

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

January 13, 2020

Present: Council Member Bush Council Member Mooney
Council Member Degeus Mayor Crandle
Council Member Fynewever
Council Member Gavin

Absent: Council Member Lampe

Motion by Council Member Mooney with second by Council Member Fynewever to excuse the absence of Council Member Lampe. Motion carried unanimously. (2020-001)

Additions/Corrections to Agenda None

Scheduled Guests and Public Hearings

Public Hearing for Amendment to Ordinance 270.07, Fiscal Year: Adoption of Budget (DDA)-Second Read

Motion by Council Member Mooney with second by Council Member Degeus to open the Public Hearing at 7:02 P.M. Motion carried unanimously. (2020-002)

City Manager Jonathan Seyferth informed the Council that the State has updated the requirements for publication of the DDA annual reports and budget reviews. The reports are only required to be published on the DDA website now and are no longer required to be published in a newspaper of general circulation.

Mr. Seyferth stated that final consideration of the ordinance will be addressed at the February meeting.

Being there were no public comments presented a Motion was made by Council Member Mooney with second by Council Member Fynewever to close the public hearing at 7:03 P.M. Motion carried unanimously. (2020-003)

Citizen Input & Suggestions None

Consent Agenda

Motion by council Member Bush with second by Council Member Gavin to approve all items on the Consent Agenda as presented. Motion carried unanimously. (2020-004)

- *Minutes of the City Council meeting of December 9, 2019*
- *Triangle Associates Payment 3, Pump Station Improvements*
- *Triangle Associates Payment 3, Third Clarifier Project*
- *Checks through 01/13/2020 totaling \$2,243,647.93*
- *Council Information packet*

Petitions and Communications

City Manager, Jonathan Seyferth presented a few proposed changes to the Personnel Handbook as shown below:

Section 4.7 Jury Duty Leave. Recommended updated language to Subsections 1 and 3 to clarify the process.

Petitions and Communications continued

Section 4.10 Funeral Leave. Recommendation was made to change the title to Bereavement Leave and to make updates to “immediate family” and to add some administrative flexibility that can be used to exercised relating to taking care of estate matters and the use of three (3) bereavement days.

Council Member Gavin inquired as to how Subpoenas, work or personnel, would be handled and suggested that this be addressed and added to the Personnel Handbook. Council Members agreed that this should be added.

City Manager, Jonathan Seyferth stated that there will be further sections of the Personnel Handbook that need to be updated and he will be presenting those changes, a few at a time to Council as well, and, that Staff will request that Council take action on all changes at one time once all the sections that need updating have been reviewed by the Council.

City Manager, Jonathan Seyferth presented proposed development standards for the three (3) parcels owned by River Ridge Farms (East Gateway) that are closer to 48th Avenue. In November of 2005 the City rezoned thirteen (13) Parcels from various zoning designations to Mixed Use PUD with the intent of allowing various uses from Light Industrial, Office, and Motor Commercial closer to the 48th Avenue and I-96 area and mixing in Residential, Office, Neighborhood Commercial and Parks as development moved towards Deer Creek and north to Ironwood.

Mr. Seyferth stated that we were looking at the development standards and not so much at the uses for the area. Development Standards that are being addressed are as follows:

Setback requirements, Parking requirements, Signage requirements, Parcel coverage, Stormwater Management.

Most of the Development Standards are based off from the existing standards for the C-1, C-2, C-3, I-1 and the MSD Districts in the City, however there will be some additional requirements such as:

- *Parking areas should move away from large single parking areas in front of a building in favor of encouraging shared driveways and smaller shared parking;*
- *Pedestrian access is looked at more closely and between parcels;*
- *Open space is required (20% of the whole development must be maintained as open/green space and parking areas do not count toward the “open space” total);*
- *Buildings facing more than one roadway (including interstate 96) will be required to have secondary “front” façades;*
- *During site plan reviews, the Planning Commission will have more input and flexibility when reviewing and approving plans for the East Gateway.*

City Manager, Jonathan Seyferth informed the Council that the ordinance for the Development Standards will be reviewed by the Planning Commission and a public hearing will be held, at the January 20, 2020 meeting and will most likely come back before the Council at the February 2020 meeting.

Discussion only was held on the PILOT (Payment in Lieu of Taxes) Housing Programs which are based on an investment incentive negotiated between a taxing authority (City) and a Developer of Residential Rental Properties.

City Manager, Jonathan Seyferth informed the Council that he was seeking feedback from the Council on how they feel about additional PILOT Programs for rental housing. Mr. Seyferth informed the Council further that because A PILOT is a pay in place of taxes, taxing jurisdictions do lose out on the difference between the pilot payment and the actual taxable value.

Petitions and Communications continued

Treasurer, Keribeth Rogers informed the Council that we currently have two (2) housing units in the City that are under the PILOT Program. The DEPOT and Setter's.

Mayor Crandle stated that the DEPOT has no strain on the school system, while Council Member Gavin stated that An additional housing unit could raise population and cause strain on our resources such as fire and police coverage.

Several Council Members stated that they would like to further review the program.

Discussion was held on the Advanced Metering Opt-Out Program.

Deputy City Manager, Shay Gallagher explained that City Staff has been replacing the aging water meters with radio read meters. Radio-read meters are automatically read while staff drives a predetermined route, unlike the traditional meters which must be read via a touch pad on the exterior of the house or building.

City staff has heard from some residents regarding their fear of the potential health affects related to the radio-read or smart readers. Given the concerns, staff has been exploring options to allow concerned residents to have a "dumb" meter installed. This meter would be manually read by staff during each billing cycle. Residents wishing to take part in the Advanced Metering Opt-Out Program will need to 1) complete an application 2) pay a one-time fee; and 3) pay a monthly surcharge moving forward. The monthly surcharge will cover the Administrative costs associated with the manual reads as well as staff time to manually read the meter. Residents can leave the Opt-Out Program at any time. Multi-family, rentals, commercial and industrial properties would not be eligible for this program. A fee has not been established yet.

Discussion only was held. No action taken at this time.

Motion by Council Member Gavin with second by Council Member Fynewever to approve the Resolution to Establish a Pavement Warranty Program. Motion carried unanimously. (2020 – 005)

Motion by Council Member Fynewever with second by Council Member Gavin to approve a Resolution to Implement a Pavement Warranty Program. Motion carried unanimously. (2020 – 006)

Motion by Council Member Degeus with second by Council Member Mooney to approve the amendments to Ordinance 1040 Water Supply and Sewage Disposal System. Motion carried unanimously. (2020 – 007)

Motion by Council Member Mooney with second by Council Member Gavin to approve the 2020 Ottawa County SWAP Service Agreement. Motion carried unanimously. (2020 – 008)

Motion by Council Member Bush with second by Council Member Degeus to approve the proposed Homestead Poverty Application. Motion carried unanimously. (2020 – 009)

City Manager's Report

City Manager, Jonathan Seyferth reported on the following:

- *Article on fairlife and Coca Cola. Coca Cola has bought out fairlife.*
- *Will present Staff Reports for the 2020-2021 Budget to Council at the March meeting.*
- *City Council Budget Workshop is set for April 13, 2020 @ 6:00 P.M.*
- *All documents for the Second River Crossing are at the EDA in Chicago. Tentatively set to go out for bids in February.*
- *City hall offices are currently getting painted.*
- *Wright and Chester Townships have given their six (6) month-notice that they are pulling out of the Ottawa County Senior Services Program.*
- *Security Cameras are operating again.*

City Manager's Report continued:

Polkton Township will be holding a public hearing on January 21st at 7:00 P.M. on a Special Land Use Application for a clean soil stockpile area to be placed on the dead-end portion of 60th Avenue, North of Garfield.

Informed the Council that the siren has not been working properly, especially at the noon hour, and requested feedback from Council on, whether they want him to check in to getting it repaired, or not. It is working for emergencies. The cost to repair it was very expensive the last time repairs were performed on it. The consensus from Council, was to leave it as is for now.

Sgt Sykes Report

- *Deputy Sloboda starts here on Tuesday, January 14th. She is a very new Deputy and will be filling in for Deputy Beemer.*
- *New Cruiser was put in service today.*

City Clerk's Report

City Clerk, Kimberly Borgman informed Council that she is preparing for the March Presidential Primary and announced that the City is in need of additional Election Inspectors.

City Treasurer's Report None

Adjournment

Motion by Council Member Mooney with second by Council Member Fynewever to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:57 P.M. (2020 - 010)

Larry Crandle, Mayor

Kimberly Borgman, City Clerk