



*Council meeting that citizens are allowed to address the Council. Please state your name and address for the record if you would like.*

**Kamey Howe** reported that the library has had several successful events recently including storytime, kitten adoptions, biggest loser, and the blood drive. They are looking forward to the bird house auction and budget planning.

**Sue Wolfe** read a prepared statement regarding shutting down multifamily units in the R-1 district and provided a statement to the board regarding the North Kent Community Enrichment board.

**Sally Reinke** realtor for 64 E. Maple reported that the home was sold as an investment property that received notice two weeks after closing that the home could no longer be used as a rental property. She reported that she did her due diligence prior to the sale of the home. She reported that Larry Young converted the home from a 6 unit to a 4 unit in 1991. She requested that the city in the future send letters by certified mail to ensure home owners receive notices and enter a lien on the property so that it shows when the buyer does a title search.

**Kathryn Wladischkin** reported that she and her husband are the buyers for 64 E Maple. Their family picked the Cedar Springs area for their family to grow and to begin investing in housing in the area. They hoped to upgrade the Victorian themed home to restore to a high standard of living for the tenants. Larry Young offered to bring a testimony that the home was a multifamily prior to 1980. She felt that section 4.01 would make the property exempt because the home was a multifamily home prior to 1980's.

**Derek Wladischkin** reiterated the points made by Katheryn Wladishkin and expounded that the intent of improving the community but that it is a disincentive for landlords to make improvements because they cannot continue to use the housing as multifamily dwelling.

**Richard Craig** did not think that the solution presented for the multifamily housing problems would bring the intended outcome. He hopes that the city can find an alternative solution to the problem.

4. PUBLIC HEARINGS.

None.

5. ADOPTION OF AGENDA.

Motion by **Atchison** seconded by **Nixon** to adopt the agenda with the following changes move item 6E to 7F and 6F to 7E.

**Roll Call**

**6-0**

**Motion Carried.**

6. CONSENT AGENDA.

*Councilmembers may request that any or all items be removed from the Consent Agenda. A motion is then in order to adopt all items not removed from the Consent Agenda.*

Requesting the removal of an item from the Consent Agenda is a prerogative afforded each councilmember and does not require the support of other councilmembers.

- A. Approval of the minutes of the Special Meeting January 06, 2022 and Regular Meeting January 13, 2022.
- B. Approval of the Checks Paid Prior #s 45965 thru 46055 and Electronic Transfers totaling \$340859.08.
- C. Motion to approve the personal property tax listed in the Personal Property Tax Strike report be stricken from the tax roll.
- D. Motion to approve 2021-2022 budget amendments as presented.
- ~~E. Motion to approve required repairs for the 2004 International Fire Truck in an amount not to exceed \$9,000.~~
- ~~F. Motion to approve of the West Street Industrial Park project bid by Dean's Landscaping and Excavating, Inc. for a total bid amount of \$1,121,349.21 and direct the City Manager and Rowe Engineering to execute the contract.~~

- ~~i. Bid Tabulation~~
- ~~ii. Checklist for Bid Opening~~
- ~~iii. City Manager Statement~~
- ~~iv. Dean's Bid~~

Motion by **Nixon** seconded by **Race** to approve the consent agenda as amended.

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

7. ACTION ITEMS:

- A. Motion to set Budget Workshop for March 17, 2022 at 6pm.

**Hamel** reported that she could not attend until 7pm.

Motion by **Nixon** seconded by **Race** to set Budget Workshop for March 17, 2022 at 6pm.

**Voice Vote                      6-0                      Motion Carried**

- B. Motion to approve the Municode Self-publishing Software not to exceed \$1,700.

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

- C. Motion to approve pursuing the Petition for Response Activity Panel Review regarding the 730 West Street Investigation
  - i. Response Activity Review Panel Petition Cover Sheet

Motion by **Atchison** seconded by **Hamel** to approve pursuing the Petition for Response Activity Panel Review regarding the 730 West Street Investigation.

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

Motion by **Atchison** seconded by **Hamel** to not exceed \$3,500.

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

D. Motion to approve of the Williams and Works Professional Services Agreement for Planning Consultation services.

Motion by **Atchison** seconded by **Nixon** to approve of the Williams and Works Professional Services Agreement for Planning Consultation services.

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

E. Motion to approve required repairs for the 2004 International Fire Truck in an amount not to exceed \$9,000.

Motion by **Nixon** seconded by **Atchison** to approve required repairs for the 2004 International Fire Truck in an amount not to exceed \$9,000.

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

F. Motion to approve of the West Street Industrial Park project bid by Dean's Landscaping and Excavating, Inc. for a total bid amount of \$1,121,349.21 and direct the City Manager and Rowe Engineering to execute the contract.  
v. Bid Tabulation  
vi. Checklist for Bid Opening  
vii. City Manager Statement  
viii. Dean's Bid

Motion by **Nixon** seconded by **Atchison** to approve of the West Street Industrial Park project bid by Dean's Landscaping and Excavating, Inc. for a total bid amount of \$1,121,349.21 and direct the City Manager and Rowe Engineering to execute the contract.

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

## 8. DISCUSSION ITEMS:

A. Discussion on Sidewalk Policy

**Conley** was in favor of creating a pool of money for sidewalk repairs. **Nixon** was in favor of doing a 50/50 match if they volunteer and if they have to be forced to do 75/25 match.

- B. An Ordinance To Amend Chapter 40, Section IV. Division 2 to Modify Sec. 40-446 Of The Code Of Ordinances For The City Of Cedar Springs Entitled "Walls and Fences."- First Reading
  - i. Fence ticketing policy

**Womack** reported that City Hall has not enforced the fence ordinance. **Powell** would like to see a period of education for the public that includes messages on the water bill/tax bill and in the newspaper. **Conley** agreed that she wanted to see education provided by the City Managers office. She also explained that the enforcement has not been consistent and that the policy needs to be clear.

- C. Discussion on new Water Well House
  - i. Initial Investigation estimated to cost \$40,000
  - ii. Land Purchase estimated to cost \$65,000

**Hamel** would like to start planning now while there is time to plan for the cost. **Womack** reported that this project would be over a half a million dollars.

- D. Discussion on non-conforming multi-family dwellings
  - i. 64 E. Maple
    - i. Public Comment
  - ii. 67 E. Beech

**Womack** reported that there have been several illegal conversions of single family homes into multifamily housing in the R1 district. Property owners were notified in July of the non-conforming use. He also reported that rental inspections are simply for safety concerns are not reviewed for zoning compliance. **Atchison** would like to look at each situation individually to see if it would be a permitted use in the future. **Powell** questioned if a Special Land Use was appropriate? **Womack** reported that a Special Land Use was not appropriate and that a variance would permit the property be rebuilt as a multifamily house into eternity. **Nixon** was in the opinion that if the home is safe for occupancy, then the home should be grandfathered in.

- E. Discussion on the proposed Watermain Easement on school district property.
  - i. Utility Easement
  - ii. Map

- F. Discussion on Curb Bumpouts
  - i. 2017 Cost Estimate \$33,400
  - ii. Maple St. Diagram

**Womack** reported that the estimate needs to be updated. **Powell** would like to increase the walkability of Main Street, but has concern with cars passing on the right if the curb bump outs were installed. She would like a pro/con list for installing the bump outs, an updated estimate, and a revised draw up of the proposed bump outs. **Conley** would like to know how many parking spaces would be lost? **Nixon** reported that a bump out would prevent large semitrucks to turn left onto Main Street. She also encouraged adding a no truck sign on Maple.

- G. Discussion on 17 N. Main St. and the potential of the DDA turning it into a Pocket Park.

**Powell** would like to see a professional design the new DDA park for future uses and for ADA compliant uses.

- H. Discussion on an ordinance to AMEND CHAPTER 32, ARTICLE III-SIDEWALKS, DIVISION 2-CONSTRUCTION AND REPAIR, SECTION 101 THROUGH SECTION 104 OF THE CODE OF ORDINANCES FOR THE CITY OF CEDAR SPRINGS

**Nixon** would like to leave driveway alone unless it is a safety concern. **Powell** would like to see some curbs removed on Main Street that are hazardous. **Womack** requested the board to contact him if they have any questions or concerns regarding the proposed ordinance.

9. COMMUNICATIONS:

- A. Community Event Calendar
- B. 2022 Calendar
- C. 2021 DDA Minute Index
- D. 2021 DDA Attendance Report
- E. 2021 PC Minute Index
- F. 2021 PC Attendance Report
- G. 2021 CC Minute Index
- H. 2021 CC Attendance Report
- I. Fire Station Demolition Bid
- J. Starkbierfest Community Event March 25<sup>th</sup> and 26th

10. DEPARTMENT REPORTS:

- A. City Manager thanked everyone to permit him to attend virtually.
- B. Department of Public Works reported that there were several bids submitted for the proposed water main on Red Hawk Drive.
  - i. Infrastructure Alternative's operational and maintenance report.
- C. Police Department.

D. Fire Department.

E. City Clerk reminded the public and board that public accuracy testing will be Tuesday, February 15<sup>th</sup> at 4:30pm at City Hall.

F. Finance Director/Treasurer.

- i. Cash Summary Report.
- ii. Revenue/Expenditure Report.
- iii. Balance Sheet

G. Code Enforcement.

H. Building Inspection.

I. Board and Commission Minutes:

- i. 01-03-22 NKCE Board Minutes

11. COUNCIL COMMENTS.

**Powell** hopes that the board can do something for the multifamily homes in the R-1 District.

**Race** hopes we can help with the multifamily homes and begin to move forward.

**Atchison** agreed with Powell. She also hoped to start

**Hamel** enjoyed the friendly debate and bringing your own individual experiences to the table.

**Nixon** – none.

**Conley** is amazed by the expertise of the various department heads. If they don't have the answer, they will get it for you. She was happy with the way the board collectively worked together.

12. ADJOURNMENT.

**Conley** adorned the meeting at 10:02pm

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**Rebecca Johnson, City Clerk**

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**Pam Conley, Mayor**