	84.03
CARQUEST AUTO PARTS	404010	VEH MAINT - EMS	879.08
CARQUEST AUTO PARTS	404051	VEH MAINT - EMS	44.19
CARQUEST AUTO PARTS	404185	VEH MAINT - DPW	9.33
CARQUEST AUTO PARTS	404787	VEH MAINT - EMS	(247.50)
CARQUEST AUTO PARTS	404897	VEH MAINT - DPW	29.20
CARQUEST AUTO PARTS	404935	VEH MAINT - DPW	11.23
CARQUEST AUTO PARTS	405171	VEH MAINT - DPW	78.05
CARQUEST AUTO PARTS	405220	VEH MAINT #89	6.02
CARQUEST AUTO PARTS	405326	VEH MAINT #92	75.44
CARQUEST AUTO PARTS	405402	VEH MAINT #38	84.01
CHARTER COMMUNICATIONS	0591 05/20	FAX LINE - CITY HALL	79.98
CHARTER COMMUNICATIONS	2978 05/20	WATER TWR INTERNET SIGNALS	566.88
DE LAGE LANDEN FINANCIAL SERVICES	67857735	COPIER LEASE 06/20 - DDA	56.55
DEAN ARBOUR FORD LINCOLN MERCURY	29765	VEH MAINT - DPW	155.25
DEAN ARBOUR FORD LINCOLN MERCURY	29809	VEH MAINT - POLICE	644.75
DONALD H GILMET	043020	MILEAGE 04/20	121.90
DOUGLASS SAFETY SYSTEMS LLC	46746	COMPRESSOR REPR - FIRE/EMS	766.05
DTE ENERGY	051920	GAS	1,278.79
ELMER'S CRANE AND DOZER INC	ELEVENTH 2020-02	WATERMAIN/INTERSECTION IMP - ELEVENTH	43,541.76
FRANCIS ROSINSKI	043020	ELECTRICAL INSP SVCS 04/20	245.00
FRANKS KEY & LOCK SHOP INC	40009	BLDG MAINT - POLICE	654.00
FRONTIER	4175 05/20	TELEPHONE - FIRE/EMS	40.64
FRONTIER	5445 05/20	TELEPHONE - FIRE/EMS	73.84
FRONTIER	7204 05/20	ELEVATOR TELEPHONE - CITY HALL	57.04
FRONTIER	7430 05/20	ELEVATOR TELEPHONE - PUBLIC SAFETY	57.04
FRONTIER	9535 05/20	ALARM PHONE LINES - SEWER	594.54
GREAT LAKES FIRE & SAFETY EQUIPMENT	7010	TURNOUT GEAR/EXT MAINT - FIRE	564.00
GREENWAY	043020	DUMPSTER CHARGES 04/20	747.50
GREG NOWAK	040620	REIMB PHYSICAL - PW	186.00
HAVILAND	352471	SODIUM HYPOCHLORITE - WATER	4,406.40
HUNT TREASURER	042920	FY 2020 CONTRIBUTION - POLICE	4,000.00
INTERSTATE BATTERY SYSTEM INC	782973	VEH MAINT - FIRE	108.95
INTERSTATE BATTERY SYSTEM INC	782972	VEH MAINT - POL/DPW	372.85
IRVING ENTERTAINMENT	051220	PROMOTIONAL VIDEOS - DDA	945.00
ISACKSON & WALLACE PC	051120	WATER RATE NEGOTIATIONS	6,000.00
MACARTHUR CONSTRUCTION INC	MAPLE 2020-02	SEWER/WATER MAINS - MAPLE ST	140,569.20
MBANK ALPENA MAIN	1803 05/20	LAND PURCHASE - DDA	1,328.59
MCDONALD AUTO SUPPLY INC	927892	SUPPLIES - FIRE EQ	23.16
MICH ASSN OF CHIEFS OF POLICE	200007104	SUPPLIES - POLICE	160.00
MICHIGAN MUNICIPAL LEAGUE	051920	2020-21 MEMBERSHIP DUES - ATTY	60.00
MILLER OFFICE MACHINES	AR10962	COPIER MAINT 04/20 - CH/PSF	149.53
MML WORKERS COMP FUND	10290205	WORKERS COMP - QTR PAYMENT	25,579.00

INVOICE REGISTER

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EXP CHECK RUN DATES 05/19/2020 - 05/19/2020

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VENDOR	INVOICE #	DESCRIPTION	AMOUNT
MUNSON OCCUPATIONAL HEALTH & MY-LOR INC	00184584-0030173	DRUG SCREEN - POLICE MAINT - FIRE/EMS	117.5077.35
NORTHERN CLEANING & MAINTENANCE	050120	MAINT - DDA	40.00
NYE UNIFORM COMPANY	737737	UNIFORMS - POLICE	59.50
NYE UNIFORM COMPANY	737738	UNIFORMS - POLICE	208.50
NYE UNIFORM COMPANY	737739	UNIFORMS - POLICE	72.00
OMEGA ELECTRIC & SIGN CO INC	16862	2020 FORD INTERCEPTOR UTILITY	618.00
PRESQUE ISLE ELECTRIC & GAS CO	81166373 0420	ELECTRIC - AIR BASE	28.48
PRIORITY ONE EMERGENCY	70063990	UNIFORMS - FIRE/EMS	74.99
PRIORITY ONE EMERGENCY	70064069	UNIFORMS - FIRE/EMS	199.97
PRIORITY ONE EMERGENCY	70064070	UNIFORMS - FIRE/EMS	101.98
PRIORITY ONE EMERGENCY	70064125	UNIFORMS - FIRE/EMS	74.99
PRIORITY ONE EMERGENCY	70064136	UNIFORMS - FIRE/EMS	25.98
R W MERCER COMPANY INC	160248	MAINT - BOAT HARBOR	272.50
SUPERIOR IMAGE CLEANING	050120	CITY CUSTODIAL SERVICES	2,772.16
TELNET	194459	TELEPHONE	361.96
TEMPEST ENTERPRISES LLC	SCADA 2019-06	SCADA UPGRADES - WATER	29,963.70
THE ALPENA NEWS	DC1107 04/20	PUBLISHING/ADVERTISING	91.20
THOMPSONS LINEN SERVICE	70483 04/20	RUGS/UNIFORMS/SUPP-CH/CEM/PSF/PW/PK:	762.70
TRUE NORTH RADIO NETWORK	20040305	ADVERTISING - DDA	300.00
USA BLUEBOOK	157237	DRY AIR INCUBATOR - WATER	4,010.99
VERIZON WIRELESS	9853648261	IPADS - GEN/FIRE/EMS	1,352.73
VISA/ELAN FINANCIAL SERVICES	1790 05/20	UNIFORMS/SUPP/VEH MAINT - POLICE	1,036.94
VISA/ELAN FINANCIAL SERVICES	3610 05/20	SUPPLIES/UTILITIES - DDA	263.30
VISA/ELAN FINANCIAL SERVICES	6134 05/20	MAINT/SUPPLIES - IT/PW	362.40
VISA/ELAN FINANCIAL SERVICES	4503 05/20	SUPPLIES/MAINT - CH/IT	305.09
WAL-MART	006014	SUPPLIES - PW/EQUIP	43.27
WAL-MART	003851	SUPPLIES - FIRE/EMS	13.82
WAL-MART	003595	SUPPLIES - FIRE/EMS	106.05
WAL-MART	001871	SUPPLIES - FIRE/EMS	27.48
WEX BANK	65323903	GAS/FUEL-POL/FIRE/EMS/EQ/SUEZ	693.62
WITMER PUBLIC SAFETY GROUP	E1951878.001	UNIFORMS - FIRE/EMS	85.83
WITMER PUBLIC SAFETY GROUP	E1958833	UNIFORMS - FIRE/EMS	228.37
WITMER PUBLIC SAFETY GROUP	E1958833.001	UNIFORMS - FIRE/EMS	74.99
WITMER PUBLIC SAFETY GROUP	E1951878.002	UNIFORMS - FIRE/EMS	170.57
WITMER PUBLIC SAFETY GROUP	E1956798	UNIFORMS - FIRE/EMS	157.97

Total: 415,450.57



MAYORAL PROCLAMATION
for
EMERGENCY MEDICAL SERVICES WEEK
May 17-23, 2020

WHEREAS, Emergency Medical Services has evolved to a state where our paramedics can stabilize patients with IV medications, breathing treatments, heart monitoring and defibrillation and even surgical airway procedures, and

WHEREAS, the City of Alpena has been providing emergency ambulance service for 83 years, and countywide ambulance service for 40 years, and

WHEREAS, City paramedics work hand-in-hand with rural township first responders, emergency physicians and other medical professionals, and

WHEREAS, EMS can and often does make the difference between life and death; and

WHEREAS, the quality of life for all citizens of Alpena County is enhanced by the immediate availability of 100% Advanced Life Support response 24/7, and

WHEREAS, interfacility transfers of critically ill or injured patients from Alpena to larger hospitals hours away is an important part of our EMS mission

WHEREAS, Injury prevention and home safety are also important to the Fire/EMS mission, and are addressed aggressively in our Community Risk Reduction programs, and

WHEREAS, President Gerald Ford declared November 3 – 10, 1974 as the first "National Emergency Medical Services Week" to recognize the critical role that EMS plays in communities across the nation and globe, and,

WHEREAS, the national theme for the 2020 EMS Week is *"Ready Today. Preparing for Tomorrow"*

NOW THEREFORE,

by virtue of the power vested in me as Mayor of the City of Alpena, I declare that the week of May 17-23, 2020 be designated as EMS Week in the City of Alpena and ask citizens to recognize and support the excellent work of our Alpena Fire Department Paramedics and their first responder partners countywide.

A handwritten signature in black ink, appearing to read "Matthew J. Waligora", written over a horizontal line.

Mayor Matthew J. Waligora
City of Alpena, Michigan
May 18, 2020





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

PROCLAMATION

WHEREAS, May marks the graduation of high school seniors from Alpena High School and ACES Academy, and

WHEREAS, more than 280 students will graduate from Alpena High School and ACES Academy, and

WHEREAS, schools are community linchpins, bringing together adults and children, educators and volunteers, business leaders, and elected officials in a common enterprise, and

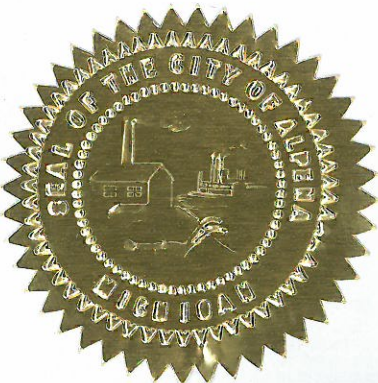
WHEREAS, it is of the utmost importance that we, as a community, do all that we can to encourage and celebrate these graduates during this time when our traditional ways of celebrating them are not possible.

NOW, THEREFORE, I, Matthew J. Waligora, by virtue of the authority vested in me as Mayor of the City of Alpena, on behalf of the Citizens of Alpena, specifically graduating seniors, **DO HEREBY PROCLAIM**: May 29, 2020 as:

HIGH SCHOOL SENIOR RECOGNITION DAY

within the City of Alpena.

Signed at Alpena, Michigan this 18th day of May 2020.



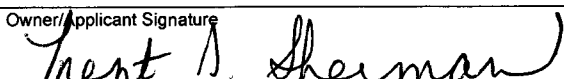
A handwritten signature in black ink, appearing to read "Matthew J. Waligora", written over a horizontal line.

Matthew J. Waligora
Mayor

**Application for Neighborhood Enterprise
Zone Certificate**

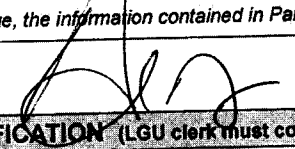
Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)			
Applicant Name Thunder Bay Properties		Type of Approval Requested <input type="checkbox"/> New Facility <input checked="" type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
Facility's Street Address 121-123 North Second Avenue		Amount of years requested for exemption (6-15) 12	Is the facility owned or rented by occupants? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented
City Alpena	State MI	ZIP Code 49707	
Name of City, Township or Village (taxing authority) Alpena		Type of Property <input type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input checked="" type="checkbox"/> Apartment - No. of Units 5	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
County Alpena	School District Alpena		
Name of LGU that established district CITY OF ALPENa		Name or Number of Neighborhood Enterprise Zone DOWNTOWN NEIGHBORHOOD ENTERPRISE ZONE	Date district was established OCT 6, 2003
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____		Estimated Project Cost (per unit) \$109000	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. Taking abandoned office space and converting the space into residential living space. (see attached quote breakdown)			
Timetable for undertaking and completing the rehabilitation or construction of the facility. August of 2020 to August of 2021			
PART 2: APPLICANT CERTIFICATION			
Contact Name Trent Sherman		Contact Telephone Number 9893544825	
Contact Fax Number 9893544338		Contact E-mail Address trent@mericon.net	
Owner/Applicant Name Thunder Bay Properties		Owner/Applicant Telephone Number Thunder Bay Properties	
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 1202 West Chisholm Street		Owner/Applicant E-mail Address chris@lefavepharmacy.com	
<p><i>I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.</i></p> <p><i>I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.</i></p>			
Owner/Applicant Signature 		Date 5/5/20	

Continue on Page 2

093-637-00-122-00

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU <u>City of Alpena</u>			
Name of Assessor (First and last name) <u>Allan Berg</u>		Telephone Number <u>989 734 3555</u>	
Fax Number <u>989 734 9901</u>		E-mail Address <u>Assessor@AssessingOffice.com</u>	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature 			Date <u>5-7-2020</u>
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
<input type="checkbox"/> Exemption Approved for _____ Years (6-15) <input type="checkbox"/> Exemption Approved for _____ Years (11-17 historical credits) <input type="checkbox"/> Exemption Denied (include Resolution Denying)		<input type="checkbox"/> 1. Original Application <input type="checkbox"/> 2. Legal description of the real property with parcel code # <input type="checkbox"/> 3. Resolution approving/denying application (include # of years) <input type="checkbox"/> 4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Date of resolution approving/denying this application		Telephone Number	
Clerk's Name (First and Last)		E-mail Address	
Fax Number		City	
Mailing Address		State	ZIP Code
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

Assessing Department

P.O. Box 25
Rogers City, MI 49779

Phone: 989.734.3555
Fax: 989.734.9901

<http://www.assessingoffice.com>
info@assessingoffice.com

Affidavit-Certification of Functional Obsolescence

Date: Thursday, December 19, 2019
Owner: Thunder Bay Properties LLC
Location: 121 N Second Ave, Alpena, Mi
Legal Descriptions:

093-637-000-122-00:

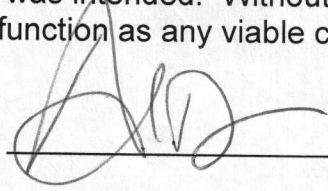
121/123/125/127 N. SECOND AVE. COM AT THE MOST ELY COR OF LOT 1 BLK 4; TH NWLY ALONG RIVER ST 132 FT; TH AT RT ANG SWLY 100 FT; TH AT RT ANG SELY 132 FT TO 2ND AVE; TH NELY ALONG LINE OF 2ND AVE 100 FT TO THE POB BEING PART OF LOTS 1 & 2 BLK 4 OF THE VILLAGE NOW CITY, LESS THAT PART OF THE 2ND STORY THEREOF SITUATED ON THIS PARCEL (SIDE ADDRESS IS 106 RIVER STREET), (TIF-DDA)

Assessor Certification:

The property is declared to suffer from obsolescence. The property is currently designed as second floor office space. One of the office spaces contains 7 individual offices and is functionally overbuilt for the area, especially for a 2nd floor office. A second office space is not functional. In this space, the ceiling, flooring, mechanical, and electrical are not completed. A third office space is simply a room. The size is too small to function as a walk-in office facility. A fourth office space is designed similar to living space. The rooms flow into other rooms instead of a main corridor of offices. This space is not functional as an office facility.

Further, the windows are original to the building and are not energy efficient. The roofing is a black rubber, 25 years old, and is beyond its functional useful life.

Therefore, this property is unable to be used to adequately perform the function for which it was intended. Without rehabilitation and substantial investment, the property will not function as any viable commercial space.

Signed: 

Date: 12-19-2019

Allan J. Berg, Assessor, City of Alpena, Michigan Advanced Assessing Officer (R-7862)

RESOLUTION NO. 2020-05
RESOLUTION GRANTING APPROVAL OF APPLICATION
FOR NEIGHBORHOOD ENTERPRISE ZONE CERTIFICATE
FOR THUNDER BAY PROPERTIES

WHEREAS, pursuant to Act 147, Public Acts of Michigan, 1992, this Municipal Council, by resolution adopted on October 6, 2003, established a Neighborhood Enterprise Zone, and

WHEREAS, on May 5, 2020, Thunder Bay Properties, filed an Application for a Neighborhood Enterprise Zone Certificate under Act 147, Public Acts of Michigan, 1992, with respect to rehabilitation of an existing structure located at 121-123 N. Second Avenue within the District on the land described on the legal description attached to the Application, and

WHEREAS, the City Assessor, Berg Assessing & Consulting, Inc., has determined that the property is eligible and has attached the legal description, lot dimensions and parcel identification number; verified proof of ownership and projected costs of rehabilitation, and prepared a statement showing the taxable value of the property in the tax year immediately preceding the start of your rehabilitation project, and has recommended that the application be approved, and

WHEREAS, the City Building Official has reviewed the application, project description and the detailed cost breakdown of the project, and determined that the proposed improvements will bring the unit up to current building codes for residential rental units, and

WHEREAS, this Municipal Council finds and determines that the Application complies with the Neighborhood Enterprise Zone Act, Act 147 of 1992,

NOW, THEREFORE, BE IT RESOLVED, that the Application by Thunder Bay Properties for rehabilitation of the property within the Neighborhood Enterprise Zone and on the land described in the Application for a period of 12 years is approved and that the City Clerk shall forthwith complete the Application and forward the original of the Application together with the required attachments to the State Tax Commission.

Councilmember ____ moved adoption of the above resolution and it was seconded by Councilmember ____.

Ayes:

Nays:

Absent:

Resolution declared ____.

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 May 18, 2020.

Anna Soik
City Clerk



Memorandum

Date: May 12, 2020

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager
Anna Soik, City Clerk/Treasurer/Finance Director

From: Rich Sullenger, City Engineer

Subject: Water and Sewer Rate increase Optional Lower Increase

Pursuant to the May 4, 2020 City Council meeting and the questions arising regarding the proposed rate increase, I have prepared this memorandum with a lower overall rate increase for City council's review. The questions arose around whether the proposed 10% increase was viable or if it should be lowered to a 5% increase. This memorandum will outline the impacts to the utility based on this lower rate increase.

The original memorandum prepared and presented at the May 4, 2020 City Council meeting, recommended a 10% overall increase in water and sewer rates. The rates proposed were \$6.83 per 1,000 gallons for water and \$6.93 per 1,000 gallons for sewer. It was anticipated that this would generate, with Alpena Township paying the rate they are currently paying, \$1,690,974.

If City Council opted for a 5% increase, the rates would be \$6.52 per 1,000 gallons for water and \$6.62 per 1,000 gallons for sewer. It was anticipated that this would generate, with Alpena Township paying the rate they are currently paying, \$1,511,981.

For the 2020-2021 Fiscal year, the City has programmed \$1,876,100 for Sewer Improvements and 1,817,000 in water improvements totaling \$3,693,100. With the 5% reduced increase, the City will be drawing \$2,181,119 from the utilities fund balances to undertake the needed improvements. Even with the 10% proposed increase the City was going to draw on fund balance to accomplish the work. With the 5% reduced proposed increase we will need to draw an additional \$178,993 from the fund balances.

My caution to reducing the rates is that we are not keeping up with increases in capital needs even with the 10% increase. To reduce it to 5% will only delay an inevitable future increase. While I understand the economics of the current time, I would be remiss if I did not bring this point to your attention.



City of Alpena
Application Scoring Rubric
Medical Marihuana Facilities

PURSUANT TO 20-454, ANY MMFLA USE THAT CONTAINS A MAXIMUM NUMBER OF LICENSES ISSUED WILL BE PROCESSED THROUGH A MERIT BASED REVIEW SCORING SYSTEM. A CITY STAFFED-SELECTION COMMITTEE WILL RELY ON A WEIGHTED SCORING RUBRIC TO EVALUATE EACH APPLICATION.

THE TOTAL POSSIBLE POINTS FOR AN INDIVIDUAL APPLICATION IS 52. ONCE SCORED, THE APPLICATIONS WILL BE RANKED FROM HIGHEST, TO LOWEST.

Note to Applicants: All licensees will be required to be in full compliance with the requirements for license set forth in the Medical Marihuana Facilities Ordinance, 20-454, prior to issuance of license.

Instructions: Each of the below-listed criteria will be reviewed separately, independent of any other, related criteria.

Applicant Name: _____

Scorer Name: _____

SECTION 1. QUALIFICATION OF APPLICANT

Applicant demonstrates a history of operating a business- More than 2 years of experience.	Yes-1	No-0
Applicant demonstrates a history of operating a business- More than 6 years of experience.	Yes-2	No-0
Applicant demonstrates experience with owning (51% or more), operating, and/or managing a business with inventory tracking and control (min. of 1 year)	Yes-1	No-0
Applicant demonstrates experience with owning (51% or more), operating, and/or managing a business in a highly regulated industry (min. of 1 year) Highly regulated means subject to regulation by LARA or a similarly regulated agency (state or federal)	Yes-2	No-0
Applicant resides within Alpena County for a minimum of 2 years prior to application.	Yes-1	No-0
Applicant resides within the City of Alpena for a minimum of 2 years prior to application.	Yes-2	No-0

Total possible points for SECTION 1= 9

SECTION 2. ABILITY TO OPERATE

2a. Business Plan

Applicant presents a detailed description of estimated capital investment of real or personal property.	Yes-1	No-0
Capital investment of at least \$500,000.	Yes-1	No-0
Capital investment of at least \$900,000.	Yes-2	No-0
Applicant's business plan includes a daily operations schedule.	Yes-1	No-0
Applicant presents a proposed staffing plan, complete with descriptions of job duties, proposed Wages, and employee qualifications/hiring criteria.	Yes-3	No-0
Applicant presents a documented employee policy book and code of ethics to ensure honesty and integrity of employees.	Yes-1	No-0
Applicant presents a sworn attestation that the Applicant and/or parties with 25% or more interest in the company have not been subject to any civil monetary judgements entered against it in the last 7 years, excluding family law matters or estate disputes.	Yes-0	No- -3
Applicant presents a sworn attestation that the Applicant and/or parties with 25% or more interest in the company have not filed bankruptcy within the last 7 years.	Yes-0	No- -1

2b. Security Plan

Applicant presents a plan to deter and prevent unauthorized entrance into the facility.	Yes-1	No-0
Applicant presents a plan to prevent theft and diversion.	Yes-1	No-0
Applicant presents a plan for 24/7 video surveillance inside and outside of facility.	Yes-1	No-0
Applicant presents a plan for secure storage of medical marihuana and proceeds.	Yes-1	No-0
Applicant presents a detailed plan for record keeping and inventory management.	Yes-1	No-0
Applicant has provided copies of material safety data sheets for hazardous materials and their plan for storage and disposal (or a sworn attestation that no hazardous materials will be on the premises at any time).	Yes-1	No-0
Applicant presents a plan that included a security system in place to alert owner of possible tampering with the facility or its contents.	Yes-2	No-0

Total possible points for SECTION 2= 17

SECTION 3. ECONOMIC IMPACT

3a. Job Creation and Staffing

Applicant proposes to create at least 3.0FTE.	Yes-1	No-0
Applicant proposes to create at least 6.0FTE.	Yes-2	No-0
Applicant proposes to create at least 9.0FTE.	Yes-3	No-0
Applicant proposes a living wage (at least 200% of the Federal Poverty Level for a family of two, At its hourly basis) to all employees.	Yes-2	No-0
Applicant offers a benefits package in addition to wages or salary.	Yes-2	No-0

3b. Co-location

Applicant proposes co-locating at one site or multiple sites within the City of Alpena at least 2 medical marihuana license types.	Yes-3	No-0
Applicant proposes co-locating at one site or multiple sites within the City of Alpena at least 3 medical marihuana license types.	Yes-5	No-0

Total possible points for SECTION 3= 18

SECTION 4. BUILDING DESIGN AND NEIGHBORHOOD IMPACT

Applicant's plan details economic benefits to the City by way of improvements to real property.	Yes-1	No-0
Applicant proposes to use existing building or structure.	Yes-1	No-0
Applicant proposes to construct a new facility.	Yes-2	No-0
Applicant makes commitment to specific neighborhood improvements through elimination of blight on sight or adjacent property.	Yes-2	No-0
Applicant commits to physical improvements to exterior of existing building or structure.	Yes-1	No-0
Applicant submits maintenance plan that provides for upkeep of property, including exterior or Right-of-way.	Yes-1	No-0

Total possible points for SECTION 4= 8

Applicant has no open zoning violations, or open or prior building violations in the City of Alpena. Yes-0 No- -2

Applicant has no past due bill or tax liens with the City of Alpena or Alpena County. Yes-0 No- -1

Total possible points for SECTION 5= 0

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