

**CITY OF COOPERSVILLE**  
**REGULAR MEETING OF THE CITY OF COOPERSVILLE CITY COUNCIL**  
CITY HALL, 289 DANFORTH ST., COOPERSVILLE, MICHIGAN

**April 9, 2018**

**Present:** Council Member Bush                      Council Member Veldheer  
                  Council Member Lampe                 Council Member Wheeler  
                  Council Member Mooney                 Mayor Crandle

**Absent:** Council Member Ward

Motion by Council Member Mooney with second by Council Member Veldheer to excuse the absence of Council Member Ward. Motion carried unanimously. (2018-030)

**Additions/Corrections to Agenda**

Additions/corrections to Item 7, Consent Agenda - None

Additions/corrections to the Agenda – *Motion by Council Member Mooney with second by Council Member Wheeler to amend Item 8. B. by removing “action” from on City Manager’s Recommended Budget. Motion carried unanimously.* (2018-031)

**Scheduled Guests and Public Hearings -Ray Befus of Highpoint Training**

Ray Befus of Highpoint Training introduced himself to the Council and shared what he does for team building within organizations. Mr. Befus is the Consultant that the City hired to assist us in building a stronger and effective team.

**Scheduled Guests and Public Hearings-Public Hearing Application for Industrial Facilities Tax Abatement for Bekins Incorporated**

Motion by Council Member Lampe with second by Council Member Wheeler to open the public hearing at 7:10 P.M. Motion carried unanimously. (2018-032)

Scott Bekins, President of Bekins Incorporated addressed the Council regarding his request for an Industrial Facilities Tax Abatement for Real Property totaling \$2,200,000.00 to expand his facility at 590 O’Malley Drive.

Mr. Bekins stated that the expansion is needed for all areas of the company as they have grown faster than originally anticipated and they have far exceeded the number of employees that they said they would hire in the first phase, on their first Industrial Facilities Tax Abatement.

Mr. Bekins stated that they expect to hire more local-residents when this expansion is completed.

Council Member Bush inquired about the lease agreement that was submitted with the Industrial Facilities Tax Abatement application. Mr. Bekins stated that Bekins Incorporated does own the property and the building’s, but they are on separate LLC’s for accounting and tax purposes.

Being no further discussion, a motion was made by Council Member Lampe with second by Council Member Wheeler to close the public Hearing at 7:15 P.M. Motion carried unanimously. (2018-033)

**Citizen Input & Suggestions** None

### **Consent Agenda**

Motion by council Member Lampe with second by Council Member Veldheer to approve all items on the Consent Agenda. Motion carried unanimously. (2018-034)

#### **Approved Consent Agenda items are as follows:**

- Minutes of the City Council meeting of March 12, 2018.
- Minutes of the Special City Council meeting on March 27, 2018.
- Invoices from Prein & Newhof totaling \$23,169.20.
- Invoices from OMM Engineering totaling \$2,767.50.
- Invoice from Ottawa County Policing and Community That Cares totaling \$52,349.12.
- Invoice from Infrastructure Alternatives totaling \$13,120.00.
- Invoice from Ottawa County Public Utilities totaling \$1500.00.
- Invoices for Wastewater Bond Refunding Charges:
  - a. from H.J. Umbaugh & Associates totaling \$24,900.00
  - b. from Hillard Lyons totaling \$34,512.00
  - c. from Miller, Canfield, Paddock & Stone, PLC \$35,884.00
- TOTAL \$95,296.00
- Invoice from Law Office of Crystal Morgan totaling \$39.00.
- Checks written through April 12, 2018, totaling \$446,502.96.
- Council Information packet.

### **Petitions and Communications**

Motion by Council Member Bush with second by Council Member Wheeler to approve the Resolution for an Industrial Facilities Tax Abatement for twelve (12) years for Bekins Incorporated for \$2,200,000.00 for Real Property. Motion carried with Council Member Mooney opposing. (2018-035)

Discussion was held on City Manager's recommended budget.

City Manager, Steven Patrick informed the Council that Draft "D" will be presented to them, soon, as City Treasurer, Keri Rogers just received all the health care numbers today and there will be a shift in Draft "D" and it will most likely be in the "black." Another "Budget Workshop" will be schedule before the May Council meeting.

Mr. Patrick asked Council to be putting some thought into the fund balance numbers and the capital improvement projects so that they can determine what projects they will want to pay for out of the fund balance and which projects they may want to borrow or bond for.

Mayor Crandle requested that Council Members bring their ideas and opinions on what they feel the fund balance should be to the May 2018 Council meeting.

Motion by Council Member Lampe with second by Council Member Wheeler to award the East Street Storm Sewer Project to Tiles Excavating, Incorporated for a total bid price of \$93,943.25. Motion carried unanimously. (2018-036)

Motion by Council Member Wheeler with second by Council Member Lampe to approve a ten (10) year extension to the Development/Payback Agreement between the City of Coopersville and VB Development effective June 1, 2017. Motion carried unanimously. (2018-037)

Motion by Council Member Mooney with second by Council Member Veldheer to approve the recommendation by Mayor Crandle to appoint Council Member Ward as the City Council Representative to the North Bank Trail Committee. Motion carried unanimously. (2018-038)

**Petitions and Communications continued**

City Manager, Steven Patrick reminded the Council of the “Formal Interview” of Assistant City Manager Jonathan Seyferth, for the future City Manager’s position will take place on Thursday, April 12, 2018 at 6:00 P.M. in the City Training Room.

**Citizen Input and Suggestions**

Scott Bekins, President of Bekins Incorporated thanked the Council for supporting and approving his Industrial Facilities Tax Abatement, stating further how important these tax abatements are, and the difference they make in building and improving a business.

Mr. Bekins stated that the Staff for the City of Coopersville is great. They are always very professional, friendly, and helpful. Mr. Bekins stated that he works with many different municipalities and that Coopersville is by far the best of any of them that he deals with.

Luke Meerman, Candidate for State Representative for the 88<sup>th</sup> District introduced himself to the Council.

Ken Rizzio of Lakeshore Advantage stated that he was pleased to see the Council is supporting Bekins Incorporated projects and the Industrial Facilities Tax Abatement. Mr. Rizzio stated further that Bekins is very high tech and the City is very fortunate to have their business located here.

**City Manager’s Report**

Steven Patrick, City Manager stated that he hoped everyone read all the non-agenda items in the Council packets and that he and Assistant City Manager, Jonathan Seyferth recently attended a meeting at the EDA in Chicago, regarding the grant for the water project. Mr. Patrick stated that the City has twenty-four (24) months to get the project started.

Mr. Patrick informed the Council that a video tape of Sunset and Greenfield lines was reviewed, and the lines are not as bad as they originally thought they were so this project has been removed from the Capital Improvement list for now. Mr. Patrick requested that the Council let him know if there are any other changes they would like to see made to the budget.

**City Clerk** - None

**City Treasurer’s Report**

Keri Rogers, City Treasurer reiterated City Manager, Steven Patrick’s comments on the budget stating further that if Council had any questions or changes they would like to please let her and/or Steven Patrick know.

**Adjournment**

Motion by Council Member Wheeler with second by Council Member Mooney to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:42 P.M. (2018-039)