

**Harbor Springs City Council Minutes
December 4, 2006**

Mayor Jardine called the second meeting of the Harbor Springs City Council to order at 7:00 pm, in the City Council Chambers at 160 Zoll Street, Harbor Springs, Michigan.

1. Roll Call and Verification of Quorum

Present: Jean Jardine, Jim Grogan, Michael Heinz, Laura Kors and Dennis Wiggins

Absent: None

Also Present: City Attorney James Ramer, City Manager Fred Geuder, City Police Chief Dan Branson, and City Clerk Ron McRae

2. City Clerk / Comptroller / Treasurer

A. Approval of Minutes

#7241 – Motion by Grogan, second by Kors, to approve the November 20, 2006 regular City Council meeting minutes as read.

Ayes – 5

Nays – 0

B. Approval of Bills

I have examined the bills appearing on the vouchers below and recommend they be allowed and payment be made from the following funds:

#7337 – A/P	Bills - Fred 11/21/06	\$ 216.34 General Fund 7,855.88 Electric Fund 120.00 W & S Fund 300.00 Equipment Fd
#7338 – Payroll	P.P.E. 11/26/06	\$ 31,533.82 General Fund 231.78 Major Sts Fund 113.64 Local Sts Fund 422.40 Historical Fund 11,116.21 Electric Fund 6,062.07 W & S Fund 244.22 Waterfront Fd 376.87 Equipment Fd
#7339 – Trust	Payouts 11/30/06	\$ 93,849.18 Trust Fund
#7340 – A/P	Council 12/4/06	\$ 32,328.50 General Fund 257.34 Major Sts Fund 574.70 Local Sts Fund 14.26 Historical Fund 132,286.45 Electric Fund 14.26 Historical Fund 1,700.60 W & S Fund 394.21 Waterfront Fd 390.69 Equipment Fd

#7242 – Motion by Heinz, second by Grogan, to approve the bills in the amount of \$320,389.16.

Ayes – 5

Nays – 0

THEREFORE, BE IT RESOLVED that claims on voucher numbers #7337, #7338, #7339, and #7340, checked by the Finance Committee, in the amount of \$320,389.16 be allowed for payment, and the City Manager and the Mayor are hereby authorized to execute warrants to be drawn on the following funds:

General Fund	\$ 64,078.66
Major Streets Fund	489.12
Local Streets Fund	688.34
Police Reserve	.00
Historical Fund	436.66
B. A. Construction Fund	.00
Electric Fund	151,258.54
Water & Sewer Fund	7,882.67
West Traverse Fund	.00
Waterfront Fund	638.43
Equipment Fund	1,067.56
Trust Fund	93,849.18

Total	\$ 320,389.16
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3. Citizen Comments

Mayor Jardine noted a visitor in the audience. Roy Diamond stated that he is a student at Harbor Springs High School and was there to observe how a City Council meeting ran for his law class.

4. Proposed Planning and Zoning Fees

City Manager Geuder stated he reviewed the Planning and Zoning Fee Schedule. Based on his review, conversations with Tim Grimm, the City Assessor/Zoning Administrator, and James Ramer, the City Attorney, Geuder recommends the proposed fee schedule, as presented. Due to staff and Planning Commission time spent on various types of zoning approvals requested, Manager Geuder believes that the fee schedule proposed is more in line with what it takes for the process to pay for itself. Manager Geuder also stated that he proposed a "price per square feet" for residential and non-residential zoning permits. He did propose some minimum amounts if the "square foot" rate was not sufficient. Manager Geuder stated that maximum fees could also be adopted.

Councilperson Kors questioned the large percentage increase proposed for consideration of a Special Land Use – Cluster approval, a Planned Unit Development approval and a Condominium Site Plan or Plat approval. Manager Geuder stated that the proposed increase was based on the amount of Staff, Planner and City Attorney time these particular types of projects usually took in the review process for approval based on the Manager's experience.

Councilperson Wiggins questioned why the City Manager proposed a "square foot" rate for new homes. Councilperson Wiggins stated that it didn't cost any more to approve a large home or a smaller home. As long as the setback and height requirements were met, there was not a significant cost difference.

Manager Geuder stated that not everyone brings in plans that meet the setback and height requirements. Further, the City does multiple inspections at the homes. Manager Geuder also pointed out that these rates are proposed - they can be changed. A maximum rate could be added as well.

Councilperson Grogan believes that Manager Geuder did as Council requested. Further, he did not have a problem with the proposed rates. Councilperson Grogan offered the following motion:

#7243 – Motion by Grogan, second by Heinz, to approve the Planning and Zoning Fees as presented by the City Manager.

Councilperson Kors discussed approving the Planning and Zoning Fees, except for the Special Land Use – Cluster approval, a Planned Unit Development approval, a Condominium Site Plan or Plat approval, and the fees that call for a “square foot” rate. After she discussed her point of view, Councilperson Kors offered the following motion:

#7244 – Motion by Kors to amend Motion No. 7243 to approve the Planning and Zoning Fees presented by the City Manager, except for the Special Land Use – Cluster approval, a Planned Unit Development approval, a Condominium Site Plan or Plat approval, and “square foot” rate fees.

Mayor Jardine declared Motion No. 7244 dead due to a lack of a second.

Councilperson Kors discussed tabling this issue until the December 18, 2006 City Council Meeting. She then offered the following motion:

#7245 – Motion by Kors, second by Grogan, to table consideration of the proposed Planning and Zoning Fees until the December 18, 2006 City Council Meeting.

Ayes – Kors, Wiggins, Jardine, Grogan and Heinz
Nays – None

Manager Geuder asked City Council to give him some direction regarding an acceptable Planning and Zoning Fee Schedule.

5. 2007 City Council Meeting Schedule

City Manager Geuder reviewed the 2007 Proposed City Council Meeting Schedule with City Council. Council members reviewed the Schedule. It was the consensus of Council members to meet on January 8, 2006 and January 22, 2006. Further, the November and December 2007 Council Meeting dates were incorrect. The correct dates were reviewed. By consensus, Council agreed to the corrected 2007 Council Meeting Schedule.

City Manager Geuder stated that he would correct the dates in the Schedule.

6. Curbside Recycling Goals Memorandum

City Council briefly discussed City Manager Geuder’s “Curbside Recycling Goals” Memorandum.

7. Council Committees Memorandum

City Council discussed City Manager Geuder's "Council Committees" Memorandum. Councilperson Grogan stated that he believed that the City Manager's Memorandum was right on target for what Councilperson Grogan had recommended. The intent of the suggestion was to assist the City Manager in gathering information and providing direction on a specific issue, not standing committees and/or micromanaging.

8. Introduction of the 2007 Proposed Budget and Financial Plan

City Manager Geuder reviewed the changes in the budget format for 2007. Manager Geuder stated that in addition to the "Budget Message", he included a memorandum on "Long Term Trends". He noted the additional three years of history for Council to reflect on the trends within each of individual funds in the budget. Manager Geuder also noted that he included some specific information on trends after some of the funds. He discussed some changes in the accompanying Schedules that were made.

9. Boards and Commissions

A. Planning Commission (PC)

City Manager Geuder stated that there was no PC meeting held on November 16, 2006 due to a lack of quorum. He rescheduled the PC meeting for December 7, 2006. Manager Geuder stated that he had a commitment from five PC members to attend. They would also decide whether or not there would be a PC meeting held on December 21, 2006 due the closeness to the Christmas Holiday.

B. Appointments

Mayor Jardine stated that she was still reviewing the upcoming appointments that need to be made.

C. Next City Council Meeting

Mayor Jardine noted that the next City Council meeting is scheduled for 7:00 p.m., Monday, December 11, 2006 in the City Council Chambers. It is a Special Meeting for the purpose of reviewing the Proposed 2006 Amended Budget and the 2007 Proposed Budget.

10. Old and New Business

None.

11. Adjournment

With no further business, Mayor Jardine adjourned the meeting at 7:46 pm.

Ronald B. McRae, City Clerk

Approved: December 18, 2006.

Jean Jardine, Mayor

City Council Meeting Minutes
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Attachments