



**REGULAR MEETING
CEDAR SPRINGS CITY COUNCIL
MINUTES**

Thursday, August 9, 2018

7:00 p.m. Meeting

**Cedar Springs City Hall
66 S. Main St.
Cedar Springs, Michigan**

1. **Hall** called the meeting to order at 7:00pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

Ms. Lisa Atchison	<u>Present</u>
Mrs. Pamela Conley, Mayor Pro Tem	<u>Present</u>
Mr. Jerry Gross Sr.	<u>Excused 8:17pm</u>
Mr. Perry Hopkins	<u>Present</u>
Mrs. Molly Nixon	<u>Present</u>
Ms. Rose Powell	<u>Present</u>
Mr. Gerald Hall, Mayor	<u>Present</u>

3. PUBLIC COMMENTS.

The Council welcomes and encourages the public to speak during the public comment and public hearing portions of the agenda. However, Council policy is to hear the public comment, not to act on the public comment at this time. Concerns brought before the Council during the Public Comment portion of the agenda will be referred to the City Manager for action. If, after communicating with the City Manager, no resolution is reached, the concern will be elevated to the Mayor and then eventually to the Council for action.

Those citizens wishing to speak on agenda and non-agenda items will be allowed a maximum of four minutes each to address their concerns. This is the only time during the Council meeting that citizens are allowed to address the Council. Please state your name and address for the record if you would like.

- D. Motion to approve Imperial Municipal Services to permit Rick Sparks as a building inspector and Lance Gates as a mechanical inspector.
- E. Motion to approve the contract for Vredeveld Haefner LLC Audit Contract in an amount not to exceed \$12,250 and to authorize the City Manager to sign the contract.
- ~~F. Resolution in support of Garden Club (requested by Rose)~~
- G. Mingle with Kris Kringle community event application-first review
- H. Cedar Springs Christmas Carriage Rides community event application-first review
- I. Poorman Pullers Garden Tractor Pull community event application-first review
- J. Motion to approve hiring Bloom Sluggett, PC to represent the City in Municipal prosecutions.

Motion by **Gross** supported by **Hopkins** to approve the consent agenda as amended.

Roll Call Vote

7-0

Motion Carried.

7. ACTION ITEMS:

- A. Motion to approve Resolution 2018-24 Resolution Authorizing Ballot Proposal For Fire Station Bonds.
 - a. FTCH Fire Station cost estimate \$2,991,741
 - b. Baird 15 year bond proposal first year 3.455363 mills, average annual mills of 3.4290 mills and total payback \$4,013,850.00
 - i. 15 year Ballot Proposal
 - c. Baird 20 year bond proposal first year 2.852453 mills, average annual mills of 2.8415 mills, total payback \$4,434,750.00
 - i. 20 year ballot proposal
 - d. Baird 25 year bond proposal first year 2.491731 mills, average annual mills of 2.4929 mills, total payback \$4,863,450
 - i. 25 year ballot proposal

Motion by **Conley** supported by **Hopkins** to approve Resolution 2018-24 Resolution Authorizing Ballot Proposal for Fire Station Bonds for a 20 year bond proposal first year 2.852453 mills, average annual mills of 2.8415 mills, total payback \$4,434,750.00

Atchison reported that she preferred the 15 year bond. **Powell** inquired if any other bonds or debts would be dropping off soon. **Falcon** stated the next bond/debt would fall off in 2020. **Nixon** expressed concern with the 20 year

bond proposal because of the additional \$400,000 total that taxpayers would have to pay. She stated it would only cost an additional \$5 per month if the 15 year plan was implemented and would save taxpayers \$400,000. **Gross** expressed that he would really like to see a new fire station, but because of the drain and increase in taxes he struggles with a fire station that could have cuts made. He struggled because the biggest complaint he gets from citizens is that the taxes are too high. **Hall** confirmed that city taxes can only be levied on the summer tax bill. **Hopkins** preferred the ~~25~~ 20 year option.

Yes: Powell and Hopkins

No: Atchison, Conley, Gross, Nixon, Hall,

Roll Call Vote

2-5

Motion Failed.

Motion by **Nixon** supported by **Conley** to approve Resolution 2018-24 Resolution Authorizing Ballot Proposal for Fire Station Bonds for 15 year bond proposal first year 3.455363 mills, average annual mills of 3.4290 mills and total payback \$4,013,850.00

Atchison stated that education will need to be provided to the voters prior to the November election.

Yes: Atchison, Conley, Hall, Nixon, and Powell

No: Hopkins and Gross

Roll Call Vote

5-2

Motion Carried.

- B. Motion to approve Resolution 2018-23 A Resolution Approving City Water And Sanitary Sewer Service To And Affecting The Conditional Transfer Of Certain Real Property From The Jurisdiction Of Solon Township To The Jurisdiction Of The City Pursuant To The Development Cooperation Agreement Between The City And The Township Dated As Of December 30, 1999.

Motion by **Nixon** supported by **Conley** to approve Resolution 2018-23 A Resolution Approving City Water And Sanitary Sewer Service To And Affecting The Conditional Transfer Of Certain Real Property From The Jurisdiction Of Solon Township To The Jurisdiction Of The City Pursuant To The Development Cooperation Agreement Between The City And The Township Dated As Of December 30, 1999.

Roll Call Vote

7-0

Motion Carried.

- C. 2018 Premises Identification-City Manager Recommendation

Motion by **Hopkins** supported by **Nixon** to approve the 2018 Premises Identification policy with the following revisions: cardinal directions are not required to be on Main street addresses and to review in 6 months.

Roll Call Vote **7-0** **Motion Carried.**

Motion by **Nixon** supported by **Conley** to excuse Mr. Gross from the remainder of the Meeting.

Voice Vote **6-0** **Motion Carried.**

D. Mobile Vending Unit Ordinance

Motion by **Hopkins** supported by **Conley** to approve the mobile Vending Unit Ordinance.

Roll Call Vote **6-0** **Motion Carried.**

a. Resolution 2018-22 Mobile Vending Ordinance locations and cost

Motion by **Hopkins** supported by **Nixon** to approve Resolution 2018-22 Mobile Vending Ordinance locations and cost with the addition of Riggle Park.

Roll Call Vote **6-0** **Motion Carried.**

E. Resolution in support of Garden Club (requested by Rose)

Motion by **Conley** supported by **Nixon** to approve resolution in support of the Garden Club.

Roll Call Vote **6-0** **Motion Carried.**

8. DISCUSSION ITEMS:

A. Top 3 Redevelopment Ready Development Sites

a. Redevelopment sites can be:

- Vacant land
- Surface parking lots
- Former industrial sites
- Brownfields
- Historic rehab or adaptive reuse
- Vacant storefronts
- Vacant upper stories
 - i. 725 WEST ST NE (Lagoon Site)
 - ii. 115 W MUSKEGON ST NE
 - iii. 17 N MAIN ST NE
 - iv. 128 N MAIN ST NE
 - v. 206/218 MAIN ST N NE
 - vi. 45 PINE ST NE

- I. PFAS/PFOS MDEQ test results
- J. CSFD- Award of \$93,150 (City's cost \$10,350) Grant for 15 SCBA's and 4 extra face pieces
- K. Michigan Rural Water Association Water Rate Report
- L. MML Campaigning by Public Officials/PA 269 Dos and Don'ts

10. DEPARTMENT REPORTS:

- A. City Manager reported that he will be on vacation august 17th-21st.
- B. Department of Public Works supervisor reported that there is a drinking fountain by the staging area. **Nixon** questioned why there was a bid notice in the paper for the installation of water meters.
 - a. Infrastructure Alternative's operational and maintenance report.
- C. Police Department
- D. Fire Department Chief reported that on paper it looks like frills, but the committee worked hard to keep only the essentials.
- E. City Clerk reported an approximately 18% voter turnout for the August Primary.
- F. Finance Director/Treasurer.
 - a. Cash Summary Report.
 - b. Revenue/Expenditure Report.
 - c. Balance Sheet
- G. Code Enforcement.
- H. Building Inspection.
- I. Board and Commission Minutes:
 - a. Library Board 5-29-2018 Meeting
 - b. Library Board 6-25-2018 Workshop
 - c. Library Board 6-25-2018 Meeting
 - d. CSPR Board 7-9-2018 Meeting

11. COUNCIL COMMENTS.

Atchison was glad that the fire station was moving forward and that the public needs to be provided education prior to the election in November.

Powell reported that she is getting geared up for Red Flannel Day and that she thought the president Nancy Diamond was doing a great job.

Conley is excited about the potential new fire station.

Hopkins thanked everyone for their hard work and reminded everyone that the Fire Department prefers "Fire Station rather than Fire Barn". He also reminded everyone that they are elected officials and that they should be reflecting what the people want.

Hall reported that he thought that the fire station proposal was very practical. He said Council Member Conley will be working with the City Manager to distribute information to the public regarding the bond proposal.

12. CLOSED SESSION

Motion by **Conley** supported by **Atchison** to enter into closed session for the City Manager Review at 9:29pm.

Roll Call Vote.

6-0

Motion Carried.

13. RETURN TO OPEN SESSION

Motion by **Hopkins** supported by **Nixon** to reconvene in open session at 10:36pm.

Roll Call Vote.

6-0

Motion Carried.

Hall remarked that the City Manager received a satisfactory review. **Nixon** requested that the Clerk compile the written remarks for the City Manager's review from the Performance Evaluation worksheet.

14. ADJOURNMENT.

The mayor adjourned the meeting at 10:40 pm

Rebecca Johnson, City Clerk

Gerald Hall, Mayor