

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

**Regular Meeting Minutes for  
May 2, 2016**

**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 Offices. Mayor Donald Barnhard called the meeting to order at 7:00 P.M.

**1. Roll Call**

**Council Members Present:** Mayor Donald Barnhard and Pro-Tem Charles Chandler  
Councilmembers: Herm Becker, Richard Dault, Jeffrey Murchison, and Cassie Stewart

**Members Absent:** Matt Priest

**Staff Present:** City Manager Lora Kalkofen, Deputy Clerk/Treasurer Hilary Davis, Chief Robert Mendham

**Public in Attendance:** Mark Guzniczak (NCEDO/The Right Place), Commissioner Chuck Trapp, Orrie & Pat Ebenstein, Laura Priest, Candice Dault, Josh Frantz, Annie Trapp, Kay Scott, Robert Bird and Julie Burgess.

**2. Approval of Agenda**

**Motion** by Dault, **Seconded** by Stewart to approve the May 2, 2016 agenda as presented.

**Vote:**            **Ayes-** All        **Nays-** None            **Motion Carried**

**3. Invocation and Pledge of Allegiance**

Pastor Jeffery Murchison gave the invocation and Mayor Barnhard led in the Pledge of Allegiance.

**B. Public Comment:** - Received

**C. Public Hearing**

**1. Open Public Hearing**

**Motion** by Chandler, **Seconded** by Murchison to open the Public Hearing.

**Vote:**            **Ayes-** All        **Nays-** None            **Motion Carried**

**2. Receive Comments on North Central Co-Op's petition to the City Council to establish an Industrial Development District on its property within the White Cloud Industrial Park – Lots 7, 8, and 9.**

County Commissioner Trapp stated that his only concern of North Central Co-Op's purchase of land in the Industrial Park is that there will be heavy trucks that will be going in and out of the Industrial Park and could do damage to the roads or have other traffic issues. Mayor Barnhard replied that Fleis and Vanderbrink designed the street according to specification need for an Industrial Park taking into consideration of the heavy truck traffic.

**3. Close Public Hearing**

**Motion** by Becker, **Seconded** by Dault to close the Public Hearing.

**Vote:**            **Ayes-** All        **Nays-** None            **Motion Carried**

**D. Approval of Minutes**

**1. Approval of the Regular Council Meeting Minutes of April 18, 2016**

Minutes of the City of White Cloud City Council meeting held on April 18, 2016 were presented to Council for consideration.

**Motion** by Chandler, **Seconded** by Stewart to approve the Regular Meeting Minutes for the White Cloud City Council meeting held on April 18, 2016 as presented.

**Vote:**                    **Ayes- All        Nays- None                    Motion Carried**

**E. Authorization to Pay Bills & Payroll Wages**

**1.** A listing of invoices and payroll was presented to Council for discussion and consideration.

**Motion** by Murchison, **Seconded** by Dault to approve the payment of invoices and payroll wages totaling \$38,277.24.

**Roll Call Vote:**                    **Ayes:** Chandler, Becker, Stewart, Dault, Murchison and Barnhard  
**Nays:**                    None  
**Absent:**                    Priest  
**Abstained**                    None

**Motion Carried**

**F. Department Reports**

**1. Police Department Report**

Chief Mendham submitted a Police Department Activity Report for the month of April 2016.

**Motion** by Dault, **Seconded** by Chandler to accept the Police Department Report as presented.

**Vote:**                    **Ayes- All        Nays- None                    Motion Carried**

**2. Treasurer's Report**

Treasurer Becky Freeman submitted a Revenue/Expenditure Report on activities through the end of April 2016.

**Motion** by Murchison, **Seconded** by Dault to accept the Treasurer's Report as presented.

**Vote:**                    **Ayes- All        Nays- None                    Motion Carried**

**G. City Manager Report**

The City Manager/Clerk Lora Kalkofen discussed the following items with Council:

- **White Cloud Industrial Park** – Kalkofen has been working with the Assessor Michael Beach and Martin Hall to discuss the personal property tax abatement. The Phase I Environmental Assessment has begun and Kalkofen has been working with SES Environmental locating old records along with previous testing data on the property.
- **Airport Terminal** – Kalkofen reminded Council that the Airport Ribbon Cutting is May 7<sup>th</sup> at 1:00 P.M. The Father's Day Fly-In event is still in the planning stage.
- **Budget FY 16/17** – The first presentation of the FY 2016/17 Budget will be at the May 16, 2016 Council meeting and after consideration; it will be presented for adoption at the June 6, 2016 Council meeting. The Budget and Personnel Committees will need to meet the week of May 9<sup>th</sup> to put a final review on the proposed budget.
- **Cemetery** – The cemetery and City Hall have both been cleaned up by the County Work Release Program. Kalkofen has them scheduled for one more day to clean up the City of White Cloud Rotary Park and Mill Pond area.

The old sign for the campground has been replaced with a new one. The old sign was mistakenly discarded.

- **Streetlights** – Kalkofen is still working on this project.
- **New Railing Options** – There are two options for the new railing for the front of the City Hall. Kalkofen would like to go out for bids for the replacement of the front railing.
- **News Release** – Representative Bumstead’s office sent out an amended news release regarding the White Cloud Municipal wells.
- **Lions Club** – The First Vice President of the Lions Club International will be at the Lions Pin Swap and dinner May 6, 2016.
- **May 3, 2016 Special Election** – The Special Election is for a bond issue the school is requesting.
- **Newsletter** – The office staff is putting together the summer newsletter. Kalkofen asked the Council if there was anything that they wanted to add to the newsletter to please let her know.
- **Sally’s Restaurant** – Dan Abid wanted to make the Council aware that he will be selling a new flavor of ice cream called “Pothole”. He also stated that for every ice cream sold of this new flavor Sally’s Restaurant will donate \$1 to go toward our local streets.

**Motion** by Murchison, **Seconded** by Dault to approve the Manager’s Report as presented.

**Vote:**                      **Ayes-** All              **Nays-** None                      **Motion Carried**

**H. Unfinished Business**

**1. City Projects**

- a. City Owned Property, Solid Waste Recycling and Road Repairs – No action

**2. Project Funding**

- a. City Income Tax, Millage Proposal, Special Assessment - No action.

**I. New Business**

**1. Special Events Application – Boomerang Project**

Julie Burgess submitted a Special Events application for the Boomerang Project to host Friday Flea Market/Farmer’s Markets at the White Cloud Public Schools. The funds from the market will help to support school system projects.

**Motion** by Becker, **Seconded** by Dault to approve the Special Events Application and waive the application fee.

**Vote:**                      **Ayes-** All              **Nays-** None                      **Motion Carried**

**2. Resolution 2016-06**

Council was presented with Resolution 2016-06 setting the date and time for a public hearing and directing that notice of the public hearing be given for the 2016/17 fire protection services special assessment roll.

**Motion** by Chandler, **Seconded** by Dault to approve Resolution 2016-06.

**Vote:**                      **Ayes-** All              **Nays-** None                      **Motion Carried**

**3. Resolution 2016-08 – Water Rate Increase**

Council was presented with Resolution 2016-08 to approve the City of White Cloud’s adoption of water rate increases beginning July 1, 2016. The Water Committee recommended to Council to increase water usage from \$2.45 per 1,000 gallons to \$2.65 per 1,000 gallons, also to increase the debt service from \$1.20 per 1,000 gallons to \$1.40 per 1,000 gallons.

**Motion** by Chandler, **Seconded** by Dault to approve Resolution 2016-08 to approve the City of White Cloud's adoption of water rate increases beginning July 1, 2016.

**Vote:**                    **Ayes-** All            **Nays-** None                    **Motion Carried**

**4. Resolution 2016-09 Welcoming Bob Corlew to White Cloud**

First Vice President of Lions Club International is attending the White Cloud Lions Pin Swap and dinner. This resolution is recognizing the importance of Bob Corlew to the Lions Club International and welcoming him to the City of White Cloud. Council member Becker volunteered to attend the pin swap and present the resolution to Bob Corlew on behalf of the City of White Cloud.

**Motion** by Becker, **Seconded** by Dault to approve Resolution 2016-09 to welcome First Vice President of Lions Club International Bob Corlew to the City of White Cloud.

**Vote:**                    **Ayes-** All            **Nays-** None                    **Motion Carried**

**5. Resolution 2016-10 to Establish an Industrial Development District**

This resolution allows for 12 years for abatement of personal property tax at a 50% rate for lots 7,8, and 9 in the Industrial Park.

**Motion** by Dault, **Seconded** by Murchison to approve Resolution 2016-10 establish an Industrial Development District.

**Vote:**                    **Ayes-** All            **Nays-** None                    **Motion Carried**

**6. Purchase Order Policy**

City Manager Kalkofen presented an updated Purchase Order Policy to Council for consideration and approval. The Purchase Order Policy has not been updated in many years and needed to be reviewed in order to reflect newer policies that have already been taking place as per the City Manager's contract.

After some discussion Council wanted more time to look over the policy in order to give better feedback.

**Motion** by Becker, **Seconded** by Stewart to table the Purchase Order Policy until the May 16, 2016 Council Meeting.

**Vote:**                    **Ayes-** All            **Nays-** None                    **Motion Carried**

**7. Community Assessment In Rural Michigan**

This is an assessment of the community where the major problems and assets are. It also finds out where the communities major strengths and weaknesses are. A lot of this information is already addressed in the City's Master Plan and other areas. After some discussion the Council decided that they were not interested in this assessment.

**8. Well 1 & 2 Rehabilitation Quotes**

Council was presented with 2 quotes for the rehabilitation for wells 1 & 2. The quote from Raymer is \$9,100 per well. The quote from Northern Pump & Well stated \$14,730 for each well and a second option for Well 1 that was quoted at \$19,320.

**Motion** by Dault, **Seconded** by Murchison to accept the Raymer bid for the Rehabilitation for Well 1 & 2.

**Roll Call Vote:**                    **Ayes:** Chandler, Becker, Stewart, Dault Murchison and Barnhard  
**Nays:**                                    None  
**Absent:**                                  Priest  
**Abstained**                              None

**Motion Carried**

**9. Water Line Extension Project – Industrial Park**

This project is to loop the water main at the end of Webster Street to the back end of the Industrial Park. It is essential that this be done for the fire flow of the water and irrigation. Council was presented with two quotes. The first quote is if the City bid out the entire project to outside contractors. The second bid is a partial bid with DPW doing the work and bidding out the contracting and underground boaring to save some cost to the City. Council member Chandler stated that with the summer projects that DPW has to do and taking into consideration that they are a man short in their crew due to the DPW Supervisor being out on medical leave, it doesn't give them a lot of time. He also mentioned that if they contract out the equipment needed the City would still have to pay for the equipment even if DPW couldn't do the work on any specific day.

**Motion** by Chandler, **Seconded** by Stewart to bid out the entire Water Line Extension Project for the Industrial Park.

**Vote:                    Ayes- 4            Nays- 2                    Motion Carried**

**10. White Cloud Area Fire Department Joint Building Authority Audit**

Council was presented with the results of the White Cloud Area Fire Department Joint Building Authority Audit.

**J. Public Comment:** - Received

**K. Council Member Comments** – Received

**L. Committee, Board and Authority Minutes**

1. Planning Commission Minutes


**M. Correspondence**


1. The Right Place Website Information

**N. Adjournment**

**Motion** by Murchison, **Seconded** by Dault to adjourn the meeting at 8:26 P.M.

**Vote:                    Ayes- All            Nays- None                    Motion Carried**

  
**Don Barnhard, Mayor**

  
**Hilary Davis Deputy Clerk/Treasurer**  
**Approved on May 16, 2016**