



**REGULAR MEETING  
CEDAR SPRINGS CITY COUNCIL**

**MINUTES**

**Thursday, July 14, 2022**

**7:00 p.m. Meeting**

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

1. **Conley** called the meeting to order at 7:03 pm and the Pledge of Allegiance was recited.

2. ROLL CALL:

Ms. Lisa Atchison	<u>Present</u>
Mr. Jerry Gross Sr.	<u>Present</u>
Ms. Ashley Hamel	<u>Present</u>
Mrs. Molly Nixon, Mayor Pro Tem	<u>Present</u>
Ms. Rose Powell	<u>Present</u>
Mrs. Renee Race	<u>Present</u>
Mrs. Pamela Conley, 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.*

**Conley** clarified that the city received a letter dated May 9, 2022 that Varnum LLC. represented a conglomerate of some local landlords. This letter initiated the

necessity for the city's legal counsel to communicate through legal counsel of the represented landlords.

**Frank LaFata** reported that he is running for the 91<sup>st</sup> district State legislative representative. His platform is improving infrastructure.

**Sue Wolfe** reported that the issue of multifamily housing in the R-1 district has been ongoing for months. After a City Employee reported that he was ready to take the issue to court, several landlords obtained a lawyer to keep on retainer. If litigation is pursued the landlords will be forced to legal counsel. She reported the issue has been ongoing for 7 months. She urged the City Council to please accept the legal non-conforming use for these properties.

**Kamee Howe** reported the attendance for various Library events including; the Summer Reading Program, story time, escape room, make and take crafts, I Spy, magic shows, blood drive, book club, and more.

**Sonya Cronkright** addressed that not all landlords are represented in the letter. She reported that the landlords were told that this was a zoning issue and not a code violation issue. She reported that it felt as if the finish line has continued to move. She is now being told that the issue is a regulatory problem. She reported that there have been many code issues that have been resolved through working with the Code Enforcer. She urged the council to put themselves in the landlord's shoes.

**Chris Conflitti** urged the council to move forward on the multifamily housing in the R-1 district.

**Derek Wladischkin** reported that on the City Council received a letter dated June 17<sup>th</sup> from the attorney representing the landlords that the landlords were hopeful that they could find a solution without litigation. He reported that he was confused on the council's concern with safety in the rental homes because they have a rental program to check for those safety requirements.

4. PUBLIC HEARINGS.

None.

5. ADOPTION OF AGENDA.

Motion by **Atchison** seconded by **Nixon** to approve the agenda with the following amendments: Add item 7E Highschool Asphalt Correction.

**Voice Vote**

**7-0**

**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.*



- C. Motion to approve of the Professional Services Agreement with Fishbeck Engineering to undertake remedial investigative activities as required by EGLE for a cost not to exceed \$202,000.

Motion by **Atchison** seconded by **Race** to approve of the Professional Services Agreement with Fishbeck Engineering to undertake remedial investigative activities as required by EGLE for a cost not to exceed \$202,000.

**Roll Call Vote**

**7-0**

**Motion Carried.**

- D. Motion to approve the June 30<sup>th</sup>, 2022 Infrastructure Alternatives INC Continued Wastewater Operations, Maintenance and Management Proposal

**Gerry Osborne** thanked the council for the many years of support.

Motion by **Hamel** seconded by **Nixon** to approve the June 30<sup>th</sup>, 2022 Infrastructure Alternatives INC Continued Wastewater Operations, Maintenance and Management Proposal.

**Roll Call Vote**

**7-0**

**Motion Carried.**

- E. **Highschool Asphalt Correction**

Motion by **Nixon** seconded by **Hamel** to approve to re-asphalt the area in front of the high school in an amount not to exceed \$20,000 with approval of the Mayor.

**Roll Call Vote**

**7-0**

**Motion Carried.**

8. DISCUSSION ITEMS:

- A. Discussion on the proposed apartment complex development at 14300 White Creek Ave. and the 425 Agreement Solon Township Tax Levy
- i. Solon Twp. and City 425 Agreement

**Womack** reported that to his knowledge Solon Township tabled the request. He reported that the water portion of the proposed project is projected at about \$600,000. He also stated that the Land Bank also has a hefty cost. **Hamel** would like to cover the upfront costs of closing the loop. **Powell** hopes that Solon township sees the increased cost for fire, police, and DPW Supervisor. **Nixon & Race** also would prefer to pay the water connection up front.

- B. Discussion on child “day care centers” policy

**Womack** reported that state license must get home occupation approval. He has received some pushback on requiring daycares to register as a home occupation. **Conley** thought that a list would be helpful. **Nixon** was not in favor of the city maintaining a list of daycare centers because the information is available online. **Hamel** didn't oppose the city maintaining a list, but did not see a need for it. **Womack** will bring the discussion to the Planning Commission.

C. Discussion on using additional KCSD support for election days

**Conley** had some concerns with some of the election security for future elections.

**Conley adjourned briefly at 8:40 pm.**

**Conley reconvened the meeting at 8:44 pm**

**Johnson** reported that there are generally officers in and out of the building though the day and the areas of improvement could be before and after general staff have vacated the building. **Gross** understands the concern, but doesn't see the need for a dedicated deputy all day. **Johnson** reported that she would begin parking her vehicle indoors prior to the end of the day and ensure that election workers/staff leave together.

D. Discussion on the non-conforming status of two-family and multi-family housing

**Womack** reported that the city has not received the requested communication from the City Attorney. **Atchison** would like to resolve the issue by getting a list of multi-family homes that are legal non-conforming and move forward from this point forward. She felt that there were areas of improvements that need to happen as well. She wants to separate the zoning and regulatory regulations. **Gross** would like to have an answer by the next board meeting and is willing to go into a closed session if necessary. **Hamel** would like to get the City Attorney's report as requested at the last City Council meeting. **Powell** would like to see an amendment to the ordinances to permit the uses of the existing multifamily. **Nixon** wants to know what can we require for regulatory ordinances. **Atchison** would like to put the legal non-conforming issue to bed and then enforce the regulatory ordinances. **Race** wants to get this issue resolved.

9. COMMUNICATIONS:

A. Community Event Calendar

B. 2022 Calendar

C. K & A Painting Update  
i.Flag

D. Community Newsletter

E. Main St. Bridge Update

F. Cedar Springs Historical Society and Museum letter

G. Option to Purchase Real Estate 333 Ash St.

H. Advantage Real Estate Sale Agency Agreement for West St. properties

- I. Outdoor Warning Siren Activation letter

10. DEPARTMENT REPORTS:

- A. City Manager – no report.
- B. Department of Public Works.
  - i. Infrastructure Alternative’s operational and maintenance report.
- C. Police Department reported that there has been a homeless citizen that has exhausted all attempts by officers to assist the individual. He reported that there were two marijuana stores that were broken into and the KCSD had a very fast response time. There is also some vandalism at the school/pickle ball courts.
- D. Fire Department reported that the medallion was donated by The Microcanner business. The next Feeding America food truck is on Monday, July 18<sup>th</sup>.
- E. City Clerk reminded everyone of the upcoming Public Accuracy testing on Monday, July 18<sup>th</sup> at 4:30pm. She also welcomed April Decess as the new Deputy Clerk.
- F. Finance Director/Treasurer reported that they have made an offer to a Deputy Finance Director/Treasurer and that person will be starting August 8<sup>th</sup>.
  - i. Cash Summary Report.
  - ii. Revenue/Expenditure Report.
  - iii. Balance Sheet
- G. Code Enforcement.
- H. Building Inspection.
- I. Board and Commission Minutes:
  - i.

11. COUNCIL COMMENTS.

**Atchison** apologized for being very vocal about the multifamily issue, but she wants to see it resolved. She thanked the City Manager for all the work he does.

**Gross** thanked all of the staff especially during challenging times. He greatly appreciates all the work that they do.

**Hamel** thanked the City employees for everything they do and apologized for her strong opinions.

**Nixon** thanked everyone for all they do and she would like to put the multifamily issue to bed.

**Powell** reminded everyone that the blood drive is Tuesday from noon to 7pm at the library. She reported that she is enjoying the concert and movie nights.

**Race** hopes that everything with the multifamily housing can get in order, but reminded everyone that not everyone will be happy. She thanked staff for everything they do.

**Conley** reminded everyone the election on August 2<sup>nd</sup> would reflect the new redistricting. She appreciated the visit from Frank LaFata and the many conversations he has had with her. She reminded everyone to show up and vote.

12. ADJOURNMENT.

**Conley** adjourned the meeting at 10:04 pm.

---

Rebecca Johnson, City Clerk

---

Pamela Conley, Mayor