

**CITY OF ITHACA
CITY COUNCIL MEETING
October 18, 2022
7:00 PM**

The regular meeting of the City of Ithaca City Council was called to order by Mayor Baublitz at 7:00pm. and followed by the Pledge of Allegiance to the Flag.

Present were Mayor Brett Baublitz, Councilpersons James Andrew, James Gruesbeck, Clark Hubbard and Rick Koppleberger. Staff present were City Manager Jamey Conn and City Clerk Cathy Cameron.

Absent was Councilperson Rob Endter, Alison Jerome and Attorney Jeff Arnold.

Audience in attendance was John & Lori Misenhelder and Kasey Zehner with Greater Gratiot Development.

Moved by Andrew, second by Hubbard to approve the minutes of the regular meeting held October 4, 2022. Motion carried.

Moved by Andrew, second by Hubbard to excuse Councilperson Rob Endter who was out of town, and Councilperson Alison Jerome due to a work commitment. Motion carried.

Mayor Baublitz asked for approval of the agenda and for any items to be removed from the Consent Agenda.

Moved by Andrew, second by Hubbard to approve the Agenda, including the Consent Agenda. Motion carried.

Public Comment

Mayor Baublitz asked for public comments. There was none.

Consent Agenda

Moved by Hubbard, second by Koppleberger to approve the consent agenda items as listed:

- **City Manager's written report, which included updates and information on the City on-line Auction, Renovation Update, West Center Street, Crushed Concrete and Airport Authority.**
- **Claims submitted to the Ways and Means Committee by City Treasurer Fandell and recommended for payment: Accounts Payable Checks #48555-48590 and Payroll Checks #16611-16616, DD #2331-2341, EFT #1508-1511 as listed in the Check Register Book.**
- **Correspondence received: Charter Communications**

Motion carried by Roll Call Vote:

Ayes: (5) Koppleberger, Andrew, Gruesbeck, Hubbard, and Baublitz

Nos: (0) None

Absent: (2) Jerome and Endter

City Manager Comments

Manager Conn reported on the success of the city on-line auction. An update on the City Hall renovations was provided. Manager Conn and DPW Superintendent Smith attended a pre-construction meeting with ROWE on the West Center Street Resurfacing Project. Mobilization is set for October 20th with a projected completion of October 29th. The city will be keeping the millings from this project for future use while selling some to the public. The concrete at the lagoons is scheduled to be crushed soon and will also be available for sale to the public. Manager Conn provided an update on the Airport Authority.

Unfinished Business

There was none.

New Business

Mayor Baublitz stated that it was time for the public hearing on the Industrial Facilities Tax Exemption for Misenhelder Welding.

Moved by Hubbard, second by Koppleberger to enter into a public hearing to take comments on the Industrial Facilities Tax Exemption application submitted by Misenhelder Welding. Motion carried. Mayor Baublitz opened the public hearing at 7:10pm.

Manager Conn turned it over to Kasey Zehner with Greater Gratiot Development. Ms. Zehner stated the Misenhelder Welding is applying for an Industrial Facilities Exemption on a new 4,000 sq.ft. building that will be used for fabrication. When the building is complete, their total facility will be 14,000 sq.ft. Misenhelder is also investing \$128,000 in equipment for the building, which is considered personal property subject to ESA (and therefore not included in this application). They currently have 4 FTE positions with the expected creation of 2 more within two years of completion. The request is for a 12-year exemption. Discussion was held.

Mayor Baublitz asked for additional comments. None were offered.

Moved by Hubbard, second by Koppleberger to close the public hearing. Motion carried. Mayor Baublitz closed the public hearing at 7:15pm.

Moved by Hubbard, second by Koppleberger to approve the Industrial Facilities Tax Exemption Application for Misenhelder Welding and authorize the Mayor to sign. Motion carried.

Mayor Baublitz presented Resolution 2022-10: Approving the IFE Application of Misenhelder Welding.

Moved by Hubbard, second by Koppleberger to adopt Resolution 2022-10: Approving IFE Application of Misenhelder Welding.

Motion carried by Roll Call Vote:

Ayes: (5) Koppleberger, Andrew, Gruesbeck, Hubbard, and Baublitz

Nos: (2) Endter and Jerome

Manager Conn reported that the property lease agreement with Mindful Therapy, located at 122 N Maple St.; is up for renewal. The current agreement is an annual re-evaluation basis with 5% monthly rent increases each year. Discussion was held.

Motion by Hubbard, second by Koppleberger to approve a property lease agreement with Mindful Therapy for a two-year term (expiring November 30, 2024) with a one time 5% monthly rent increase effective year one and authorize the City Manager and City Clerk to sign. Motion carried.

Public Comment

Mayor Baublitz asked for public comments. There was none.

Mayor Baublitz asked for any additional business to come before the Council. Councilperson Gruesbeck reported on the Senior Center Board Meeting. The board has requested a porta john be placed near the pickle ball courts during the summer to accommodate the public. After discussion, it was the consensus of the Council to look into providing this service at the cities expense, as it is already provided at other city owned parks. Manager Conn confirmed that the pickle ball court area, as part of Atkinson Park, is covered by the city's liability insurance.

Councilperson Gruesbeck stated that a name was mistakenly omitted on the list of candidate names to serve on the Senior Activity Center Board and requested Council approval to add Joyce Raycraft to that list of candidates.

Moved by Hubbard, second by Andrew to approve the additional candidate of Joyce Raycraft to the list of candidates to serve on the Senior Activity Center Board. Motion carried.

Moved by Andrew, second by Hubbard to adjourn. Motion carried.

Approved 11-1-2022

Cathy Cameron

Cathy Cameron, City Clerk