

**LESLIE COUNCIL MEETING**  
**7:00 PM TUESDAY, APRIL 20, 2021**  
**LESLIE CITY HALL, 602 W. BELLEVUE STREET**

**I. ROLL CALL.**

A regular meeting of the Leslie City Council was held at 7:00 pm on Tuesday, April 20, 2021 at Leslie City Hall, 602 W. Bellevue Street, with Mayor Pro Tem Beegle presiding.

PRESENT: Councilmembers Wayne Babin, Grady Doane, Randy Fox, Matt Johnson, Martha Owen, and Mayor Pro Tem Pamela Beegle.

ABSENT: None.

ALSO PRESENT: City Manager Susan Montenegro, Finance Director/Treasurer Carrie Howe, Director of Public Works Ron Bogart, City Attorney Mark Grua, Denae Davenport.

Additionally present: Barb Winslow, Melissa Eggleston, Norman Albrecht, Karl Knoneberg, Ellen Foster, Anna Centofanti and Michael Centofanti.

Mayor Beegle led those present in the Pledge of Allegiance.

**II. CONSENT AGENDA:**

- A. Approval of the agenda.
  - Approval of the minutes of regular meeting on March 16, 2021.
  - Approval of the minutes of Goals and Objectives meeting on March 16, 2021.
  - Approval of the minutes of special meeting on March 30, 2021.
- B. Approval of Assessing Contract with Caitlin Zemla for the tax years 2021 and 2022.
- C. Communication:
  - a. Manager's Report.
  - b. March 2021 Financials.
  - c. March 2021 Police Department Report.
  - d. February 2021 Ingham County Sheriff's Office Report.
  - e. March 2021 Ingham County Sheriff's Office Report.
  - f. Marihuana language in Michigan Regulation and Taxation of Marihuana Act (MRTMA) information.

Beegle questioned an item in the March minutes. Fox had questions from the police report. Johnson would like added to the agenda discussion of land for sale.

Motion Babin, second Johnson to approve the consent agenda with an additional item added to the agenda as Item VII B. Land for Sale. All ayes. Motion Carried.

**III. PUBLIC COMMENT: Non-Agenda Items that cannot be handled During Regular Business Hours.**

Centofanti wanted information regarding ordinance code changes.

**IV. COUNCIL COMMENT: Opportunity to respond to public comment period or make comments regarding items not on the agenda. **NONE.****

**V. PUBLIC HEARING: NONE.**

**VI. ITEMS OF BUSINESS:**

A. Approval of Gracon Contract Amendment.

Motion Johnson, second Doane to approve the modifications to the Gracon contract for the remaining 10 months of the current contract with the monthly payment being \$597.15. All ayes. Motion carried.

B. Site Plan Review for Medical Marihuana Grow Facility in the Business Park.

Montenegro explained that the Leslie Planning Commission met on April 14, 2021 to review a site plan for a grow facility in the Business Park submitted by Luxx, LLC. Planning Commission formally recommends approval of site plan dated April 8, 2021 with the following conditions:

1. That construction of proposed building will require a building permit and full construction plans.
2. Ingham County Drain Commission approval needed for drainage to road ditch and determination if a bioswale or detention pond are indicated.
3. Any signs will require a sign permit.
4. Any fence installation will require a fence permit.

Motion Johnson, second Doane to approve the site plan submitted by Sermed Saif, PE of Tri-County Engineering Consultants for the Medical Marihuana Grow Facility dated April 8, 2021 on behalf of Luxx, LLC with the conditions stipulated by planning commission at their April 14, 2021 meeting and as listed above.

Roll Call Vote

Aye: Babin, Doane, Fox, Johnson, Owen and Mayor Beegle.

No: None.

Absent: None.

Abstain: None.

Motion Carried.

C. First Reading of Ordinance Amendment No. 222 to Amend Sections of Chapter 19 Medical Marihuana and set a public hearing on May 18, 2021.

Motion Johnson, second Owen to set the public hearing for May 18, 2021 for Ordinance Amendment No. 222 to Amend Sections of Chapter 19 Medical Marihuana.

Roll Call Vote

Aye: Babin, Doane, Fox, Johnson, Owen and Mayor Beegle.

No: None.

Absent: None.

Abstain: None.

Motion Carried.

- D. First Reading of Ordinance Amendment No. 223 to Amend Section 98.27a Uses Permitted by Special Use Permit and set a public hearing on May 18, 2021.

Motion Johnson, second Babin to set the public hearing for May 18, 2021 for Ordinance Amendment No. 223 to Amend Section 98.27a Uses Permitted by Special Use Permit.

Roll Call Vote

Aye: Babin, Doane, Fox, Johnson, Owen and Mayor Beegle.

No: None.

Absent: None.

Abstain: None.

Motion Carried.

- E. First Reading of Ordinance Amendment No. 224 to Amend Section 98.575 Signs and set a public hearing on May 18, 2021.

Motion Doane, second Babin to set the public hearing for May 18, 2021 for Ordinance Amendment No. 224 to Amend Section 98.575 Signs.

Roll Call Vote

Aye: Babin, Doane, Fox, Johnson, Owen and Mayor Beegle.

No: None.

Absent: None.

Abstain: None.

Motion Carried.

- F. First Reading of Ordinance Amendment No. 225 to Amend Section 14.123 Property Maintenance Code and set a public hearing on May 18, 2021.

Motion Owen, second Babin to set the public hearing for May 18, 2021 for Ordinance Amendment No. 225 to Amend Section 14.123 Property Maintenance Code.

Roll Call Vote

Aye: Babin, Doane, Johnson, Owen and Mayor Beegle.

No: Fox.

Absent: None.

Abstain: None.

Motion Carried.

- G. First Reading of Ordinance Amendment No. 226 to Amend Section 34 Nuisances and set a public hearing on May 18, 2021.

Motion Babin, second Doane to set the public hearing for May 18, 2021 for Ordinance Amendment No. 226 to Amend Section 34 Nuisances.

Roll Call Vote

Aye: Babin, Doane, Owen and Mayor Beegle.

No: Fox, and Johnson.

Absent: None.

Abstain: None.

Motion Carried.

H. Reconsider Resolution 2021-05 Declaring a Local State of Emergency for the Purpose of Permitting the City Council and Other Public Bodies of the City to Meet by Electronic and Telephonic Means.

Beegle stated that she asked for a reconsideration of Resolution 2021-05 to allow public bodies to meet that cannot currently get a quorum. Beegle would like to see everyone that can meet in person to do so from all of the City Boards but allow the hybrid meetings to allow members to attend meetings electronically that are not ready for in person meetings.

Motion Doane, second Johnson to Adopt Resolution 2021-05 Declaring a Local State of Emergency for the Purpose of Permitting the City Council and Other Public Bodies of the City to meet by Electronic and Telephonic Means.

Roll Call Vote

Aye: Babin, Doane, Fox, Johnson, Owen and Mayor Beegle.

No: None.

Absent: None.

Abstain: None.

Motion Carried.

I. Business Park Covenants Review.

Montenegro would like to change the language in section 5 of the Business Park Covenants that requires a site plan review to go to LDFA and Planning Commission before coming to Council for approval.

Motion Babin, second Doane to approve the language changes in the Business Park Covenants Section 5 – Site Plan Review eliminating LDFA site plan approval and have site plan review and approval by the City of Leslie Planning Commission.

Roll Call Vote

Aye: Babin, Doane, Fox, Johnson, Owen and Mayor Beegle.

No: None.

Absent: None.

Abstain: None.

Motion Carried.

**VII. ITEMS OF DISCUSSION:**

A. Mehl Street Discussion.

Eggleston reported her grievances with the city regarding the property owned by the Eggleston's south of Washington Street. Explaining that this began with the sewer project back in 2018 with some miscommunication with the City. Eggleston's most recent complaint was being denied access to their property using the Mehl Street right of way. Discussion regarding neighboring property owner at 403 Washington's driveway that extends into Mehl street and leads out to Washington Street. Eggleston requested use of the Mehl Street to access their property. Montenegro explained that access to Egglestons property could be achieved through the High Street right of way or through Morningside Drive and that the City is willing to work with the developer of the property when they have a plan for the property. Fox stated that Josh should be allowed to use the access and he is not going to use it every day. Owen stated they should be able to use it to access their property. Owen asked Eggleston if they have timeline for development. Eggleston did not. Fox stated if we allow them to use this access, they will not abuse it.

Beegle stated that Montenegro inherited a problem that was created many years ago. Beegle stated that councilmembers seem to be in agreement to allow the Egglestons use of the Mehl Street right of way.

**B. Land for Sale.**

Johnson explained that the city has sold their last piece of land in the business park and would like the city to consider an 18.6 acres piece of land on north Main Street that is zoned industrial. Discussion followed regarding land on Hull Road and the possibility to use either piece of land for a second water tower. Bogart noted that both location would work but the higher elevation and location of the Hull Road property would work better for the water tower to serve the northern section of the city along with the Deer Run subdivision. Babin questioned where the city would get the money. Fox stated we need to look to the future. Beegle suggested that the money from the sale of land in the Business Park could be used for this purchase. Doane thinks the city should look into it and bring back to council for more discussion. Johnson requested Montenegro to look into the 3 parcels on Hull Rd and the North Main Street property.

**VIII. COUNCIL AGENDA:**

**A. Committee Reports**

Johnson reported that the remodeling of the Legion is almost complete and looks good. Fox will have trash day with Granger on May 8, 2021.

Grua referenced a letter sent to council explaining that he would like to step back from some of his duties and that his last city council meeting would be June 15, 2021. He is confident that others in his office will serve the City of Leslie well as they have for 50 years.

**B. Manager's Report**

Next City Council meeting is scheduled for May 18, 2021 at 7:00 p.m.

**C. Motion to Adjourn**

Motion Babin, second Johnson to adjourn the meeting. All ayes. Motion carried.

Meeting adjourned 8:53pm.

Respectfully submitted,

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Denae Davenport  
Acting secretary