

The regular meeting of the Clare City Commission was called to order at 6:00 p.m. in the City Commission Chambers of Clare City Hall, 202 West Fifth Street, Clare, Michigan by Mayor Pat Humphrey who led with the Pledge of Allegiance. Present were: Commissioners Bob Bonham, Nick Loomis, Pat Humphrey and Carolyn (Gus) Murphy. Absent: Maegan Jenkins. Also, present: Jeremy Howard, City Manager; and Sarah Schumacher, Deputy Clerk.

2. CONSENT AGENDA:

Moved by Commissioner Murphy second by Commissioner Loomis to approve the items listed with an asterisk (*) (Agenda, Minutes, Department Reports, Communications, Professional Development, and Bills) that are considered to be routine by the City Commission. Roll call vote: Yeas: Commissioners Bob Bonham, Pat Humphrey, Carolyn (Gus) Murphy, and Nick Loomis. Nays: None. Absent: Maegan Jenkins. *Motion Carried.*

3. *APPROVAL OF MINUTES:

Approved by Consent Agenda.

4. *APPROVAL OF AGENDA:

Approved by Consent Agenda.

5. PUBLIC COMMENT: None

6. UNFINISHED BUSINESS: None.

7. NEW BUSINESS:

A. EMPLOYEE SERVICE RECOGNITION- DIANE LYON – 15 YEARS

Diane Lyon has faithfully served the residents of the City of Clare for the past fifteen years, initially hired as a part time Office Clerk and then as the full time Deputy City Clerk and she became the City Clerk in 2010. The City Commission is asked to formally recognize Diane for her exemplary, faithful and dedicated public service.

Motion by Commissioner Bonham second by Commissioner Murphy to recognize Diane Lyon by Resolution 2021-095. Roll call vote: Yeas: Commissioners Bob Bonham, Carolyn (Gus) Murphy, Pat Humphrey, and Nick Loomis. Nays: None. Absent: Maegan Jenkins. *Motion Carried.*

B. VERIZON TOWER LEASE AGREEMENT

The City of Clare recently received a site plan request and Special Use Permit from Verizon Wireless /TeleSite Wireless to allow construction of a 130-foot cell tower at 202 West Fifth Street (City Hall Parking Lot) in Clare.

Verizon has spent years looking for a suitable site in Clare to service the city and the surrounding area. Clare is in dire need of additional cell coverage to allow for adequate support and sustainability. Often the signal is weak or nonexistent currently, especially during peak hours or during weekends and big events in Clare. This tower will help alleviate some of those issues.

The City's Ordinance Code regulates the placement of cell towers in the city, and the applicant did request some minor variances from the ZBA for three zoning issues (setback requirements, separation distances, and landscaping) due to the unique nature of this project and the placement of the tower to be located on public city owned property. The ZBA met on October 25, 2021 to hear the variance requests. They held a public hearing (there were no public comments received) and unanimously approved the requested variances.

The Planning Commission then met on December 8, 2021 to review the full site plan and special use permit. A public hearing was held (no public comments were received) and the Planning Commission approved both the site plan and special use permit as required.

Verizon has offered a proposed lease agreement to facilitate the construction and erection of the cell tower in the City Hall parking lot. The City Attorney has reviewed the agreement. She had some suggested changes to a few components and worked with the attorney for Verizon to draft those changes. The recommended changes have been incorporated in the lease agreement before you tonight. The City Commission is asked to approve the lease agreement as drafted.

Motion by Commissioner Loomis second by Commissioner Murphy to approve the lease agreement by Resolution 2021-096. Roll call vote: Yeas: Commissioners Bob Bonham, Carolyn (Gus) Murphy, Pat Humphrey, and Nick Loomis. Nays: None. Absent: Maegan Jenkins. *Motion Carried*

8. TREASURER'S REPORT: The City Treasurer was not in attendance due to the light agenda. The report was included in the commissioners' read ahead packet.

9. CITY MANAGER'S REPORT

MMI 2021 Business Partner of the Year Award. Parks and Recreation Director Joy Simmer and I attended the award ceremony Monday night the 13th. It was well attended and the City of Clare was happy to accept the Business Partner of the Year Award. It is now hanging in the Chamber on the wall.

Christmas in Clare. Christmas in Clare was held Saturday, December 11th. I as well as many Clare and surrounding area citizens were able to attend all of the great events during the day including the sealing of Clare's Sesquicentennial Time Capsule (a copy of the 150th tribute proclamation from Speaker Wentworth, Senator Outman, the Lt. Governor, and the Governor is also hung on the wall in the chamber), Santa's arrival by train (Thank you Great Lakes Central Railroad), reindeer, and snacks. Unfortunately, due to the wind and rain, the carriage rides did end up having to be cancelled. Thank you to the Clare Area Chamber of Commerce and all of the many sponsors for this event.

Consumers Energy "Our Town" Clare Cash Promotion. Consumers Energy's partnership with the Clare Area Chamber of Commerce to give Clare businesses a holiday boost through Clare Cash has been extended. Consumers Energy decided that the Clare Chamber had done such a good job of distributing the first batch of match money, that they donated another \$5,000 in matching funds.

Planning Commission. The Planning Commission approved two site plans at their last meeting.

- Verizon Wireless – 202 West Fifth Street – Cell Tower
- FCI, LLC – 690 Industrial Drive – Medical Marijuana – (1) Provisioning, (1) Processing, (2) Cultivation Class C's

Grant Funds: Over the past week or so, I and some staff have been meeting with representatives with MMDC, MEDC, CDBG, USDA and others to make sure that we are prepared to take advantage of grant funding as it comes available. We are in unprecedented times with the amount of funding that is moving through the Federal and State Government, and we want to make sure that Clare is ready and able to take advantage of any opportunities either for city projects or to partner with business owners on funding opportunities available.

Holiday Closures: Reminder that City offices are closed for the holidays on December 23rd and 24th for Christmas Eve and Christmas Day and on December 30th and 31st for New Year's Eve and New Year's Day. I and the rest of the city staff would like to wish all of the commissioners, citizens and businesses a happy, healthy and safe Holiday.

10. *COMMUNICATIONS: *Approved by Consent Agenda.*

11. EXTENDED PUBLIC COMMENT: None.

12. COMMISSION DISCUSSION TOPICS:

Commissioner Murphy asked that the commission and city staff brainstorm on ways to encourage Mid Michigan Medical Center to maintain their downtown location rather than build a new hospital outside of the downtown area. The hospital (staff and visitors) brings a substantial amount of business to our downtown and would be sorely missed.

City staff will continue discussions with our marijuana facilities regarding greenhouses (temporary structures) and the resulting odors that are emitted.

13. *APPROVAL OF BILLS: *Approved by Consent Agenda.*

14. *PROFESSIONAL & EDUCATIONAL TRAINING OPPORTUNITIES: *Approved by Consent Agenda.*

15. ADJOURNMENT: Motion by Commissioner Bonham second by Commissioner Murphy to adjourn the meeting. Roll call vote: Yeas: Commissioners Bob Bonham, Carolyn (Gus) Murphy, Pat Humphrey, and Nick Loomis. Nays: None. Absent: Maegan Jenkins. *Motion Carried.* Meeting adjourned at 6:23 p.m.

Pat Humphrey, Mayor

Sarah Schumacher, Deputy Clerk