



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

**CITY COUNCIL REGULAR MEETING  
Minutes for January 3, 2023, 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. Mayor Miller called the meeting to order at 6:00 p.m.

**1. Roll Call**

**Council Members Present:** Damon Anuci, Herm Becker, Candice Dault, Brian Miller, Jeff Murchison, Lori Shears, Darren LaClair

**Members Absent:** None

**Staff Present:** City Manager April Storms, Clerk Kelli Arnold, Police Chief Dan Evans

**Guest sign-in:** Richard Dault, Joanne Chandler, Richard Houtteman, Brian Farkas

**Zoom:** Marva Shears

**2. Approval of Agenda**

Approval of Agenda for the regular City Council meeting of January 3, 2023.

Shears requested to add #9 under New Business for workshop discussion; Storms would like to add New Business item #10 CEDAM.

**Motion** by Dault, **Seconded** by Anuci to approve the amended agenda as requested.

**Vote:** Yes-All No-None Absent-None Abstained-None **Motion Carried**

**3. Invocation & Pledge of Allegiance**

Led by Murchison.

**B. Reserved Time**

Kevyn Kozumplik of Gabridge & Company to present FY 21/22 Audit.

Audit opinion:

- Issued an unmodified opinion, City received the highest level of assurance
- No internal control deficiencies
- No deficit fund balances
- No budget deficiencies

Highlights were:

- The City's fund balance across all funds as of 6/30/2022 was \$966,000.00 which was an increase of \$166,049.00 from previous year
- General Fund ending fund balance as of 6/30/2022 was \$408,368.00 which was an increase of \$122,698.00 from previous year

**C. Public Comment**

Joanne Chandler

**Received**

**D. Approval of Minutes**

1. Approval of the Regular meeting Minutes of December 6, 2022.

**Motion** by Murchison **Seconded** by Dault to approve the minutes of December 6, 2022.

**Vote: Yes-All No-None Absent-None Abstained-None Motion Carried**

**E. Unfinished Business**

None

**F. New Business**

1. Resolution 2023-01 December expenditures.

A resolution to approve all expenditures of the City for December 2022.

**Motion** by Dault, **Seconded** by Anuci to adopt Resolution 2023-01 December expenditures.

**Roll Call Vote: Yes- Dault, Anuci, Becker, Murchison, LaClair, Shears, Miller**

**No-None Absent-None Abstained-None Motion Carried**

2. Resolution 2023-02 Attorney of Record

A resolution to designate the Law Firm of Murphy, Caris, & Miller P.C. as Attorney of Record for the City of White Cloud.

**Motion** by Becker, **Seconded** by Murchison to adopt Resolution 2023-02, Attorney Representation of Record.

**Vote: Yes-All No-None Absent-None Abstained-None Motion Carried**

3. Resolution 2023-03 Adopt Newaygo County White River Emergency Evacuation Plan

A resolution to adopt the Newaygo County White River Emergency Evacuation Plan for dam failure and flooding, 2023 Edition.

**Motion** by Murchison **Seconded** by Dault to adopt Resolution 2023-03.

**Vote: Yes-All No-None Absent-None Abstained-None Motion Carried**

4. Resolution 2023-04 MDOT Annual Permit for use of State Highway Right of Way

A resolution required by MDOT for purposes of issuing a Municipality an "Individual Permit for Use of State Highway Right of Way" and/or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".

**Motion** by Dault, **Seconded** by Shears to adopt Resolution 2023-04.

**Vote: Yes-All No-None Absent-None Abstained-None Motion Carried**

5. Appoint Board of Review Members

Per the Code of Ordinances, the Council shall annually, in the month of January, appoint two qualified freeholders who are electors of the city to serve with the assessor as members of the Board of Review and shall set their compensation at the time of their appointment.

Current rate for Board of Review members is \$45.00 per (1/2) half day and \$90.00 per full day.

Current members Charlie Twing, Marva Shears and Cindie Thompson would like to retain their seat on Board of Review for City of White Cloud.

**Motion** by Shears **Seconded** by Becker to re-appoint Twing, Shears and Thompson to Board of Review.

**Vote: Yes-All No-None Absent-None Abstained-None Motion Carried**

6. Month-end reconciliation contract/memo

A request from City Manager Storms to Council to allow Lora Kalkofen to continue working with City Manager on reconciliation of month end which includes several general ledgers that

include assets, liabilities, reserves, revenues and expenses. The service would continue at \$600.00 per month until BS&A is implemented.

**Motion** by Dault, **Seconded** by Murchison to continue contracting the reconciliation with Lora Kalkofen as presented.

**Roll Call Vote:** Yes-Dault, Murchison, Shears, LaClair, Becker, Anuci, Miller

No-None Absent-None Abstained-None

**Motion Carried**

7. 2022 Public participation annual report – RRC requirement

A memorandum from City Manager Storms to Mayor and City Council with an annual status update required by (MEDC) Michigan Economic Development Corporation's (RRC) Redevelopment Ready Communities program. **Received**

8. 10 S. North Street proposed purchase agreement

An agreement between the City of White Cloud and Green Development Ventures, LLC to sell and purchase one (1) lot (known as 10 S. North Street/Parcel No. 62-15-05-126-001) in the City of White Cloud for (\$1,000.00) one thousand dollars subject to the terms and conditions stated in the Agreement. The sale is contingent on a Workforce Housing" Pilot tax exemption.

**Motion** by Dault, **Seconded** by Shears to approve the Lot Purchase Agreement as presented.

**Roll Call Vote:** Yes-Dault, Shears, Anuci, LaClair, Becker, Murchison, Miller

No-None Absent-None Abstained-None

**Motion Carried**

9. Workshop discussion

A request by Council member Shears for Council to begin holding a workshop to discuss matters on the agenda amongst themselves before the Council meeting. The workshop will be added to the February agenda for Council to vote on implementing. **Received**

10. CEDAM's Community Development Fellowship

City Manager announced to Council that the City of White Cloud has been selected as a host community for Community Economic Development Association of Michigan (CEDAM) upon approval of the onetime City fee of \$10,000.00. This program will allow the city to host a community development fellow for a fifteen-month placement beginning May 2023. A CEDAM fellow will work full-time in the host community for 15 months, add capacity by playing a project management role, support the host community progress in MEDC's Redevelopment Ready Communities Program, identify and support applications for funding opportunities related to community economic development, engage residents, and participate in leadership and professional development. The cost per fellow is \$96,925.00, the total one-time fee for the City of White Cloud is \$10,000.00.

**Motion** by Dault, **Seconded** by Becker to approve the one-time expenditure of \$10,000.00 for the CEDAM program.

**Roll Call Vote:** Yes-Dault, Becker, Shears, Anuci, LaClair, Murchison, Miller

No-None Absent-None Abstained-None

**Motion Carried**

**G. Correspondence**

1. Police Department report
2. DPW report
3. City Manager Report/Treasurer report
4. WC Sherman Utilities Authority packet
5. Request for Proposal (RFP)

**Received**

**H. Public Comment**

R. Houtteman, Consumer's Energy

**Received**

**I. Council Member Comments**

L. Shears, B. Miller

**Received**

**J. Adjournment**

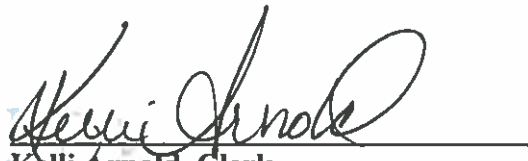
Meeting adjourned by Mayor Miller at 7:28 p.m.

**Motion** by Becker **Seconded** by Shears to adjourn.

**Vote: Yes-All No-None Absent-None Abstained-None**

**Motion Carried**

  
Brian J. Miller, Mayor

  
Kelli Arnold, Clerk  
Approved on 2/7/2023

WHITE CLOUD  
A TRAIL FOR EVERY SEASON

MICHIGAN