

The Crosswell City Council met in Regular Session October 6, 2008, at the William Aitkin Memorial Library, 111 N. Howard Ave., Crosswell, MI. Mayor Macklem called the meeting to order at 7:30 P.M.

Present: G. Macklem, M. Willis, M. O’Vell, J. Geiger

Absent: M. McMillan

Administration: City Administrator Dave Tait, City Clerk Suzanne Dobson

Guests: Greg Soule & Keith Kalso from Michigan Sugar; Scott McKeand from Jay & Kay Mfg.; Jeffersonian Reporter Margaret Whitmer; Carolyn Schovan; Marlene Sepsey; John Slone; Jerry Tehorn, Deb Bishop

I. PLEDGE OF ALLEGIANCE:

II. **Approval of Minutes** from the Regular Council Meeting of September 15, 2008
Willis moved to approve the minutes of September 15, 2008 as presented, second by O’Vell. Motion Carried.

III. **Public Comments:**

IV. APPROVAL OF AGENDA:

Geiger moved to approve the Agenda as presented, second by Willis. Motion Carried.

V. PUBLIC HEARING - MICHIGAN SUGAR IFT REQUEST:

O’Vell moved to open the Public Hearing for Michigan Sugar Industrial Facilities Exemption at 7:35 p.m., second by Willis. Motion Carried.

Request by Michigan Sugar for a tax exemption on Juice Purification System Upgrades, cost of \$1,049,800. Greg Soule summarized the process and this will help process more sugar beets.

Mayor Macklem asked for any comments from the audience.

Public hearing held open.

VI. PUBLIC HEARING - TIFA PLAN AMENDMENT:

Willis moved to open the Public Hearing for the TIFA Plan Amendments at 7:38 p.m., second by O’Vell. Motion Carried.

Request by the Tifa Board to amend the Tifa Plan to allow the Authority to acquire buildings and real estate located at 69 and 72 Louise St. and 141 Sanborn in order to encourage future business growth and development of the TIFA District.

Mayor Macklem asked for any comments from the audience.

Public hearing held open.

VII. **CORRESPONDENCE:**

None

VIII. **ADMINISTRATOR'S REPORT:**

- JCIM - Closing December 1, 2008, 117 jobs loss, 15% of electric load

IX. **COUNCIL MEMBER REPORT:**

A. Macklem: 1. Tree trimming along M90; 2. Plastech billing - Ans: The Treasurer's office worked with the owners of Plastech and have recovered the money.; 3. Committee meetings; 4. Sugar Factor odor - Ans: Representatives from the Sugar Factory were present and stated they would add some chemicals.

B. Willis: 1. Community Center needs weekly cleaning; Tables & Chairs - Ans: bidding out for 8 foot tables for about twenty of them; 2. Council meeting room - need an estimate on the basement cost.

C. O'Vell: No report

D. McMillan: Absent

E. Geiger: No report

X. **UNFINISHED BUSINESS:**

None

XI. **NEW BUSINESS:**

a. Michigan Sugar IFT - Resolution: Mayor Macklem asked if there were any further questions from the audience or council.

Willis moved to close the public hearing at 7:50 p.m., second by Geiger. Motion Carried.

O'Vell moved to adopt Resolution #10-06-2008 #1 approving application of Michigan Sugar Company for Industrial Facilities Exemption Certificate to purchase Juice Purification System Upgrades, second by Willis.

Roll Call Vote: O'Vell, yes; Willis, yes; Geiger, yes; Macklem, yes. 4 yeas, 0 nays, 1 absent. Motion Carried.

RESOLUTION #10-06-2008 #1

Resolution Approving Application of Michigan Sugar Company for Industrial Facilities Exemption Certificate to purchase Juice Purification System Upgrades.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on February 21, 1977, this Council by resolution established The Croswell

Industrial Development District.

WHEREAS, Michigan Sugar Company has filed an application for an Industrial Facilities Exemption Certificate with respect to purchase Juice Purification System Upgrades, within the Croswell Industrial Development District; and

WHEREAS, before acting on said application, the City of Croswell held a hearing on October 6, 2008, at the Wm. Aitkin Memorial Library, 111 N. Howard St., Croswell, MI., at 7:30 P.M. at which hearing the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, the purchase of Juice Purification System Upgrades to be purchased and/or leased had not begun earlier than six (6) months before August 29, 2008, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the Juice Purification System Upgrades to be purchased and/or leased. is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Croswell; and

WHEREAS, the aggregate SEV of personal property exempt from ad valorem taxes within the City of Croswell, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City of Croswell that:

1. The Croswell City Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the City of Croswell, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Croswell.
2. The application of Michigan Sugar Company for an Industrial Exemption Certificate with respect to new machinery, equipment, furniture and building improvements to be acquired and installed on the following described parcel of real property situated within the Croswell Industrial development District, to wit:

T10N R16E Section 29, South ½ of Southeast ½ Exc Commencing North 6 degrees East 832.96 feet and East 33 feet of Southwest corner of Southeast 1/4, thence North 6 degrees East 485.5 feet east 95.75 feet South 157.6 feet West 24 feet South 16.7 feet East 16.4 feet south 306.50 feet West 155 feet to point the point of beginning. Also Exc South 200 feet of West 225 feet also Exc Bike Path along south line 74.51 acres. Also lot 44 Assessors Plat Exc Comm at Northeast corner of Lot 45 thence n 80 feet West 215 South 162 feet East 40 feet North 82 feet East 175 feet to Point of Beginning. Also exc Comm North 6 degrees East 997 feet North of Southeast corner of Section 29 as Point of

Beginning, Thence N 72 degrees West 118.4 feet to Point of Beginning. Also Exc Comm at Southeast corner of Lot 47, Assessors Plat as Point of Beginning, thence N 18 degrees West 165.1 feet, East 28.32 feet to West Bank of Black River, southerly along river to a point 17.67 feet East of Northerly corner of Lot 47, South 45 degrees East 58.53 feet, South 23 degrees East 35 feet, South 3 degrees West 84 feet to Point of Beginning 20.92 acres.

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of twelve (12) years after completion.

CERTIFICATION:

I, Suzanne Dobson, City Clerk of Croswell, do hereby certify that Resolution #10-06-2008 #1 was adopted by the City Council at a Regular meeting of the City Council held at the Wm. Aitkin Memorial Library, on the 6th day of October, 2008.

Vote on this Resolution, 4 members being present was as follows:

AYES: O’Vell, Willis, Geiger, Macklem

NAYS: _____

ABSENT: McMillan

Suzanne Dobson, City Clerk

Gary Macklem, Mayor

b. Tifa Plan Amendment - Resolution:

Scott McKeand spoke on behalf of Jay & Kay Manufacturing on how the City has helped his business through the years and that this plan will continue to help the industry.

The resolution is only approving the plan at this time.

Mayor Macklem asked if there were any further questions from the audience or council.

Geiger moved to close the public hearing at 7:55 p.m., second by O’Vell. Motion Carried.

Geiger moved to adopt Resolution 10-06-2008 #2 approving amendments to Development Plan and Tax Increment Financing Plan of the city of Croswell Tax Increment Finance Authority, second by O’Vell.

Roll Call Vote: Geiger, yes; O’Vell, yes; Willis, yes; Macklem, yes. 4 yeas, 0 nays, 1 absent.

Motion Carried.

c. Full Faith & Credit Resolution: This resolution is pledging full faith and credit for the issuance of bonds not to exceed \$1,500,000 for the development area.

Willis moved to approve Resolution 10-0602008 #3 Pledge of Limited Tax Full Faith and Credit for the City of Croswell Tax Increment Finance Authority for the issuance of bonds not to exceed \$1,500,000, second by O’Vell.

Roll Call Vote: Willis, yes; O’Vell, yes; Geiger, yes; Macklem, yes. 4 yeas, 0 nays, 1 absent.
Motion Carried.

d. Amy MacNaughton/Tom Parker - Sewer Credit Request: Amy MacNaughton was present to represent Mr. Parker whom is currently in the hospital. Mr. Parker submitted a letter stating is health conditions.

Sewer credit was issued in December of 2007 and the plumbing has not been fixed since this incident Mr. Parker was turning the water on and off, when he was recently sent to the hospital, the water was not turned off.

Willis moved to approve a sewer credit of 37 units for Thomas Parker at 141 Ward St., the water to be shut off at the road and not to be turned on until the plumbing has been fixed and verified by the City, second by O’Vell.

Roll Call Vote: Willis, yes; O’Vell, yes; Geiger, yes; Macklem, yes. 4 yeas, 0 nays, 1 absent.
Motion Carried.

XII PUBLIC COMMENTS

Marlene Sepsey, 120 Anderson - City mowing her property, denies that they did the mowing; survey markers were removed when Anderson was paved; Electric underground was installed by the City.

XIII APPROVAL OF ACCOUNTS PAYABLE:

O’Vell moved to approve the Accounts Payable in the amount of \$561,040.99 and the bills be paid, second by Willis. Motion Carried.

XIV ADJOURNMENT:

With no further business Mayor Macklem adjourned the meeting.

Meeting adjourned at 8:17 p.m.

Suzanne Dobson, CMC
City Clerk

Gary Macklem, Mayor