

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

August 10, 2020

Present: Council Member Fynewever Council Member Lampe
Council Member Degeus Mayor Crandle
Council Member Gavin

Absent: Council Member Bush
Council Member Mooney

Motion by Council Member Lampe with second by Council Member Degeus to approve the absence of Council Members Bush and Mooney. Motion carried unanimously. (2020-067)

Additions/Corrections to Agenda None

Scheduled Guests and Public Hearings None

Citizen Input & Suggestions None

Consent Agenda

Motion by Council Member Lampe with second by Council Member Gavin to approve the Consent Agenda as presented. (2020-068)

- *Minutes of the City Council meeting of July 13, 2020*
- *Triangle Asso., Change Orders 3 & 4, Third Clarifier Project*
- *Triangle Asso., Payment 10, Third Clarifier Project*
- *SKYE Contracting, Change Order 1, Second River Crossing – Contract 1*
- *SKYE Contracting, Payment 3, Second River Crossing – Contract 1*
- *Romer Contracting, Payment 2, Second River Crossing – Contract 2*
- *Deans Excavating, Payment 3, Second River Crossing – Contract 3*
- *Milbocker, Payment 1, Second River Crossing – Contract 4*
- *MML Workers' Compensation Fund Board election – Marlon Brown, City of Mason & Penny Hill, City of Traverse City (2 seats – uncontested)*
- *Checks through 08/10/2020 totaling \$1,790,852.47*
- *Council Information packet*

Petitions and Communications

Discussion was held on a proposed PILOT for 58 W. Randall Street.

City Manager, Jonathan Seyferth informed the Council that MAGNUS Capital Partners will be asking the City to consider approving a two (2) percent PILOT (payment in lieu of taxes) project at our September meeting. The project would be a fifty-five (55) unit, three (3) story development at 568 W. Randall Street.

The Council will need to debate and decide if the City would be willing to approve the proposed two (2) percent PILOT. The PILOT would exempt all standard property taxes and replace it with the PILOT, which would be a percent of the rents received. The estimated amount the PILOT would bring is \$11,181 in tax revenue per year. The developer is proposing that the PILOT would remain in effect, as long as a mortgage remains on the property.

Petitions and Communications continued

Currently the property brings in about \$700 a year in property taxes. Under the updated zoning which allows for a larger building on the property, fair market value of a non-incentives project of similar size would bring in more than \$100,000 per year in property taxes (depending on various factors).

Council Member Gavin inquired if there were other PILOT programs, similar to this one nearby. A Representative from MAGNUS stated that there is one on 28th Street in Wyoming, Michigan.

Council Member Lampe inquired as to where the two (2) percent figure comes from. City Manager Jonathan Seyferth stated that this figure is set by MICHTA which is computed by the State.

Council Member Degeus stated that the public needs to be better informed of this project as there is a lot of misunderstanding as to what this project entails. He asked if the City Manager could somehow get some information with the facts out to the public on social media or the City Managers blog.

A public hearing will be held in September on the proposed PILOT and Council will be asked to approve or deny the plan. City Manager Jonathan Seyferth stated that he wanted to present this information to the Council ahead of time to see what questions the Council may have and to give additional time for consideration.

City manager Jonathan Seyferth asked Council Members to contact him should they have any further questions or concerns prior to the September meeting.

Discussion was held on the minimum square footage for single-family homes within the City.

Deputy City Manager Shay Gallagher stated that the current ordinance has been in place since 1992 and if a change were to be made there would need to be additional changes to other ordinances pertaining to garage size, maximum lot coverage and any other changes that would be needed to reflect the minimum square footage requirements.

Mayor Crandle stated that he would like to see the minimum square footage of 1200 square feet reduced as he feels there are many people that buy or build more of a home than what they need, due to our minimum size requirements.

Further discussion will take place at the September meeting.

Motion by Council Gavin with second by Council Member Degeus to approve the purchase of a used 2014 420 FIT backhoe from Michigan CAT totaling \$61,700. Motion carried. (2020-069)

City Manager Jonathan Seyferth stated that after the bids to install Rip Rap in Sludge Pond @ at the WWTP were received the State made changes this past Friday on the materials that can or cannot be used and some of the materials that can be used are currently not available, which in turn delays the project. Mr. Seyferth asked Council to authorize Staff to approve either bid from Kuperus Excavating Inc., or Dean's Excavating, when the materials are available to complete the job with the cost not to exceed \$125,000. Motion by Council Member Lampe with second by Council Member Fynewever to approve the Staff to approve/accept a bid from either Kuperus Excavating Inc., or Dean's Excavating not to exceed \$125,000 to complete the work. Motion carried unanimously. (2020-070)

Motion by Council Member Lampe with second by Council Member Gavin to authorize the City Manager Jonathan Seyferth to sign the easement for Consumers Energy to have electric run to the Cemetery's Maintenance Building. Motion carried unanimously. (2020-071)

Motion by Council Member Degeus with second by Council Member Fynewever to accept the new 68th Avenue Water Main Extension that the Ottawa County Road Commission extended to their new building along the east side of 68th Avenue, into the City's Water System. Motion carried unanimously. (2020-072)

Petitions and Communications continued

Motion by Council Member Degeus with second by Council Member Fyneweaver to approve the updates and credits for the Reserve of Coopersville Payment Agreement which includes addition of Exhibit D and adjust the credit from \$621 per hook up (divided between water and sewer) to \$765 per hook up to reflect the actual cost of the install. Motion carried unanimously. (2020-073)

Citizens Input and Suggestions

Recreation Director Matt McKinnon reported on the following:

- *Cornhole Game Boards were donated*
- *Sports Mini Camps are going well and are a big hit*
- *Waiting to hear what the school and MHSSA are doing about Fall Sports. Policies will be in place if we do have them*

City Manager's Report

City Manager, Jonathan Seyferth reported on the following:

- Two (2) fliers on the new Text My Gov Program were presented. Jonathan sent out a Facebook Post on the Emergency Alert section of the program today and seventy (70) people have already signed up. He also explained the Informational section of the program as well.
- Several positive emails were received in appreciation of the Recreation Department and Programs
- The new water line/second river crossing is now under the Grand River
- 68th Avenue bridge is closed until the end of this week
- Work in the Round-About started this week and the tie-in is scheduled for next week
- The 3rd clarifier extended the clarifier building seventy (70) feet. The new form is slightly different due to some tooling that has changed since the older part of the building was completed eight (8) years ago. The color of the building where the old meets the new is different as the new section is brighter in color. There are a few adjustments that need to be done yet.
- Construction on the new Walk-thru Park on Main Street is going well
- Car Cruise was a big success. Jonathan and Shay both worked the Cruise
- Jonathan will not make a habit of asking Council to allow Staff to approve expenditures that exceed the maximum allowed to be approved by him without Council approval. The expenditure for the Sludge Pond at the WWTP was a unique situation.

City Clerk's Report

City Clerk Kimberly Borgman informed the Council on the August Election results and informed them that there is no difference between a mail in and an absentee ballot.

City Treasurer's Report Absent-On Vacation

Adjournment

Motion by Council Member Fyneweaver with second by Council Member Lampe to adjourn the meeting at 7:54 P.M. Motion carried unanimously. (2020-074)