

CITY OF REED CITY
REGULAR COUNCIL PROCEEDINGS
July 14, 2025

Mayor Meinert called the meeting to order at 5:30 P.M. in Council Chambers, 227 E. Lincoln Avenue, Reed City, Michigan.

- Present** Roger Meinert, Nicole Woodside, Charles Lupo, Brad Nixon, Nate Bailey, James Anderlohr and Trevor Guiles. The City Attorney, David Porteous and City Manager, Rich Saladin, were also in attendance. Department Heads attending were, Rich Rehkopf, Kadee Kidd, Chris Lockhart, Jeff Stein, Amanda Grant and Curt Brackenrich. The meeting was opened with the pledge to the flag. There were citizens in the audience.
- Agenda** Approval of the agenda was unintentionally omitted from the agenda and approved out of order. Motion by Guiles, seconded by Anderlohr, **CARRIED**, to approve the agenda as amended, adding Dan Burchett to audience presentation and removing new business #6. Affirmed by voice vote.
- Minutes** Motion by Woodside, seconded by Guiles, **CARRIED**, to accept the minutes of the June 09, 2025, regular meeting as presented. Affirmed by voice vote.
- Motion by Woodside, seconded by Anderlohr **CARRIED**, to accept the Special Council minutes of the June 25, 2025, meeting, as ammended. Affirmed by voice vote.
- Bills** Motion by Guiles, seconded by Lupo, **CARRIED**, to approve paying bills in the amount of \$2,079,536.42 as presented. Roll call vote. Voting yes were Woodside, Lupo, Meinert, Nixon, Anderlohr, Guiles and Bailey.
- Reports** Fire Chief Jeffrey Stein, Police Chief Christopher Lockhart, Rich Rehkopf, DPW, and Curt Brackenrich, WWTP, filed written reports. Kadee Kidd provided by email, Financial Reports including a Revenue/Expenditure Report as of June 30, 2025. Motion by Woodside, seconded by Bailey, **CARRIED**, to approve the Department Head reports as submitted. Affirmed by voice vote.

Audience Presentations

- Beer Festival** Sally Daling, RCACC Coordinator presented date for 2026 Reed City Beer Festival of the last Saturday of April and requested to have a five-year agreement. Motion by Anderlohr, seconded by Lupo, **CARRIED**, to change the annual Beer Festival to the last Saturday of April and to approve this date for 5 years, if needed, Sally will re-appear to Council with an amendment. Affirmed by voice vote.
- Rental Inspection** Matt VanPeeren, Chair of the Rental Inspection Committee, presented the committee's recommendation to create an ordinance based on educating both tenants and landlords, Matt presented checklists and registration ideas the committee suggested.

Rental Inspection cont.

Motion by Anderlohr, seconded by Nixon, **CARRIED**, directing the City Attorney to create an ordinance draft that would educate tenants and landlords and to begin registering rentals, following the guidelines as recommended by the Rental Inspection Committee. Bailey and Lupo requested a roll call vote. Voting yes were Meinert, Woodside, Nixon, Bailey, Anderlohr and Guiles. Voting no was Lupo.

County Commissioner

Russ Nehmer provided an update of the County Commission meeting and answered any questions that Council had.

Dan Burchett Dan expressed his gratitude towards the sitting Council and thanked everyone for making his time on Council an enjoyable experience. Council in return thanked Dan for his dedication to this City and expressed sincere appreciation for Dan's drive and going above and beyond the duties of a Council member, he will be missed. Dan received a round of applause and a few hugs.

New Business

Fire Department Proposal to join MABAS

Motion by Guiles, seconded by Anderlohr, **CARRIED**, to enter into agreement with Mutual aid box alarm system and to allow the City Manager to sign. Roll call vote. Voting yes were Meinert, Woodside, Lupo, Bailey, Guiles, Anderlohr and Nixon.

Change Order 5 Gerber Construction

Motion by Guiles, seconded by Woodside, **CARRIED**, to approve DWSRF24 855455-3 Change Order 5 Gerber Construction with a net amount of (\$56,512.19). Affirmed by roll call vote. Voting yes were Woodside, Bailey, Meinert, Anderlohr, Guiles, Lupo and Nixon.

Resolution 2025-15

Motion by Guiles, seconded by Bailey, **CARRIED**, to adopt Resolution 2025-15, a Resolution Establishing an Obsolete Property Rehabilitation District at 101 W. Slosson. Affirmed by roll call vote. Voting yes were Woodside, Bailey, Meinert, Guiles, Lupo Anderlohr and Nixon.

RESOLUTION 2025-15 TO APPROVE AN OBSOLETE PROPERTY REHABILITATION DISTRICT APPLICATION, PA 146 of 2000, AS AMENDED

Minutes of a regular meeting of the City of Reed City Council of the City of Reed City, held on July 14, 2025 at Council Chambers in Reed City, MI 49677 at 5:30.

PRESENT: Nicole Woodside, Brad Nixon, James Anderlohr, Charles Lupo, Nate Bailey, Trevor Guiles and Roger Meinert

ABSENT: None

The following preamble and resolution were offered by Guiles and supported by Bailey.

Resolution 2025-15 Approving Obsolete Property Rehabilitation (OPRA) District for Brennan Walsh, Located at 101 W. Slosson Ave. Reed City, MI. 49677.

WHEREAS, the City of Reed City legally established the Obsolete Property Rehabilitation District Former Herald Building 101 W. Slosson Reed City, MI 49677 on July 14, 2025, after a public hearing held on July 14, 2025; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Reed City; and

WHEREAS, the certificate will not be extended past ten years.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on July 14, 2025; and

WHEREAS, Brennan Walsh is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for Obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Brennan Walsh has provided answers to all required questions under the application instructions to the City of Reed City; and

WHEREAS, the City of Reed City requires that rehabilitation of the facility shall be completed by December 12, 2036; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established under Public Act 146 of 2000; and

WHEREAS, completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create housing, and increase the number of residents in the Reed City Community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the Reed City Council of the City of Reed City
Be and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land,
located in Obsolete Rehabilitation District Former Herald Building at 101 W. Slosson Ave. Reed City MI 49677 for
a period of 10 years, beginning December 31, 2025, and ending December
30, 2035, pursuant to the provisions of PA 146 of 2000, as amended.

Ayes: Woodside, Bailey, Nixon, Anderlohr, Guiles, Meinert and Lupo.

Nays: None

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City of Reed City Council of the City of Reed City, County of Osceola Michigan at a regular meeting held on July 14, 2025.

Amanda Grant
Clerk

Change Order CJ's Excavating

Motion by Guiles, seconded by Anderlohr, **CARRIED**, to approve DWSRF23 855450-1 Change Order CJ's Excavating in the net amount of (\$56,512.19) and closing out this contract. Roll call vote. Voting yes were Nixon, Meinert, Guiles, Anderlohr, Bailey, Lupo and Woodside.

Bids

Motion by Anderlohr, seconded by Guiles, **CARRIED**, to approve seeking bids for WWTP East Equalization Tanks Solids Removal. Affirmed by voice vote.

Consent Agenda

Motion by Bailey, seconded by Lupo, **CARRIED**, to accept the consent agendas as presented. Affirmed by voice vote.

City Managers Report

City Manager, Rich Saladin reported on receiving numerous complaints about the quality of re-seeding after construction, reassuring Council this will get corrected soon, dependent on weather conditions. Saladin mentioned that the Master Plan is currently being worked on at the Planning Commission meetings. It has been recommended to remove the building behind the Depot, 214 N. Chestnut Ave. Saladin has had positive engagements with many bicyclists in the area, noting that our trails are well known throughout the Country, Reed City was recognized as the 9th best trail designation in the state.

Mayor's Report

Mayor Meinert announced that he would be on a podcast with Chris Jane, What's Up Big Rapids, representing the City and the many accomplishments of the City.

City Attorney's Report

Nothing to report other than what was discussed.

Council Member Comments

Nicole Woodside informed the Council that she would not be at the August meeting.

Audience Comments

Jeff Stein asked for prayers for the loss of Jenny Edstrom, a local responder who passed away way too young.

Adjournment Meinert adjourned the meeting at 7:10 P.M.

Amanda Grant

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City of Reed City Clerk