

**CITY OF REED CITY
REGULAR COUNCIL PROCEEDINGS
September 20, 2021**

Mayor Meinert called the meeting to order at 7:00 P.M. in Council Chambers, 227 E. Lincoln Avenue, Reed City, Michigan.

- Present Mayor, Roger Meinert. Council Members: Nathan Bailey, Dan Burchett, Trevor Guiles, Russell Nehmer, Brad Nixon and Nicole Woodside. City Attorney, David Porteous and City Manager, Rich Saladin, were also in attendance. Department Heads attending were, Rich Rehkopf, Jeffrey Stein, Barbara Westerburg and Police Chief, Chris Lockhart. The meeting was opened with the pledge to the flag. There were citizens in the audience.
- Public Hearing Mayor Meinert opened the Public Hearing at 7:01 P.M. to receive public comment on an amendment to the Reed City Zoning Ordinance Map to rezone 238, 244 and 250 W. Upton Avenue properties from Commercial-1 to Residential-2.
- There was one public comment received and no written comments received. Comment from Joanna Graves of 244 W. Upton Avenue: What is Residential 2? Is there a Residential 1? What's the difference? Trevor Guiles explained the density size is different between R-1, R-2 and R-3 and that the set backs are a little different and the reason the council is considering R-2 is because that is what the rest of Upton Avenue is going west. Joanna Graves commented she is in favor of the rezone moving to Residential-2.
- The hearing was closed at 7:03 P.M.
- Public Hearing Mayor Meinert opened the Public Hearing at 7:03 P.M. to receive public comment on the request from Reed City Group, LLC for granting of an Industrial Facilities Exemption Certificate.
- There were no public comments received and no written comments received. The hearing was closed at 7:04 P.M.
- Public Hearing Mayor Meinert opened the Public Hearing at 7:04 P.M. to receive public comment on the closeout of the CDBG Funding for the General Mills Twin Project.
- There were no public comments received and no written comments received. The hearing was closed at 7:04 P.M.
- Agenda Motion by Bailey, seconded by Woodside, **CARRIED**, to approve the Agenda as presented. Affirmed by voice vote.
- Minutes Motion by Woodside, seconded by Nehmer, **CARRIED**, to accept the minutes of the August 12, 2021 Special Meeting as presented. Affirmed by voice vote.
- Motion by Guiles, seconded by Bailey, **CARRIED**, to accept the minutes of the August 16, 2021 regular meeting as presented. Affirmed by voice vote.
- Motion by Woodside, seconded by Nehmer, **CARRIED**, to accept the minutes of the August 24, 2021 Special Meeting as presented. Affirmed by voice vote.
- Bills Motion by Burchett, seconded by Nixon, **CARRIED**, to approve paying bills as presented for payment for a grand total approved amount of \$432,376.17. Roll call vote. Voting yes were, Woodside, Nehmer, Meinert Guiles, Bailey, Nixon and Burchett.

- Reports Chief Jeffrey Stein, Fire Dept., Police Chief Christopher Lockhart, Rich Rehkopf, DPW, and Curt Brackenrich, WWTP, filed written reports.
- Motion by Guiles, seconded by Burchett, **CARRIED**, to approve the Department Head reports as submitted. Affirmed by voice vote.
- Ordinance Councilperson Nate Bailey introduced Ordinance No. 001-2021, an Ordinance to Amend Part 12, Title IV, Appendix 1, Zoning Map Changes.
- IFT Motion by Guiles, seconded by Woodside, **CARRIED**, to approve Resolution No. 2021-15 a Resolution Approving Application for Industrial Facilities Exemption Certificate for Reed City Group, LLC as presented for the 12 year time frame. Roll call vote. Voting yes were, Meinert, Woodside, Bailey, Nehmer, Guiles, Burchett and Nixon.

**CITY OF REED CITY
RESOLUTION APPROVING APPLICATION FOR
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE**

**REED CITY GROUP, LLC
Resolution – 2021-15**

At a regular meeting of the Reed City Council, City of Reed City, Osceola County, Michigan, held at City Hall, 227 E. Lincoln Avenue, Reed City, Michigan, on September 20, 2021 at 7:00 P.M.

PRESENT: Nate Bailey, Dan Burchett, Trevor Guiles, Roger Meinert, Russ Nehmer, Brad Nixon and Nicole Woodside.
ABSENT: None.

A motion to adopt the following resolution was made by GUILES and supported by WOODSIDE.

WHEREAS, Act 198 of the Michigan Public Acts of 1974, as amended (“198”), authorizes the City of Reed City (the “City”) to approve applications for Industrial Facilities Exemption Certificates; and

WHEREAS, pursuant to Act 198, Reed City Group, LLC has filed an application for an Industrial Facilities Exemption Certificate; and

WHEREAS, the equipment described in the application is located within an Industrial Development District established, pursuant to Act 198, on the 19th day of August, 1991, by resolution of the Reed City Council after a duly noticed public hearing held on September 20, 2021; and the City of Reed City shall enter into an IFT Agreement, in the form approved by the City Attorney, with Reed City Group, LLC.; and

WHEREAS, the Reed City Council set this day and time to afford the City Assessor and representatives of each affected taxing unit an opportunity to be heard regarding said application; and

WHEREAS, written notification of this hearing has been published in the Pioneer Herald Review on September 1, 2021; and

WHEREAS, the Application, the general public, the City Assessor and representatives of all affected taxing units have been given an opportunity to be heard, and the Reed City Council has considered any objections with regard to the approval of an Industrial Facilities Exemption Certificate for Reed City Group, LLC.

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Reed City, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Reed City Council finds as follows:
 - a) That the equipment, for which the Industrial Facilities Exemption Certificate is requested, is “manufacturing equipment” within the meaning of Act 198.
 - b) That the granting of an Industrial Facilities Exemption Certificate to Reed City Group, LLC does not have the effect of substantially impeding the operation of the City of Reed City or impairing the financial soundness of any taxing unit which levies ad valorem taxes in the City.

2. That the Application of Reed City Group, LLC for an Industrial Facilities Exemption Certificate be, and is hereby approved.
3. That the Exemption Certificate is approved for a term of **twelve (12) years**.
4. All resolutions and parts of resolutions insofar, as they conflict with the provisions of this resolution is, and the same are, hereby rescinded.

AYES: 7

NAYS: 0

ABSENT: 0

RESOLUTION ADOPTED: September 20, 2021

- Assessor Motion by Guiles, seconded by Nixon, **CARRIED**, to approve the Agreement for Professional Assessor Services with Matt DeVerney as presented and authorize the Mayor and Clerk to sign. Roll call vote. Voting yes were, Nixon, Meinert, Guiles, Burchett, Nehmer, Bailey and Woodside.
- FD Construction Motion by Guiles, seconded by Bailey, **CARRIED**, to approve the bid from Three Rivers Corporation, not to exceed the amount of \$90,000.00 for the Fire Department construction services contingent on the Insurance Company approving the bill. Roll call vote. Voting yes were, Burchett, Nehmer, Bailey, Woodside, Guiles, Nixon and Meinert.
- Rambadt Park Motion by Guiles, seconded by Woodside, **CARRIED**, to approve the bid from Sky Guys LLC in the amount of \$10,800.00 for removal and cleanup of storm damage as marked by the DPW at Rambadt Park and Linear Park. Roll call vote. Voting yes were, Meinert, Nixon, Burchett, Woodside, Guiles, Nehmer and Bailey.
- Land Richard and Karen Brown offered an undeveloped wooded rectangular parcel adjoining their parcel to the City. It was the consensus of Council it would not be a benefit to the City and declined the offer.
- Fire Contract Motion by Guiles, seconded by Woodside, **CARRIED**, to approve the Agreement for Fire/Medical Services with Pinora Township for 2021/2022 in the amount of \$11,365.39 as presented and authorize the Mayor and Clerk to sign. Roll call vote. Voting yes were, Bailey, Burchett, Nixon, Guiles, Meinert, Nehmer and Woodside.
- Fireworks Motion by Guiles, seconded by Woodside, **CARRIED**, to approve the application from Wolverine Fireworks Display, Inc. to display fireworks at the Reed City High School Homecoming game on October 1, 2021. Affirmed by voice vote.
- Budget Amend Motion by Guiles, seconded by Burchett, **CARRIED**, to approve Budget Amendments No. 1 in the amount of \$11,000.00 and No. 2 in the amount of \$112,707.00 as presented by the City Treasurer. Roll call vote. Voting yes were, Meinert, Guiles, Bailey, Nehmer, Woodside, Nixon and Burchett.

RESOLUTION FOR BUDGET AMENDMENTS

DATE: Sept. 20, 2021

Resolution by the City Council to Amend the 2021/22 fund/department budgets as follows:

<u>FUND/ACCOUNT DESCRIPTION</u>	<u>PRESENT BUDGET</u>	<u>ACTUAL TO DATE</u>	<u>ESTIMATED YEAR END</u>	<u>AMENDED BUDGET</u>	<u>INCREASE (DECREASE)</u>
1. <u>Fund #101 General Fund</u>					
<u>Expenditures (by Department)</u>					
<u>Dept. 751 Parks & Recreation</u>	83,055	10,685	94,055	94,055	11,000
					-
<u>Total Increase(Decrease) in Expenditures</u>					\$ 11,000
<u>Revenues (by account)</u>					
<u>#410 Current Tax - Pers. Prop.</u>	34,500	46,500	45,500	45,500	11,000
					-
<u>Total Increase(Decrease) in Revenues</u>					\$ 11,000

Reason:

1. Increase Park budget for contract to clean up storm damage.					\$11,000
					\$11,000

<u>FUND/ACCOUNT DESCRIPTION</u>	<u>PRESENT BUDGET</u>	<u>ACTUAL TO DATE</u>	<u>ESTIMATED YEAR END</u>	<u>AMENDED BUDGET</u>	<u>INCREASE (DECREASE)</u>
2. <u>Fund #101 General Fund</u>					
<u>Expenditures (by Department)</u>					
<u>Dept. 336 Fire Dept.</u>	228,120	58,947	340,827	340,827	112,707
					-
<u>Total Increase in Expenditures</u>					\$ 112,707
<u>Revenues (by account)</u>					
<u>#698 Insurance Recoveries</u>	-	-	112,707	112,707	112,707
					-
<u>Total Increase in Revenues</u>					\$ 112,707

Reason:

Increase budget for repairing damage due to fire station vehicle fire.

ServPro invoice for smoke damage	\$23,807
Estimate for building repair	\$88,900
	\$112,707

Consent Motion by Bailey, seconded by Burchett, **CARRIED**, to accept the Consent Agenda as presented. Affirmed by voice vote.

Disc Golf Dan Burchett reported the trees are pretty much gone and the course is going to have to be re-designed. The baskets were not damaged as they were still in storage. Dan contacted Steve Hedstrom and advised him of the storm damage and sent him pictures of the destruction. There is so much damage, Dan is not sure if the area can be salvaged for a disc golf course until it is cleaned out. It was suggested to look at the area next to the trail off of 200th Avenue which was previously designated as a mountain bike skills trail, as there has been no development on that project.

- City Manager Rich Saladin submitted a written report and commented he had ridden around with Superintendent Rehkopf and talked about the various aspects of his department. Rich also had met with Superintendent Brackenrich at the Wastewater Plant and toured that facility.
- Mayor Roger reminded Russ Nehmer he is appointed to review bills prior to the October meeting.
- Mayor Meinert thanked Ron Howell for his years of guidance and leadership to the City for the last several years and setting the City up for a very bright future.
- City Attorney Cindy Wotila submitted a written report. Attorney Wotila and the Fire Chief are talking regarding the burn ordinance and working on a draft for review.
- Council Russ Nehmer commented he is recovering. He recently had surgery and it went well for him.
- Dan Burchett thanked the Department Heads for all of the cleanup from storm work and especially Rich Saladin for keeping council updated and appreciated the information and his voice on Facebook and commented it helps a lot.
- Trevor Guiles echoed Dan's comments as well.
- Nicole Woodside thanked the Department Heads for their dedication and voiced her appreciation of the City staff as well. Nicole also thanked Rich Saladin for all the communication and updates from the storm disaster.
- Council Brad Nixon inquired if it has been taken into account the revenue loss from Rambadt Park and potential future loss at the park due to the storm damage. Rich Saladin let council know that he had been in contact with Mark Watkins of Emergency Management but Mark wasn't sure we could apply for reimbursement because no structural damage was physically done.
- Audience Deanna Murphy of Reed City Brewing Co. reminded everyone to come out on Saturday, September 25th for the Reed City Brewing Co. Oktoberfest event.
- Adjourn Mayor Meinert adjourned the meeting at 8:14 P.M.

Jacalyn R. Beam, City Clerk