



MICHIGAN
City of White Cloud
12 N. Charles Street
White Cloud, Michigan 49349

CITY COUNCIL
Regular Meeting Minutes for February 4, 2020 at 6:00 P.M.

A. Meeting Called to Order

The Regular Meeting of the White Cloud City Council was held on the above date at the White Cloud City Office. Mayor Denslow called the meeting to order at 6:00 P.M.

1. Roll Call

Council Members Present: Mayor Denslow, Ashley Zatalokin, Jeff Murchison, Herm Becker, Lori Shears, Candice Dault

Members Absent: Kay Scott

Staff Present: Police Chief - Dan Evans, Clerk - Kelli Arnold, Treasurer – April Storms, City Manager – Lora Kalkofen

Public in Attendance: Joanne Chandler, Richard Dault, Rhonda Thompson, Jason Shuckhart, Charles Twing, Judy Maike, Vicki Friar, Julie Burgess, Mike Tiernan, Mary Tiernan, Dale Twing

2. Approval of Agenda

Approval of Agenda Revision #1, with change to move Agenda item D. Accounts Payable/Cleaning to item #8 under Consent Agenda and add item #9 under Consent Agenda, Excusing Kay Scott from meeting.

Motion by Murchison, **Seconded** by Dault to approve the Agenda for February 4, 2020 with changes.

Vote: Ayes- All Nays- None Absent- Scott

Motion Carried

3. Invocation and Pledge of Allegiance

Jeff Murchison gave the invocation and led in the Pledge of Allegiance.

Moment of Silence in honor of Orrie Ebenstein.

B. Public Comment

J. Chandler – Reiterate would prefer making her own choice for trash provider; If choosing her own is not a consideration, asking Council to the providers customer service, not just their price.

M. Tiernan – Did zoning change on James Street where there is always at least one (1) wrecked vehicle?

J. Burgess – Boomerang has turned in an application for Cupcake Festival to be held on May 9.

B. Miller – Not interested in single provider trash service. Comment on Hope Network Apartment Development, White Cloud is a repressed area confined to a small boundary area with

a large County, church and medical footprint within its limits, these are all property tax free areas; another low-income property will not be an asset to community.

Chief Evans – Updated Council & community with end of year stats for Police Department.

C. Reserved Time:

1. None

D. Approval of Consent Agenda

1. Approval of the minutes from January 7, 2020 Regular City Council Meeting
2. Police Department Report
3. DPW Report
4. Zoning Report – not included
5. Treasurer Report
6. Approval of Bills and Wages less office cleaning: \$109,495.36
7. Correspondence
8. Invoices for office cleaning totaling: \$78.75
9. Excuse Kay Scott from meeting

Motion by Dault, **Seconded** by Shears to approve Consent Agenda for the January 7. 2020 Council Meeting.

Roll Call Vote:

Ayes- Dault, Zatalokin, Murchison, Shears, Denslow, Becker

Nays- None **Absent –** Scott **Abstained:** None

Motion Carried

E. City Manager Report

- Newly formed Marihuana Board met on January 27, 2020
- Airport fuel terminal equipment will not be supported after June 30, 2020; we will need to replace the unit at our own cost, originally installed through the MDOT Aero program in 2010 with a grant of \$115,000.00. We will work with engineers to find pricing and possibly additional funding avenues.
Runway rehab project will go out for bid letting on March 27, 2020; pre-bid meeting will be held on March 11, 2020.
- Industrial Park lots #3&4 are under First Right of Refusal contract agreement that has surpassed terms of the agreement. A registered letter of default of contract will be sent & properties will go up for sale.
- City Property Sales: Option agreement has been signed with Hope Network Affordable Independent Living Nonprofit Housing Corporation. Request granted to use the property until the building process begins. Land division application was approved by assessor and will be filed with Newaygo County Equalization Dept. Rezoning application was submitted to the Planning Commission; Public hearing date is set for February 25, 2020 at 6:00 pm for consideration of rezoning from “P” Public Use to “R-2” Multi-Family District.
- White River Property purchase agreement and escrow agreement have been signed. Rezoning application was submitted to the Planning Commission, public hearing date is set for February 25, 2020 for consideration of property rezoning from “P” Public use to R-2 Single Family District.
- Certificate of Deposit has matured. The amount has been split into two (2) CD’s, the amounts are \$50,000.00 and \$55,112.43, these are from the water fund.
- Zoning: will be seeking professional service to assist in junk and blight.

- We did not receive the grant through MEDC Rural Development. We will be doing a water extension from Washington Court to Airway to supply water to a new business.

F. Boards & Authorities

1. White Cloud Sherman Utilities Board

Still in process of trying to obtain easement to 1 lift station, owners are not getting back with WCSUA, will hold a meeting with attorney to discuss options for a release on that property. Cannot fully bond without right of way until completed.

2. Downtown Development Authority (DDA)

Discussed different possibilities of economic development. Ryan Coffey will be at the next meeting. Spoke with Julie Burrell of the Right Place regarding assisted living and possible dialysis in White Cloud. Mark Guzniczak will attend the next DDA meeting, touching on affordable housing in Newaygo County.

3. Planning Commission

Discussed Master Plan as one of the priorities for the year. Members attended a training learning about what the Master Plan will entail. Approved site plans at last meeting for three (3) businesses. Charles Twing is now chair and Jerry LeBlanc is vice-chair.

4. White Cloud Area Fire Board – Budget was approved to be forwarded.

5. Marihuana Licensing Board approved three applications for license, one is contingent on the Site plan approval and special land use approval

G. Unfinished Business

1. **Open Seats on Boards/Commissions**

a. Marihuana Licensing Board (1 seat open)

We need to search for one member and hope to have within 60 days.

b. Tax Board of Review

Mayor recommends Crystal Denslow to fill the open seat on City of White Cloud Tax Board of Review.

Motion by Dault **Seconded** by Becker to approve and appoint Crystal Denslow to City of White Cloud Tax Board of Review.

Vote: Ayes- Becker, Dault, Shears, Murchison, Zatalokin Nays- Denslow
Absent – Scott **Abstained:** None **Motion Carried**

2. **Solid Waste**

Garbage & Refuse Ordinance of the City of White Cloud 2019-1 was presented and approved March 5, 2019; City staff were asked to provide proof of publication and found the Ordinance was not published. Need to readdress/confirm the Garbage & Refuse Ordinance for the City of White Cloud. This allows City the option to appoint a single hauler in the community. The Ordinance has been revised to 2020-02.

Motion by Dault for Council to do nothing with this and drop the subject of single hauler. No support. **Motion Failed**

Hearing no support to drop the subject, motion to approve Ordinance 2020-02, Garbage and Refuse Ordinance of the City of White Cloud.

Motion by Zatalokin, **Seconded** by Becker to adopt Ordinance 2020-02, originally presented as 2019-1.

Roll Call Vote: Ayes- Zatalokin, Becker, Murchison, Shears, Denslow
Nays- Dault **Absent-** Scott **Abstain-** None **Motion Carried**

City Manager did contact the companies who gave bids in the past, their bids are still valid.

To move forward would need to reconstruct the bid to include issues addressed:

What is the cost of a bag?

What is a qualified senior?

Does disability get a discount, what is a qualified disability?

Where can bags be purchased?

Does company provide container at road?

If owner has container, is there a different price?

Will there be notification sent to citizens before this is instituted & who will send notification?

How will the opt-out work?

Can the contract be for a lesser period than 5 years?

Will the single trash service have a rolling billing period?

3. **PILOT (Payment in Lieu of Taxes) Ordinance No. 2020-01**

An ordinance to authorize the payment of an annual service charge in lieu of taxes for residential units serving low income or persons and families in accordance with the State Housing Development Authority, Act 346 of the Public Acts of the Michigan of 1966, as amended, and matters related thereto.

Representatives from Hope Network in attendance along with property management company, KMG Prestige to answer questions and update on the project. Hope network is proposing a 57-unit apartment complex to be in White Cloud, northeast of downtown, at the corner of North Charles St and Pine Hill. The building would be situated behind the White Cloud City Hall. The complex will be new construction, measuring approximately 64,000 square feet.

The apartments Hope Network Housing and Community Development (HNHCD) is proposing would be funded by 9% LIHTC tax credits and debt. The LIHTC program is federally funded but administered by MSHDA in the State of Michigan. As part of this financing package, HNHCD is requesting a PILOT (payment in lieu of taxes) from the City of White Cloud.

Motion by Becker **Seconded** by Zatalokin to adopt Ordinance No. 2020-01.

Roll Call Vote: Ayes- Denslow, Becker, Zatalokin, Murchison, Shears

Nays- Dault **Absent** – Scott **Abstained:** None **Motion Carried**

H. New Business

1. **Authority/board/commission discussion**

Mayor drafted a letter to appointees of different boards, committees and authorities. Asking Council for approval and support of letter. Request of the Mayor in the letter for appointees to remember they are at the service of the elected council and their direction align with what Council is doing.

Motion by Zatalokin, **Seconded** by Dault to accept and support as a Council the letter to appointees.

Vote: Ayes-, Zatalokin, Dault, Shears, Denslow, Murchison

Nays- Becker **Absent** – Scott **Abstained:** None **Motion Carried**

2. **Newaygo County Economic Alliance/The Right Place**

Newaygo County Economic Alliance/The Right Place is requesting a commitment from the City of White Cloud to support economic development efforts in the amount of \$4,000.00.

Motion by Zatalokin, **Seconded** by Shears to commit an amount up to \$4,000.00 to Newaygo County Economic Alliance/The Right Place.

Roll Call Vote: Ayes- Zatalokin, Shears, Murchison, Dault, Denslow

Nays- Becker **Absent** - Scott **Abstained:** None **Motion Carried**

3. GP Construction

GP Construction has asked for final payment of the DPW building. City has been reimbursed by insurance company for majority. Per the original contract, City owes \$10,695.00. There is an additional cost of \$1,250.00 for connection with DTE gas, credits for concrete, lighting & awning. We signed a contract with GP Construction on 5/10/2018 for a 90-day completion, our completion date was December of 2018. City Manager requested final billing on 3/8/19. City holding payment until all waivers have been turned in; outstanding waivers total \$264,000.00. Fire was in 2017, we are in 2020. City Manager is making Council aware of reason for holding the final payment until all components of original contract have been met. **Discussion Received**

4. White Cloud Area Fire Department budget

Council has been presented with White Cloud Area Fire Department annual budget.

Motion by Murchison **Seconded** by Becker to approve the White Cloud Area Fire Department annual budget for the 2020-21

Vote: Ayes- All Nays- None **Absent-** Scott **Abstained:** None

Motion Carried

5. Resolution 2020-04 Poverty Exemption

A resolution establishing guidelines for granting of poverty exemptions from property taxes pursuant to MCL 211.7u and establishing beginning date for the Board of Review.

Motion by Dault, **Seconded** by Becker to approve Resolution 2020-04, guidelines for granting poverty exemption.

Vote: Ayes- All Nays- None **Absent** - Scott **Abstained:** None

Motion Carried

6. Planning Commission Resignation

Resignation received from Planning Commission member, Keith Payne.

Motion by Becker, **Seconded** by Dault to accept resignation of Keith Payne from the Planning Commission.

Vote: Ayes- All Nays- None **Absent** - Scott **Abstained:** None

Motion Carried

Mayor has 60 days to replace.

I. Public Comment

M. Tiernan – If City goes with single trash service, would there be a rolling period? With the addition of residences in City, would fire department budget need to increase?

D. Twing – Appreciate recycle and cooperation of the City and those who help open/close. Recycle cannot take plastic bags, it is new, and we must get compliance.

J. Chandler – Trash questions regarding if trash hauler will give a price for a container, is there a separate price if you do not need their container, or if you do need a container, would that be another fee. Second question is if City goes to this, going with a contract, it is a long period for a contract, could City do a lesser contract period?

J. Burgess – Cupcake Festival is May 9th. Car show, entertainment and cupcakes.

V. Ammerman – Express appreciation for Council support and her team.

M. Tiernan – Kids Free Fishing Day has lost a man who did so much for the event, would like to see people help and volunteer to help with the event.

J. Burgess – Boomerang is a huge supporter and working to help.

B. Miller – Would truly hope that Hope Network would seriously try to get people from White Cloud employed. Campground has been leased to County, cabins were supposed to be put in, where are they with that?

D. Twing – there are two (2) cabins.

J. Council Member Comments:

C. Dault: City website need more information; meeting agendas and public notices need to be on website. Would like to see a rental registration.

J. Murchison: None

A. Zatalokin: Where are we with City Manager search?

L. Shears: HGTV video is in process for the Hometown makeover.

H. Becker: None

J. Denslow: We are far behind on our Master Plan; we need a consultant/professional jump. Would like to see a community day at the Ice-skating rink, a Saturday 6:00-9:00 and a Sunday 1:00-3:00; this would require volunteers.

K. Adjournment

Motion by Murchison, **Seconded** by Shears to adjourn the meeting at 7:51 P.M.

Vote: Ayes- All

Nays- None

Motion Carried



Jamie Denslow, Mayor



Kelli Arnold, Clerk

Approved on 3/3/20