

**CITY OF REED CITY**  
**REGULAR COUNCIL PROCEEDINGS**  
**March 11, 2024**

Mayor Meinert called the meeting to order at 6:00 P.M. in Council Chambers, 227 E. Lincoln Avenue, Reed City, Michigan.

**Present** Mayor, Roger Meinert. Council Members: Trevor Guiles, Russell Nehmer, Nicole Woodside, Brad Nixon, Dan Burchett and David Belden. The City Attorney, Michael Figliomeni and City Manager, Rich Saladin, were also in attendance. Department Heads attending were, Rich Rehkopf, Kadee Kidd, Chris Lockart Jeff Stein and Curt Brackenrich. The meeting was opened with the pledge to the flag. There were citizens in the audience.

**Agenda** Motion by Woodside, seconded by Belden, **CARRIED**, to approve the agenda as presented with the correction of #3 unfinished business ordinance number 002-2024 and adding Sally Momany, Osceola County Update to #3 under audience presentation. Affirmed by voice vote.

**Public Hearing:** Public Hearing was opened at 6:01 pm to receive public comment on Ordinance 001-2024 to amend part 12 title IV appendix 1, Zoning Map Changes. Rezone 116 E Osceola from R-3 to C-2.

Zach Huss, owner of 116 East Osceola and Dairy Depot, spoke about the house that was at the site. It was demolished and is being filled in. His goal is to use this property for overflow parking and move the dumpsters and shed more to that property. He would like to see this zoning changed.

Public Hearing Closed at 6:03 pm.

**Public Hearing:** Public Hearing was opened at 6:04 pm to receive public comment on Ordinance 002-2024 to amend the codified ordinance of the City of Reed City by revising section 606.02 (e) of chapter 606. Number of dogs and cats. No Comments.

Public Hearing Closed at 6:05 pm.

**Minutes** Motion by Nehmer, seconded by Guiles, **CARRIED**, to accept the minutes of the February 12, 2024, regular meeting as presented. Affirmed by voice vote.

**Bills** Motion by Nehmer, seconded by Guiles, **CARRIED**, to approve paying total amount of \$976,588.18 as presented. Roll call vote. Voting yes were Woodside, Nixon, Burchett, Meinert, Guiles, Belden, and Nehmer.

**Corbin White**  
**Eagle Scout**

Corbin White, presented a Eagle Scout project he is working on 'Lending Libraries'. He took old newspaper boxes to make the lending libraries. He is putting them at Rambadt Park, Westerburg Park, and Reed City Depot.

Motion by Guiles, seconded by Nehmer, **CARRIED**, to approve Corbin White, Eagle Scout project lending libraries as presented with City Manager and Public Works coordination. Affirmed by voice vote.

**RC Farm Mrk:** Mary Galvanek and Emily Ruppert gave a presentation on a proposed Farmers Market that will be at the Reed City Depot on Wednesday nights from 4-8.

Motion by Meinert seconded by Nixon, **CARRIED**, to approve Farmers Market to use the Reed City Depot on Wednesdays from 4-8 and provide City Manager the authority with the logistics of this. Voting yes were Woodside, Meinert, Nixon, and Nehmer. Voting no were Belden, Burchett and Guiles.

Osceola Co.: Sally Momany Osceola County Commissioner, wanted to let the City know where the County is going. The County is in the 2<sup>nd</sup> round of the Landbank grant. If the funds come through and is approved the Annex will come down and made into city lots. They purchased 35 acres in the city limits on 3-mile Rd. and long-term goal is to build a County Facility. There were 197 voters for the 9 days of Early voting. Signed a housing contract with the City of Ewart for property inspector. Approved to add up to .5 COA millage to the November election. They sold the COA building in Ewart to the City of Ewart. The 2024 budget is balanced. This is the first time it has happened in county history. April 19, 2024, from 8am – 9 am at the Reed City Depot, Katy Mora, Vice President of Middle Michigan Development Corporation is putting on a regional breakfast sponsored by Consumer Energy, anyone can come, just RSVP. If anyone has any questions on anything, please let Sally know.

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 February 29, 2024. Motion by Guiles, seconded by Burchett, **CARRIED**, to approve the Department Head reports as submitted. Affirmed by voice vote.

DDA There will be a special work study on April 25, 2024, at 5:15 to talk about DDA with Bob Toland.

Ordinance 001-2024 Motion by Guiles, seconded by Belden, **CARRIED**, to adopt Ordinance 001-2024 to amend part 12 title IV appendix 1, Zoning Map Changes. Rezone 116 E Osceola from R-3 to C-2 as presented. Voting yes were Meinert, Belden, Nixon, Guiles, Burchett, Nehmer, and Woodside.

CITY OF REED CITY  
ORDINANCE NO. 001-2024

AN ORDINANCE TO AMEND PART 12, TITLE IV, APPENDIX 1, ZONING MAP CHANGES

The City of Reed City ordains that:

Appendix 1, Zoning Map of the City of Reed City is hereby amended as follows:

Property located at 116 E Osceola Ave, Reed City, with the following property description is rezoned from the Residential-3 to Commercial-2.

116 E Osceola Ave- 67-52-266-009-00

S 75 FT OF LOT 9 & E 20 FT OF S 75 FT OF LOT 8 BLK 6 SUBD OF BLKS 1, 6 & 7 OF BITTNER'S 2ND ADD

The District boundaries of the official Zoning Map of the City of Reed City shall be amended to reflect these changes, and this amendment shall be added to the annotations on the Zoning Map.

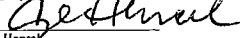
Effective Date: Thirty days after publication

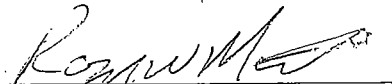
This ordinance was introduced on February 12, 2024, by Councilperson Nixon.

On the 11<sup>th</sup> day of March, 2024, upon the motion by Councilperson Guiles, & seconded by Nehmer this ordinance was adopted.

Voting yeas: Belden, Burchett, Guiles, Meinert, Nehmer, Nixon and Woodside.

Voting nays: None.

  
Amye Hensel  
City Clerk

  
Roger W. Meinert  
City Mayor

The ordinance was published on 16th day of March 2024 and is effective 30 days after publication.

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted at a Meeting of the Board of the City of Reed City, Osceola County, Michigan, held on the 11th day of March 2024, and that public notice of said meeting was given as required by Law.

  
Amye Hensel, Clerk  
City of Reed City  
207 East Lincoln Avenue  
Reed City, Michigan, 49677  
(231) 832-2245

Ordinance 002-2024 Motion by Guiles, seconded by Nehmer, **CARRIED**, to adopt Ordinance 002-2024 to amend the codified ordinance of the City of Reed City by revising section 606.02 (e) of chapter 606. Number of dogs and cats as presented. Voting yes were Meinert, Belden, Nixon, Guiles, Burchett, Nehmer, and Woodside.

CITY OF REED CITY  
ORDINANCE NO. 002-2024

AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE CITY OF REED CITY BY REVISING SECTION 606.02(e) OF CHAPTER 606 OF SAID CODIFIED ORDINANCES.

The City ordains:

Section 606.02(c) Number of Dogs and Cats Allowed Per Home or Apartment.  
No homeowner or apartment renter shall keep more than five dogs or five cats or a combination of more than five dogs and cats per home or apartment.  
If a dog or a cat has a litter, the owner may keep the litter for up to ninety (90) days.  
A violation of this section shall constitute a civil infraction and complaints/tickets shall be processed and punished accordingly.

Effective Date: Thirty (30) days after publication


This ordinance was introduced on February 12, 2024, by Councilperson Guiles.

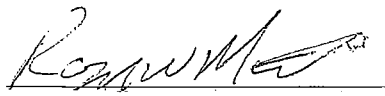
On the 11th day of March, 2024, upon the motion by Councilperson, Guiles,

and seconded by Councilperson, Nehmer this ordinance was adopted.

Voting yeas: Belden, Burchett, Guiles, Woodside, Nixon, Meinert, and Nehmer.

Voting nays: none.

  
Amye Hensel  
City Clerk

  
Roger W. Meinert  
City Mayor

The ordinance was published on day 16<sup>th</sup> of, March, 2024, and is effective 30 days after publication.

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted at a Meeting of the Board of the City of Reed City, Osceola County, Michigan, held on the 11th day of March, 2024, and that public notice of said meeting was given as required by Law.

  
Amye Hensel, Clerk  
City of Reed City  
207 East Lincoln Avenue  
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(231) 832-2245

Personnel Com Motion by Guiles, seconded by Woodside, **CARRIED**, to appoint Brad Nixon, Dan Burchett, and Roger Meinert to Personnel Committee and appoint alternate as needed. Mayor Meinert will send out an evaluation for the City Manager and would like them back by April 1, 2024. Voting yes were Meinert, Nixon, Guiles, Burchett, Nehmer, Belden and Woodside.

Osceola Co Land Motion by Burchett, seconded by Guiles, **CARRIED**, to approve the access agreement between the City of Reed City and Osceola County land bank authority as presented with City Manager to sign. Voting yes were Belden, Meinert, Nixon, Guiles, Burchett, Nehmer, and Woodside.

CIP Motion by Guiles, seconded by Nehmer, **CARRIED**, to approve the 2024 Capital Improvement Plan as presented. Voting yes were Meinert, Nixon, Belden, Guiles, Burchett, Nehmer, and Woodside. Guiles wanted to note that when City Manager Saladin took leadership over it has stepped up and KUDOS to him.

Metro Act Motion by Guiles, seconded by Burchett, **CARRIED**, to approve the METRO Act agreement extension for Point Broadband as presented and City Manager to sign. Voting yes were Meinert, Nixon, Guiles, Burchett, Belden, Nehmer, and Woodside.

Resol 2024-03 Motion by Guiles seconded by Belden, **CARRIED**, to approve Resolution 2024-03. Authorizing publication of notice of intent to issue bonds and declaration of intent to reimburse project expenditures with bond proceeds as presented and City Clerk to sign. Voting yes were Meinert, Nixon, Guiles, Burchett, Nehmer, Woodside and Belden.

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CITY OF REED CITY  
COUNTY OF OSCEOLA, MICHIGAN  
Resolution No. 2024 - 03

At a regular meeting of the City Council of the City of Reed City, County of Osceola, Michigan, held in said City on Monday, March 11, 2024.

PRESENT: Nixon, Woodside, Durbett, Nehmer, Guiles, Meinert, Belden.

ABSENT: None.

The following resolution was offered by Council Member Guiles and seconded by Council Member Belden

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE  
OF INTENT TO ISSUE BONDS AND  
DECLARATION OF INTENT TO REIMBURSE PROJECT  
EXPENDITURES WITH BOND PROCEEDS

WHEREAS, the City of Reed City (the "City") is authorized by Act 94 of the Michigan Public Acts of 1933, as amended ("Act 94"), and its charter, to issue and sell revenue bonds and to use the proceeds from the sale thereof to finance all or a portion of the costs of improvements to the City's existing water supply system, including but not limited to the construction and installation of new water mains, the repair, improvement and/or replacement of existing water mains, water service line replacements, replacement of water meters system-wide, replacement of a water supply well, improvements to water storage tanks, restoration and all appurtenant work, and including the payment of engineering, legal, financial and other expenses incidental thereto and to the issuance of the bonds (the "Project"); and

WHEREAS, the City Council has determined that the estimated amount necessary to pay for the Project, including necessary expenses incidental thereto, requires the issuance, sale and delivery of the City's revenue bonds, in one or more series, in the aggregate principal amount of not to exceed \$12,000,000 (the "Bonds"); and

WHEREAS, the City has been advised by the Michigan Department of Environment, Great Lakes & Energy that financial assistance to accomplish the acquisition and construction of the Project is available through the Drinking Water State Revolving Fund ("DWSRF") Loan Program administered by the Michigan Finance Authority; and

WHEREAS, the City has made application for participation in the DWSRF Loan Program; and

WHEREAS, it is anticipated that the City will advance a portion of the costs of the Project prior to the issuance of the Bonds, such advance to be repaid from proceeds of the Bonds upon the issuance thereof; and

WHEREAS, Treasury Regulation § 1.150-2 (the "Reimbursement Regulations") promulgated pursuant to the Internal Revenue Code of 1986, as amended, specifies conditions under which a reimbursement allocation may be treated as an expenditure of bond proceeds, and the City intends by this Resolution to qualify monies advanced by the City to the Project for reimbursement from proceeds of the Bonds in accordance with the requirements of the Reimbursement Regulations; and

WHEREAS, it is necessary to publish a Notice of Intent to Issue Bonds in a newspaper of general circulation in the City and to allow a 45-day period for the filing of a petition for referendum requesting an election on said Bonds in compliance with the requirements of Act 94.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Reed City:

1. The City Clerk is hereby authorized and directed to publish in the *Herald Review*, a newspaper of general circulation in the City, a Notice of Intent to Issue Bonds in substantially the form attached to this Resolution as Exhibit A. Said notice shall be published as a one-quarter (1/4) page display advertisement.

2. The City Council hereby determines that the Notice and the manner of publication provides information sufficiently adequate to inform the electors and taxpayers of the City and the users of the water supply system of the nature of the Bonds and of their right to file a petition for referendum requesting an election on the Bonds. The newspaper named for publication is determined to reach the largest number of persons to whom the notice is directed.

3. The City declares for purposes of complying with the Reimbursement Regulations that it reasonably expects to reimburse itself from bond proceeds for costs of the Project paid and incurred by the City prior to the issuance of the Bonds, that the maximum principal amount of the Bonds to be issued to pay Project costs is not expected to exceed \$12,000,000, that such expenditures are for purposes of financing the costs of the Project and paying related bond issuance costs; and that the expenditures described above are "capital expenditures" which are costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election) under general Federal income tax principles (as determined at the time the expenditure is paid).

4. The City hereby confirms the retention of Varum LLP as Bond Counsel in connection with the issuance of the Bonds and Baker Tilly Municipal Advisors, LLC as Financial Advisor in connection with the issuance of the Bonds.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be, and the same hereby are, rescinded.

Adopted this 11th day of March, 2024.

YEAS: Nixon, Woodside, Durbett, Nehmer, Guiles, Meinert, Belden.

NAYS: None.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Reed City, County of Osceola, Michigan, at a meeting held on March 11, 2024, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, Act 267 of the Michigan Public Acts of 1976, including in the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting. I further certify that the foregoing resolution is in full force and effect at the date hereof and has not been amended, modified or revoked.

Dated: March 11, 2024

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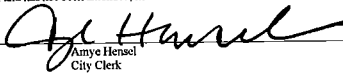
  
Amye Hensel  
City Clerk

EXHIBIT A

NOTICE TO THE ELECTORS AND TAXPAYERS OF THE CITY OF REED CITY  
AND TO THE USERS OF THE CITY'S WATER SUPPLY SYSTEM  
OF THE CITY'S INTENT TO ISSUE BONDS  
AND THE RIGHT OF REFERENDUM RELATING THERE TO

NOTICE IS HEREBY GIVEN that the City Council of the City of Reed City, County of Osceola, Michigan (the "City"), intends to issue and sell its revenue bonds, in total principal amount of not to exceed Twelve Million Dollars (\$12,000,000), in one or more series, for the purpose of financing all or a portion of the costs of improvements to the City's existing water supply system, including but not limited to the construction and installation of new water mains, the repair, improvement and/or replacement of existing water mains, water service line replacements, replacement of water meters system-wide, replacement of a water supply well, improvements to water storage tanks, restoration and all appurtenant work, and including the payment of engineering, legal, financial and other expenses incidental thereto and to the issuance of the bonds (the "Project"). Said bonds shall be issued in one or more series, each of which shall mature serially in not to exceed forty (40) years from the date of issuance of such bonds, with interest payable on the unpaid balance at a rate of not to exceed eight percent (8%) per annum.

SOURCE OF PAYMENT OF REVENUE BONDS

THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE REVENUE BONDS SHALL BE PAYABLE PRIMARILY FROM THE NET REVENUES OF THE CITY OF REED CITY WATER SUPPLY SYSTEM INCLUDING THE SYSTEM'S FUTURE IMPROVEMENTS, ENLARGEMENTS AND EXTENSIONS. THE NET REVENUES OF THE SYSTEM CONSIST PRIMARILY OF THE RATES AND CHARGES BILLED TO USERS OF THE SYSTEM. The City expects the revenue bonds to be sold to the Michigan Finance Authority in connection with the Michigan Department of Environment, Great Lakes & Energy Drinking Water State Revolving Fund program, in which case the bonds sold to the Michigan Finance Authority may also be payable as described below.

ADDITIONAL SOURCES OF PAYMENTS FOR BONDS  
SOLD TO MICHIGAN FINANCE AUTHORITY

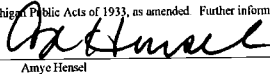
In the event the City sells the revenue bonds to the Michigan Finance Authority, THE CITY MAY ALSO PLEDGE ITS LIMITED TAX FULL FAITH AND CREDIT AS SECURITY FOR THE BONDS. IF REVENUES OF THE SYSTEM ARE INSUFFICIENT TO PAY DEBT SERVICE AT ANY TIME, THEN TO PAY DEBT SERVICE THE CITY SHALL ADVANCE LEGALLY AVAILABLE FUNDS INCLUDING, IF NECESSARY, FUNDS FROM THE LEVY OF TAXES UPON ALL TAXABLE PROPERTY IN THE CITY, SUBJECT TO CONSTITUTIONAL, STATUTORY AND CHARTER TAX RATE LIMITATION. IN ADDITION, THE CITY MAY BE REQUIRED TO PLEDGE FOR THE PAYMENT OF THE BONDS SOLD TO THE MICHIGAN FINANCE AUTHORITY MONEY RECEIVED OR TO BE RECEIVED BY THE CITY DERIVED FROM IMPOSITION OF TAXES BY THE STATE AND RETURNED OR TO BE RETURNED TO THE CITY AS PROVIDED BY LAW, except for money the use of which is prohibited for such purposes by the State constitution. The City may enter into an agreement providing for the payment of taxes, which taxes are collected by the State and returned to the City as provided by law, to the Michigan Finance Authority or a trustee, and such funds may be pledged for the payment of the Bonds.

RIGHT OF REFERENDUM

The City intends to issue the bonds without a vote of the electors unless a petition requesting an election on the question of issuing the bonds, signed by not less than 10% of the registered electors residing within the city limits of the City of Reed City, is filed with the City Clerk within 45 days after publication of this notice. If such a petition is filed, the bonds cannot be issued without an approving vote by a majority of the electors of the City qualified to vote and voting on the question at a general or special election. Signatures on the petition shall be verified by a person under oath as the actual signatures of the persons whose names are signed to the petition.

This Notice is given by order of the City Council pursuant to the requirements of Section 33 of Act 94 of the Michigan Public Acts of 1933, as amended. Further information concerning the matters set forth in this Notice may be secured from Rich Saladin, City Manager.

Dated: March 11, 2024

  
Amye Hensel  
City Clerk

Consent Agenda Motion by Woodside, seconded by Nixon, **CARRIED**, to approve consent agenda as presented. Affirmed by voice vote. Still looking for Housing Commission and Planning Commission members.

City Manager Rich Saladin submitted a written report and highlighted the following:

- 116 East Osceola is demolished, and sand is going back in the hole.
- Reed City Motel is demolished and is starting to look great. Still needs to be complete. Aaron Holsworth did a good job of making this happen and kudos to him.
- New wells update: one more test and we will begin letter of intent to purchase, the hope is for May 2024 meeting.
- The Beer Festival is April 20, 2024, they are moving a couple tents around. Need Volunteers and there is a Rotary 5K that morning at 10am.
- Josh Radner of Fishbeck gave an update on WWTP project it is going very well. Major subcontractors are on site and working. The project is on schedule and on budget.

Mayor Report: Nicole Woodside has bills next month.

Attorney Report none.

Council Russ Nehmer: Boy Scout Pinewood Derby is March 17, 2024, come out and see the races.  
Trevor Guiles: Good Friday Mistral Association is doing a Cross walk at lunch on Good Friday at the Depot and Rails to Trails.

Audience none.

Adjourn Mayor Meinert adjourned the meeting at 7:29 P.M.

Amye Hensel, City Clerk