



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

**CITY COUNCIL  
Minutes for June 2, 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 City Office (and via Zoom telephone &/or video conferencing). Mayor Denslow called the meeting to order at 6:02 P.M.

**1. Roll Call**

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

**Members Absent:** None

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

**Public in Attendance:** Yvonne Ridge, Community members via phone/computer

**2. Approval of Agenda**

Approval of Agenda for Tuesday, June 2, 2020.

Mayor Denslow requested addition of

New Business items:

#7, Fireworks Application,

#8, OPRA,

#9, Lot #3

#10, Resolution 2020-16

Council Member Becker requested addition of Unfinished Business, Item #3, Resolution 2020-07.

**Motion** by Murchison, **Seconded** by Becker to approve the Agenda with additional business items for June 2, 2020.

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

**Motion Carried**

**3. Invocation & Pledge of Allegiance**

Led by Murchison

**B. Public Comment**

None

**C. Reserved Time**

None

**D. Public Hearing**

**Motion to Open Public Hearing of the Fiscal Year 2020-2021 Budget at 6:06 p.m. by Dault, Seconded by Shears.**

**Roll Call Vote to go in to Public Hearing:**

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

**Motion Carried**

**Public Comment:**

None

**Motion to Close Public Hearing by Dault, Seconded by Becker.**

**Roll Call Vote to Close Public Hearing:**

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

**Motion Carried**

**E. Accounts Payable/Cleaning**

1. Motion to abstain from payment for Council member Scott.

**Motion by Murchison, Seconded by Zatalokin to allow Council member Scott to abstain from voting to approve cleaning invoices.**

**Roll Call Vote:**

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

**Motion Carried**

2. Motion to approve invoices for office cleaning totaling \$60.00

**Motion by Dault, Seconded by Becker to approve invoices for office cleaning totaling \$60.00.**

**Roll Call Vote:**

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

**Motion Carried**

**F. Approval of Consent Agenda**

1. Approval of the Minutes of the May 5, 2020 Regular City Council Meeting held via Zoom
2. Approval of the Minutes of the May 6, 2020 Special Council meeting held via Zoom
3. Police Department Report
4. Treasurer Report
5. DPW Report
6. Approval of Bills and Wages less office cleaning: \$87,056.33
7. Correspondence

Becker would like to remove Item #2, meeting Minutes of May 6, 2020.

**Motion by Becker, Seconded by Dault to approve Consent Agenda for less Minutes of May 6, 2020.**

**Roll Call Vote:**

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

Nays- None Absent –None Abstained: None

**Motion Carried**

Becker would like to remove the last line on page 1 showing Motion by Becker, second by Shears to recess and reconvene at 12:47. Stated Mayor had already called back to order, not necessary to repeat; no point in duplicating.

**Motion** by Murchison, **Seconded** by Becker to approve Special Meeting Minutes of May 6, 2020 with requested change.

**Vote:**

Ayes- All Nays- None

Absent –None

Abstained: None

**Motion Carried**

**G. City Manager Report**

- Hope Network – Financing application is still in progress. Decreased number of units from 57 to 41.
- Airport Runway Rehab Project: City will be applying for a one-time non-primary entitlement under the State block grant program for the removal of the trees causing obstruction on the north end of the runway.
- City currently working with True North to define district for the \$30,000.00 Neighborhood enhancement grant City was awarded.
- Waterline extension project on Airway Drive under Charles Street (M-37). City working with OMM Engineering to submit a grant to EDA through the CARES Act. The grant is an 80% federal/20% local funding. Estimated \$100,000.00 project cost.
- COVID update – City office reopened to public on June 1, 2020.
- Police department, 2015 Tahoe was in accident, currently in body shop and repair shop.
- Discussion of possible rescheduled events: Community Cleanup (possible July date), Fly-In Breakfast (possible August date) and Swim Program (scheduled July 20-31).
- Discussion of Board Reappointments – White Cloud Sherman Utilities board will need a replacement for Lora.

*Council discussion and acceptance by Yvonne Ridge, new City Manager to serve as replacement for Lora Kalkofen, Jeff Murchison will continue to serve, Herm Becker will remain the alternate for City of White Cloud.*

**Motion** by Becker, **Seconded** by Dault to appoint Yvonne Ridge to White Cloud Sherman Utilities Authority Board.

**Vote:**

Ayes- All Nays- None

Absent–None

Abstained- None

**Motion Carried**

White Cloud Area Fire Building Authority: *Lora is the Chair for that board and will retain her position if Council agrees.*

Council agreed Lora Kalkofen will retain her position on White Cloud Area Fire Building Authority

Rotary & River Country Chamber will need City representation when Lora retires.

- Discussion of City owned property, approximately 0.22-acre, homeowner would like to purchase the property as he has & does maintain the property. Parcel Number: 62-15-05-128-013, property address 12 S. Benson Street. City Manager will pursue.

## **H. Boards & Authorities**

1. White Cloud Sherman Utilities **Discussion Received**
2. White Cloud Planning Commission **Discussion Received**
3. White Cloud City Council Budget **Discussion Received**
4. DDA Minutes (February)

\*February was last meeting of the DDA, included in Council packets are the draft minutes of the meeting.

## **I. Unfinished Business**

1. Open Seats on Boards/Commissions
  - a. Marihuana Licensing Board (1 seat open)
  - b. Tax Board of Review (1 seat open)
  - c. Planning Commission (1 seat open)

Mayor not filling those currently.

2. DDA Discussion – Attorney Memorandum
3. Resolution 2020-07

Council Member Becker would like to rescind Resolution 2020-07, a resolution adopted April 7, 2020, which confer emergency powers upon the Mayor and ratify previous emergency actions taken by the Mayor and City Officials.

**Motion** by Becker, **Seconded** by Dault to rescind Resolution 2020-07.

**Roll Call Vote:** Becker, Dault, Scott, Murchison, Zatalokin, Shears, Denslow

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

## **J. New Business**

1. **Resolution 2020-13 FY 19/20 Budget Amendment**

A resolution amending the City of White Cloud 2019/20 FY Budget.

**Motion** by Becker, **Seconded** by Zatalokin to approve Resolution 2020-13, Amending the City of White Cloud 2019/20 FY Budget.

**Roll Call Vote:** Dault, Shears, Becker, Denslow, Zatalokin, Scott, Murchison

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

**Motion Carried**

2. **Resolution 2020-14 FY 20/21 Budget Adoption**

A resolution to adopt the City of White Cloud 2020/21 Fiscal Year Budget for the various funds by activity.

**Motion** by Murchison, **Seconded** by Becker to approve Resolution 2020-14, adopting the City of White Cloud 2020/21 Fiscal Year Budget.

**Roll Call Vote:**

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

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

**Motion Carried**

3. **Resolution 2020-15, Revising Fixed Assets**

A resolution to adopt the updated Fixed Asset Listing and the addition and removal of items from the equipment revolving listing no longer in our possession.

**Motion** by Dault, **Seconded** by Zatalokin to approve Resolution 2020-15, Revising Fixed Assets.

**Roll Call Vote:**

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

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

**Motion Carried**

**4. Industrial Park, Lot #4, Letter of Offer**

Council received a letter of offer for Lot #4 in Industrial Park, address 1409 East Washington Street, Parcel # 62-11-32-450-004. Potential purchaser offered \$30,000.00 as consideration for the purchase of the property.

**Motion** by Dault, **Seconded** by Becker to decline the offer for Lot #4.

**Roll Call Vote:**

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

**Nays-** None **Absent-** None **Abstained:** None

**Motion Carried**

**5. New City Manager Contract**

Council was presented with City Manager Employment Agreement for Yvonne Ridge. The agreement is for a term of employment commencing on July 1, 2020 and shall terminate on June 30, 2023, unless terminated earlier as herein provided.

**Motion** by Dault **Seconded** by Murchison to accept and approve City Manager Employment Agreement.

**Roll Call Vote:**

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

**Nays-** None **Absent-** None **Abstained:** None

**Motion Carried**

**6. DPW Supervisor Water License Testing**

Personnel Committee had recommended allowing DPW Supervisor one-year extension to test for the water license. City Budget Committee had recommended DPW Supervisor take next available test for water license. City Manager is requesting Council to allow Supervisor next three tests to complete water license, equivalent to about 1 ½ years. City currently has an employee with the required water license. Council Member Dault requested Council remove the water license requirement from DPW Supervisor employment agreement.

**Motion** by Dault, **Seconded** by Murchison to remove water license from current DPW Supervisor agreement.

**Roll Call Vote:**

**Ayes-** Dault, Murchison, Shears, Denslow

**Nays-** Zatalokin, Scott, Becker **Absent-** None **Abstained:** None

**Motion Carried**

\*Note that Council members who voted yes strongly encourage testing.

**7. Special Events Application – Firework Sales**

Council was presented with a Special Events Application from Annie Schneider & Kasey Hershberger to hold retail firework sales at the “Charlie’s Pub” corner between June 18<sup>th</sup> – July 11<sup>th</sup>, 2020.

**Motion** by Zatalokin, **Seconded** by Becker to approve application for Firework sales

**Vote:**

**Ayes-** All

**Nays-** None **Absent-** None **Abstained:** None

**Motion Carried**

**8. OPRA-Obsolete Property Rehabilitation Act**

OPRA provides a tax incentive to encourage the redevelopment of obsolete buildings. OPRA tax abatements may be given for those eligible projects that take place on an obsolete property and result in a commercial or mixed-use building project located in only the qualified local units of government.

Application received for 134 S. Charles. Planned date of completion of rehab is expected 6/2021, requesting 12-year exemption, estimated cost of rehabilitation is \$750,000.00.

If Council is interested, staff will work on moving forward with the application. Council in favor of moving forward.

**Discussion Received**

**9. Industrial Park, Lot #3, Offer**

Council received a Buy & Sell agreement for Lot #3, Parcel # 62-11-32-450-003, of White Cloud Industrial Park. Potential purchase price of \$60,000.00 with City paying fees.

**Motion** by Dault, **Seconded** by Becker to decline the offer for Lot #3.

**Roll Call Vote:**

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

**Nays-** None **Absent-** None **Abstained:** None

**Motion Carried**

**10. Resolution 2020-16**

Resolution of Appreciation recognizing City Manager, Lora Kalkofen

**Motion** by Becker, **Seconded** by Murchison to approve Resolution 2020-16.

**Roll Call Vote:**

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

**Nays-** None **Absent-** None **Abstained:** None

**Motion Carried**

**K. Public Comment**

Yvonne Ridge – comments received.

**L. Council Member Comments**

**M. Adjournment**


**Motion** by Murchison, **Seconded** by Becker to adjourn the meeting at 7:55 P.M.

**Vote:**

**Ayes-** All

**Nays-** None **Absent-** None **Abstained:** None

**Motion Carried**

  
\_\_\_\_\_  
Jamie Denslow, Mayor

  
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Kelli Arnold, Clerk

Approved on 7.7.20