

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: Commissioners Bob Bonham, Pat Humphrey, Maegan Jenkins, and Carolyn (Gus) Murphy. Absent: Kim Bussell. Also, present: Jeremy Howard, City Manager; Diane Lyon, City Clerk; Vicki Corlew, City Treasurer; Dave Saad, Police Chief; Police Captain, John Lake; and Fire Chief Sam Eberhart.

2. CONSENT AGENDA:

Moved by Commissioner Jenkins second by Commissioner Murphy to approve the items listed with an asterisk (*), (Agenda, Minutes, Communications, Professional Development, Board & Committee Appointments, and Bills) that are considered routine by the City Commission. Roll call vote: Yeas: Commissioners Bob Bonham, Pat Humphrey, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: Kim Bussell. *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. 20 YEAR RECOGNITION-SAM EBERHART

Sam Eberhart has faithfully served the residents of the City of Clare for the past twenty (20) years, initially as an on-call firefighter starting in November 2004 and then later as Assistant Fire Chief and recently as the Fire Chief for the City of Clare. The City Commission has been asked to formally recognize Sam for his exemplary, faithful, and dedicated public service.

Motion by Commissioner Bonham second by Commissioner Murphy to recognize the service of Sam Eberhart by the adoption of Resolution 2024-092. Roll call vote: Yeas: Commissioners Bob Bonham, Pat Humphrey, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: Kim Bussell. *Motion Carried.*

Mayor Humphrey presented the resolution to Chief Sam Eberhart.

B. 25 YEAR SERVICE RECOGNITION-POLICE CHIEF DAVID SAAD

Chief Dave Saad is a multi-talented, highly professional public safety official who has faithfully served the residents of the City of Clare for the past 25 years as a sworn police officer, Captain, and now serves as the Police Chief for the City of Clare. The City Commission is asked to formally recognize Dave for his extraordinary, faithful, and dedicated public service.

Motion by Commissioner Jenkins second by Commissioner Bonham to recognize the service of David Saad by the adoption of Resolution 2024-093. Roll call vote: Yeas: Commissioners Bob Bonham, Pat Humphrey, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: Kim Bussell. *Motion Carried.*

Mayor Humphrey presented the resolution to Chief David Saad.

C. SECOND READING OF ORDINANCE 2024-001-REZONING OF 506 W. 5TH ST.

*Second Reading

Mr. James Frank has submitted a request for a zoning change for his property located at 506 West Fifth Street. The property is currently zoned Commercial (C2). Mr. Frank moved out of state and had the commercial property listed for sale in July 2023. Mr. Frank recently had the listing taken down because he has not received any offers from buyers for this commercial property; he has, however, received inquiries from individuals who have an interest in purchasing the building to transform it into a residence. The property bordering the northern boundary along with multiple properties located in the immediate area are designated R2 zoning. Thus, Mr. Frank has submitted a Request for Rezoning application to change the zoning from Commercial (C2) to Residential (R2) to allow the property to be zoned for residential purposes.

Building uses change over time as markets shift and demands change. Adaptive reuse promotes sustainable development by reusing existing structures, which reduces construction waste, and leveraging the embodied carbon already invested in the building. It is one of the single most effective ways to reduce climate impact. By utilizing existing structures and converting previously non-residential buildings to housing, already-invested materials and labor can be redeployed.

The Future Land Use Map identifies the property zoning as Neighborhood Commercial, however, due to its proximity to other residential properties, the requested zoning changes would not be inconsistent.

A public hearing and a first reading of the proposed Ordinance 2024-001 was conducted by the City Commission at the scheduled meeting of November 18, 2024. No public comment was offered or received during the public hearing regarding the proposed Ordinance amendment. The City Commission is now asked to consider approving Ordinance 2024-001.

Commissioner Jenkins had concerns for any potential residents living there because there is no yard space or outdoor play area for children and there is a safety concern because the property is located on a main thoroughfare (Business US10/115) through the city, and the building is very close to the roadway.

Commissioner Bonham noted that property would be non-conforming as a residential property because the setbacks do not conform to the setback requirements for residential properties (as outlined in Chapter 52 of the city's Codes of Ordinance). Additionally, this property is zoned Commercial on the current zoning map, and it is zoned Commercial on the city's adopted Master Plan & Future Land Use Map.

Commissioner Murphy spoke on the appearance of the exterior of the building; it is not compatible with other residences in similar zoning districts (as provided for in Chapter 52 of the city's Codes of Ordinance), and changing the zoning would have a negative impact on the surrounding neighborhood.

Motion by Commissioner Murphy second by Commissioner Humphrey to approve Ordinance 2024-001 by the adoption of Resolution 2024-094. Roll call vote: Yeas: None. Nays: Commissioners Bob Bonham, Pat Humphrey, Maegan Jenkins, and Carolyn (Gus) Murphy. Absent: Kim Bussell. *Motion defeated.*

D. DEPOT ELEVATOR EMERGENCY REPAIRS-APPROVAL OF INVOICE

In late August, a major storm hit Mid-Michigan, with areas of the City of Clare having power knocked out for days. This storm caused power outages and spikes that in turn destroyed components of the elevator at the City's Historic Railroad Depot Building. The repair costs and invoices have been coming in slowly being delayed due to the long lead times on the parts for the repair. One of the invoices from Seiter Electric includes a phase converter, which with labor, makes the invoice higher than the city manager's approval authority. The elevator is a critical item at the depot with meetings and classes held downstairs, so the city manager authorized an "emergency" repair of the elevator knowing that repair costs would need to come before the City Commission for approval after the fact. The repair parts and services for this portion of the elevator repair total \$8,962.20. The City Commission is now asked to approve the payment of the invoice and authorize the Treasurer to make all necessary budget amendments for the elevator repairs.

Motion by Commissioner Bonham second by Commissioner Jenkins to approve payment of the invoice and the Treasurer to make any budget amendments by the adoption of Resolution 2024-095. Roll call vote: Yeas: Commissioners Bob Bonham, Pat Humphrey, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: Kim Bussell. *Motion Carried.*

E. *BOARD & COMMITTEE APPOINTMENT-LISA BENIC, DOWNTOWN DEVELOPMENT AUTHORITY AND BROWNFIELD REDEVELOPMENT AUTHORITY (DDA & BRA)

**Approved by Consent Agenda. Resolution 2024-096*

F. *BOARD & COMMITTEE REAPPOINTMENT-JEANNIE SHELANDER, TREE ADVOCACY GROUP (TAG)

**Approved by Consent Agenda. Resolution 2024-097*

G. *BOARD & COMMITTEE APPOINTMENT-CAROLYN (GUS) MURPHY, LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)

**Approved by Consent Agenda. Resolution 2024-098*

8. TREASURER'S REPORT: The Treasurer provided a report to the Commission.

9. CITY MANAGER'S REPORT:

Lake Shamrock Dredging and Dam Project. Much of the section that we have been working on north of the beach has been completed via mechanical dredging. We will now work on additional cleanup at and along the beach area, and to the west in a couple of areas. Hydraulic dredging by Savin Lake Services is operating Monday through Friday 24 hours a day and they are making progress. There is still one barge working the north and west sides of Barnes Island and they have now moved the second barge into the East finger of the lake.

For the dam project, our engineering firm GEI, is continuing design work for the dam and recently received notice that the geotechnical subsurface exploration work (soil borings and ground water monitoring wells) will be starting in the next few weeks pending permits. We continue to wait for the grant agreement for the High Hazard Potential Dams grant – HHPD (second grant) to cover the next phase of the project. We are also still working with GEI to submit 2nd round grant applications in hopes of receiving additional grant dollars for the project.

Extended Yard Waste Pickup Dates. The city recently reached out to our waste hauler, GFL, and asked if they would be willing to extend the yard waste pickup dates since many of the trees in city neighborhoods are still holding on to their leaves. They have agreed to extend the pickup dates two weeks into December, barring any major snowfall event, making the last pickup December 13th. Thank you to GFL for offering this service and being flexible.

Christmas in Clare. The 2024 Christmas in the Clare celebration is Saturday, December 7, 2024, at the Clare Depot Building – 201 West 4th Street from 10-2. Events include Santa at the Santa House, Outdoor Market, Food Trucks, Martial Arts Demonstrations, Wreath Decorating, CCAC Make and Take Crafts, Christmas Dog Costume Contest, Carriage Rides, and Doughnuts/Hot Chocolate/Coffee. There are additional activities on the same day happening in Farwell and in Lake.

1st Annual Clare Christmas Tree Lighting. The 1st annual Clare Christmas Tree Lighting and activities will take place on Friday, December 6, 2024, at the Clare Depot Building at – 201 West 4th Street at 7:00 p.m. There will be activities in addition to the tree lighting.

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

12. EXTENDED PUBLIC COMMENT: None.

13. COMMISSION DISCUSSION TOPICS: None.

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

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

16. ADJOURNMENT: Motion by Commissioner Murphy seconded by Commissioner Bonham to adjourn the meeting. Roll call vote: Yeas: Commissioners Bob Bonham, Pat Humphrey, Maegan Jenkins, and Carolyn (Gus) Murphy. Nays: None. Absent: , Kim Bussell. *Motion Carried.* The meeting adjourned at 6:24 p.m.

Pat Humphrey, Mayor

Diane M. Lyon, City Clerk