



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

CITY COUNCIL
Minutes for October 13, 2020 at 6:00 P.M.

A. Meeting Called to Order

The Special Meeting of the White Cloud City Council was held on the above date at City Office. Mayor Pro-Tem Becker called the meeting to order at 6:02 p.m.

1. Roll Call

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

Mayor Denslow arrived at 6:08 p.m.

Members Absent: None

Staff Present: City Manager – Yvonne Ridge, Clerk - Kelli Arnold

Public in Attendance: Leroy & Hope Stratton, Phil & Jesi Wimmer, Doug Nowels, Kasey Hershberger, Anne Schneider, Dan Abid, Mark & Sarah Bergakker, Judy Maike
Julie Burrell via Zoom

2. Approval of Agenda

Approval of Agenda for Tuesday, October 13, 2020 with addition of Closed Session, addition of Resolution under Unfinished Business and moving New Business to be done before Unfinished Business.

Motion by Shears, **Seconded** by Dault to approve the Agenda with changes for October 13, 2020.

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

3. Invocation & Pledge of Allegiance

Led by Murchison

B. Public Hearing

1. For the purpose of receiving public comment on the request to rezone Parcel No. 62-15-05-127-013 located on corner of Pine Hill Avenue and Benson Street from R-1 Single-Family, to R-2, Multi-Family.

Public Comment:

Judy Maike – Is there a proposal to what is intended to be built if rezoned? It is only an acre. Does not seem like it is a large enough parcel.

Phil Wimmer – If rezoned, would it stay R2 if it does not become a Senior Living and anything can be put there?

Brian Miller – Are the setbacks different for R1/R2?

2. For the purpose of receiving public comment on the request to create an Obsolete Property Rehabilitation Act (OPRA) district with the following parcels:

62-15-05-131-004, 62-15-05-131-005, 62-15-05-133-004, 62-15-05-134-016, 62-15-05-135-022, 62-15-05-135-023, 62-15-05-136-023, 62-15-05-136-030, 62-15-05-177-024, 62-15-05-177-029, 62-15-05-212-001.

Leroy Stratton – What is an obsolete property?

Brian Miller- Is there an idea of how long the certificate of exemption will be or will it be decided on a case by case issue?

Julie Burrell - White Cloud is the only City in Newaygo County considered a Core Community, OPRA is an incentive to attract developers.

C. Public Comment

Sarah Bergakker– Speaking on sale of Parcel No. 62-11-33-300-006; Attorney has advised that the City has agreed to sell the East Pine Hill property and it is our right to enforce the right to purchase the property.

Phil Wimmer- Concern with the rezoning from R1 to R2. Strong opinion to not rezone to R2.

Julie Burrell – Express support for the OPRA District establishment. Would be a great incentive and great tool communities can use to enhance attracting developers to redevelop communities; would be great for White Cloud.

Anne Schneider- Hope to have community support for project at the old Charlie's Pub; part of the reason here today talking about the OPRA district. Have not asked for reduction in the property taxes that it would have qualified for, would like consideration for the full 12 years, plans to redo the building and attract tourists and create jobs.

Jessica Wimmer- Thank everyone for serving here and applaud the work always done. Speaking to the rezone, if there is a possibility of it being a multi-house where increase concern, am totally against it.

Judy Maike- City has already separated this site and approved for multi-family housing for Hope Network, to have another in such proximity is not such a good idea. Where did the request come from for the Obsolete property?

D. Approval of Minutes

Approval of the Regular Meeting Minutes of October 6, 2020.

Motion by Murchison, **Seconded** by Dault to approve Regular Meeting Minutes of October 6, 2020.

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

E. New Business

1. White River Management Inc. Rezoning Application

A Rezoning Application was turned in by White River Management Inc. to rezone from R-1 to R-2 Lots 15-19, Parcel ID No: 15-05-127-013.

Attorney from Bloom-Sluggett advised Council of the restriction of height and density in the Airport approach plan. City cannot take any action that would be inconsistent with the current

airport approach plan. Recommendation to Council based on that is to deny the application as it would be a violation of statute to rezone.

Motion by Dault, **Seconded** by Becker to deny the White River Management rezone application.

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

2. Resolution 2020-39 Establish an Obsolete Property Rehabilitation District

The City of White Cloud is formally requesting the establishment of the Obsolete Property Rehabilitation District to include the following Parcels: 62-15-05-131-004, 62-15-05-131-005, 62-15-05-133-004, 62-15-05-134-016, 62-15-05-135-022, 62-15-05-135-023, 62-15-05-136-023, 62-15-05-136-030, 62-15-05-177-024, 62-15-05-177-029, 62-15-05-212-001.

Motion by Dault, **Seconded** by Becker to approve Resolution 2020-39.

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

3. Application for Obsolete Property Rehabilitation Exemption Certificate: 134 S. Charles (Parcel: 62-15-05-212-001)

Application turned in requesting a 12-year exemption with estimated rehabilitation cost of \$750,000.00.

Motion by Dault, **Seconded** by Zatalokin to approve application for an 8-year exemption instead of 12.

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

Motion by Becker, **Seconded** by Murchison to grant approval of the application with the requested 12-year exemption.

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

4. Resolution 2020-40 Approve an Obsolete Property Rehabilitation Exemption Certificate Application

A resolution to approve an Obsolete Property Rehabilitation Exemption Certificate to Applicants Anne Schneider and Kasey Hershberger.

Motion by Murchison, **Seconded** by Dault to approve Resolution 2020-40..

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

5. Special Events Application for Library Haunted House

White Cloud Community Library application for Halloween Haunted House on October 31, 2020 from 7-9 p.m. at the Library property 830 Wilcox Avenue.

Motion by Dault, **Seconded** by Zatalokin to approve the Special Events Application for Library Haunted House and waive the fee for the application.

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

6. Resolution 2020-41 Resolution Authorizing Library Program Halloween Haunted Trail

A resolution authorizing White Cloud Community Library activities for October 31, 2020.

Motion by Dault, **Seconded** by Shears to approve Resolution 2020-41.

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

7. Resolution 2020-42 Agreement for a School Liaison Officer 2020-21.

Shown on Agenda as 2020-43; Agenda should reflect 2020-42. ka

A resolution to authorize an agreement with White Cloud Public School District for a School Liaison Officer for the school year August 2020 through June 2021.

Motion by Dault, **Seconded** by Zatalokin to approve Resolution 2020-42.

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

F. Closed Session

1. Closed Session regarding the sale of and matters related to the sale of City property located on E. Pine Hill Avenue, identified as Permanent Parcel No. 62-11-33-300-006.

Motion by Zatalokin, **Seconded** by Becker to go into closed session at 6:45 p.m.

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

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

G. Mayor opened Public Session

7:11 p.m., Open Council Meeting

H. Unfinished Business

1. Resolution 2020-43 Declaring the City's intent not to proceed with the sale of the East Pine Hill property and rescinding any such sale.

Shown on Agenda as 2020-44; Agenda should reflect 2020-43. ka

Motion by Dault, **Seconded** by Zatalokin to approve Resolution No. 2020-43.

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

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

I. Public Comment

None

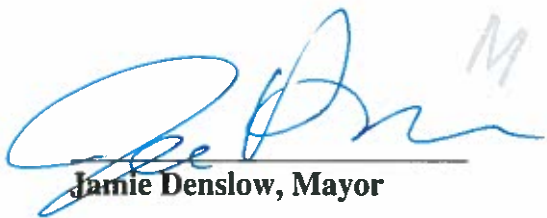
J. Council Member Comments

K. Adjournment

Motion by Becker, **Seconded** by Zatalokin to adjourn the meeting at 7:16 P.M.

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

Motion Carried



Jamie Denslow, Mayor



Kelli Arnold, Clerk

Approved on 11-10-2020