

CITY COUNCIL MEETING
Council Chambers, 805 St. Clair River Drive
June 21, 2016
7:00 p.m.
AS APPROVED 7/5/16

A regular meeting of the Algonac City Council was called to order at 7:00 p.m. on Tuesday, June 21, 2016 by Mayor Irene Bird. The meeting was held in City Council Chambers, 805 St. Clair River Drive, Algonac, MI 48001

ROLL CALL

Present: Michael Bembas
Irene Bird, Mayor
Ray Martin
Joe Nugent
Mark Thompson
Gary Tuzinowski

Absent: Helen Meldrum

Others: City Manager Alexander, City Attorney Jim Downey, Sheriff Timothy Donnellon, Kathy Bewest, John Tesch, Gale Anthony, Corey Blair, Kim Blair, Shelby Ezzo, Dianne Jolly, Barb Borowier, Edward Stanulis, Virginia Baumgartner, Hazen Baumgartner, Jimmie High, Bob Scruggs, Debbie Scruggs, Diana Reams, Donna Reams, Pat Seaton, Claudia Klieman, Robert Klieman, Deanna Kish, April Tihban, Fred Wilton, Ada Smith, Diana Strevel, Mary Jane Pacquette, Michele Magnan, Marlene Maige, Ernest Maige, Nancy Maul, Cliff Maul, Bob Herrod, Carl Faulman, Cheryl Baker, Amanda Gougeon, Sherry Alef, Kathy Gougeon, Charlotte Randazzo, Kathy Bowen, Cindy Kloeffler, Sharon Carnes, Jean Bissett, and approximately 50 other Residents, City Clerk Greenia.

EXCUSE MEMBER

CO #06-25-16 Excuse Member

Motion by Martin supported by Bembas to excuse Council Member Meldrum from the City Council meeting due to illness. Motion carried.

MOMENT OF SILENT PRAYER

Mayor Bird called for a moment of silent prayer.

PLEDGE OF ALLEGIANCE

Mayor Bird led the Pledge of Allegiance.

ADMEND AGENDA

CO # 06-26-16 Amend Agenda

Motion by Martin, supported by Nugent to remove Item #8e – Request of Council Member Martin to Schedule a Public Hearing on Removal of Corey Blair from the Planning Commission. Motion carried.

Council Member Martin stated that since the Mayor had indicated she would not be removing Mr. Blair from the Planning Commission and it was her decision alone, he wondered if there was some way the entire Council could be involved in the decisions if a majority of them felt differently than the Mayor. City Attorney Downey noted that the ordinance could be changed to reflect that it was no longer a decision of the Mayor, but a decision to be made by the entire City Council.

PUBLIC COMMENT

Sheriff Donnellon gave a presentation on the Drug Task Force Proposal. He reviewed the different Drug Task Force statistics over the last few years and noted that the problem is getting worse. He said that they were asking for a .56 mil on the ballot this year. That was twice the millage rate they were currently collecting.

CITY MANAGER'S REPORT

CO # 06-27-16 Approve City Manager's Report

Motion by Thompson supported by Bembas to approve the City Manager's Report as presented. Motion Carried.

CONSENT AGENDA

The following items were on the Consent Agenda for the June 21, 2016 Algonac City Council Meeting:

- 1) Consent Agenda
 - a) City Council Minutes
 - 1) Regular Minutes June 7, 2016
 - b) Communications and Notices
 - 1) Letter From Comcast

- c) Departmental Report
 - 1) Fire Department
 - 2) Building and Code Official
 - 3) Water Plant
 - 4) DPW
 - 5) Algonac-Clay Library
 - 6) Financials
 - 7) Boards and Committee Updates
 - 8) Calendar for July 2016

CO # 06-28-16 Approve Consent Agenda

Motion by Martin supported by Nugent to approve the Consent Agenda as presented. Motion carried.

UNFINISHED BUSINESS

Dream Center

Pastor Bob Bryant from Woodside Bible Church was present to share with City Council and the public some things about the Woodside Bible Church and the Dream Center proposal.

He began by saying that he believed Algonac was a very nice city and that he meant no offense by the material that was in the brochure.

He discussed how the Woodside Bible Church came to get the building. He reviewed that the church – whenever they are considering a new campus – has many meetings in private before making a decision and announcement.

He reviewed the things that they intended to do and not to do. They would be opening a church at this time and not any of the other services that would be provided through a Dream Center. They would hold worship services and offer activities for children. They would not be bussing in homeless or drug addicts to Algonac. They would be supporting many of the activities that were already happening in Algonac – such as the food pantry.

He thanked City Council for their time and indicated that his end goal was full transparency with Council and the residents.

Council Member Nugent asked where the funding was coming from. Mr. Bryant stated there would be no tax dollars, it would come through tithing and offering.

Council Member Bembas asked if there was a difference between Woodside Bible Church and the Dream Center. Mr. Bryant stated yes, they were two different entities. Council Member Bembas asked how the Council and residents would know this would not change if approved as a church. Mr. Bryant stated that they would have to come back to the City if they ever wanted to expand the use. Council Member Bembas asked what type of children's programs they would be holding. Mr. Bryant stated they would be on the weekends mostly – maybe on Wednesday nights. They discussed the size of the building and why they needed so much space. Finally, Council Member Bembas expressed that he felt the Church had poisoned the water by the way in which they approached this entire issue. He added that he did not know if they would ever be able to change the minds of the people in Algonac.

Council Member Martin indicated that we were a small community and already had seven churches. He stated that the approach by the Woodside Bible Church on this matter was awful. It could not have been much worse. He said he felt they were moving into the building as it was free. Mr. Bryant said that they felt the free property was God's generosity. He indicated that after meeting with the City Manager and his team the cost to open the facility was quite a bit. Again he stated that the meetings were not secret meetings, but instead he would say they were private meetings.

Council Member Tuzinowski commented that he felt bad that this issue had created controversy in the community as Woodside Bible Church indicated they had the support of Mayor Bird, Council Member Nugent, Supervisor Bryson, and Superintendent Stryker in their pamphlet. In fact those people were acting as private citizens and not on behalf or with authority of the City, the Township or the School District. This entire issue began with a great amount of mistrust and he was not sure it could ever be repaired.

Robert Klieman, 165 Smith reviewed that he felt the Woodside Bible Church was making a lot of assumptions about getting approval to be located in the City – between rezoning that would be required and the concern with parking. He said they would be watched very closely.

Cindy Kloeffler, 954 Golfview asked if there were three investors and who they were. Mr. Bryant stated there was only one family that he was aware of. She said she had a problem with the timeline of how everything happened and when all the meetings took place. She wondered where the research was done

for the pamphlet. She noted that she was aware some residents had emailed him without any response and asked why that was.

Sarah approached the podium. She asked where Supervisor Bryson and Superintendent Stryker were. She asked about mergers with other churches, tutoring programs and mentoring.

Amanda was looking for some clarity. She asked if the Dream Center was still in the plans. She noted that when she met with him in May she had given the names of a couple of residents for him to contact that would have great insight on the community and she understood he did not speak with either one of them. She asked about the involvement with the other churches here in Algonac and the timeline of when the meetings happened with Bryson and Stryker.

Cathy Sklut, 1422 St. Clair River Drive, said she found this entire situation very sad. She said that they had made many people quite angry and she felt sorry for them in a way. She did not want to judge as it was not her place, but there had been a lot of bad things said about this Church and Dream Center.

Dave Hughes indicated that both New Baltimore and Marine City were in the same type of setting as Algonac as to being on the water. Their cities were flourishing – why wasn't Algonac? Having this Church in the middle of towns was a shame – they would be tax exempt. There must be some other solution.

Willard Darby, 1503 St. Clair Blvd. He shared his thoughts that a lot of bad things could have gone in the building and he felt this Church was something that would be supportive of the community and help the community. He said he felt their intentions were good.

Claudia Klieman said that everyone knew there were drugs in the City. She was not sure how this was going to be a help to Algonac. She felt Algonac already had a lot of things to offer and it was just not being used. She asked about how they were sure the staff they used are safe with children. He stated they had rules in place about having two (2) adults together all the time and ratios.

Cheryl Baker asked if they received any grant money to help fund the Church. If so, was it taking away from grant monies that could be used by other churches. She wondered if any of their other communities were as upset by

their presence. Mr. Bryant stated that they did apply for grants. No other communities seemed to be as upset as Algonac. She noted the use for this building had changed so many times it was hard to keep up with.

Ed Stanulis, 315 Edgewater asked if Dr. Stryker was a member of their church. He wondered about the cost of maintaining the school – how is this cost effective. Mr. Bryant said that Dr. Stryker was not a member of the church. They had figured the maintenance numbers in before coming out here.

Cathy Jones asked why we could not come up with some other use for this building.

Kelly Nader asked which churches they were looking at merging with. She wondered if there was any pushback from other communities. Mr. Bryant said they had no intentions of merging with any other churches. He noted that the utilities were being paid by the building owner at this time.

Pat Seaton stated she was a seasonal resident of the City and that there were churches in the City that had something to offer for everyone.

Rick Baker asked Mr. Perik – building owner – to come up to answer questions.

Ada Smith, 1021 Market said she just felt the entire thing was sneaky. She asked why they did not just come to the City Council first. She added that the people here in the City are not sneaky and that is why this was such a big issue.

Dee Kisch said she worked in the schools and lived here in the City. She felt the Woodside Bible Church would be a good thing for the community. She had been to their facility in Pontiac and it was very nice.

A question was raised about changing the use of the facility – Mr. Bryant stated they had no intention of doing so. The building could still be used by the community as well.

Sarah asked the owner what inspired him to purchase the building in Algonac and why he was bringing the church here. He stated that it was his church that he attended. Initially they only brought the Woodside Church to the building to see if they would like to have any desks, chairs or other furniture.

Cindy Kloeffler asked the owner if there were three owners or just one. He is the sole owner of the building.

Sherry Alef asked when Dr. Stryker first became involved in this. She also asked if the owner collected the insurance money. Mr. Perik stated that Dr. Stryker became involved during the sale of the building and that the school collected the insurance money. She then asked why the building was not donated to the City of Algonac instead of the Church?

Robert Klieman asked why Mr. Perik did not donate a building in St. Clair for this purpose – where he lived. Mr. Perik said that there was not a building available in St. Clair.

NEW BUSINESS

CO # 06-29-16 Approval of Waiver of Electrical Permit Fee - 2016 Pickerel Tournament

Motion by Thompson supported by Martin to approve the recommendation of the City Manager and waive the electrical permit fee for the festival grounds for the 2016 Lion's Club Pickerel Tournament in the amount of \$336.

AYES: Nugent, Thompson, Tuzinowski, Bembas, Bird, Martin

NAYS: None Motion Carried

CO # 06-30-16 Approval of County Recreation Millage

Motion by Tuzinowski supported by Nugent to approve the recommendation of the City Manager and authorize and direct him to sign the St. Clair County Parks and Recreation Commission 2016 Request for Local Millage Distribution form in the amount of \$17,602 as presented.

AYES: Nugent, Thompson, Tuzinowski, Bembas, Bird, Martin

NAYS: None Motion Carried

CO # 06-31-16 Amendment to Personnel Policy

Motion by Martin supported by Bembas to approve the recommendation of the City Manager to adopt amendment #4 to the February 2015 Personnel Policy as attached. Motion carried.

CO # 06-32-16 Approval of Low Quote to Repair Roof at City Hall

Motion by Thompson supported by Martin to adopt the recommendation of the City Manager to award the low bid of Zimmer Roofing in the amount of \$28,802 base bid and a not to exceed amount of \$35,000 to complete roof repairs at city hall described in the attached proposal.

AYES: Nugent, Thompson, Tuzinowski, Bembas, Bird, Martin

NAYS: None Motion Carried

ACCOUNTS PAYABLE

CO # 06-33-16 Approve Accounts Payable

Motion by Thompson supported by Tuzinowski to approve and pay accounts payable and payroll in the amount of \$162,610.35 as presented.

AYES: Nugent, Thompson, Tuzinowski, Bembas, Bird, Martin

NAYS: None Motion Carried

ITEMS FOR NEXT AGENDA

Council Member Martin asked the City Attorney to again review how a change to the ordinance regarding removal of a planning commissioner could be undertaken if an majority of the Council wished to do so.

COUNCIL COMMENTS

Mayor Pro-Tem Thompson thanked everyone for coming. He reminded everyone about the Music In The Park Series on Thursday nights at Riverfront Park.

Mayor Bird thanked everyone for coming and for all of their concerns and comments.

Council Member Bembas thanked everyone for coming. He thanked Sheriff Donnellon for the presentation and said that he, personally, would be supporting the millage increase as requested for the Drug Task Force.

Council Member Tuzinowski thanked everyone for behaving at the meeting tonight. He had given this a lot of thought and there were many different compartments to this matter. It had been a very strange process – the way in which this has been handled. It began a long time ago and many hurt

feelings. The building was old and ugly, and the City never really got a chance to have a say in what was going to happen at that site. He would like to thank two young ladies that have been instrumental in getting a lot of information out about this matter to the public.

ADJOURNMENT

CO # 06-34-16 Adjournment

Motion by Martin supported by Bembas to adjourn the meeting at 9:03 p.m. Motion carried.

Signed:

Respectfully Submitted:

Irene Bird, Mayor

Cynthia Greenia, Clerk