

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

September 14, 2020

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

Absent: None

Additions/Corrections to Agenda None

Scheduled Guests and Public Hearings

HOM Flats Reg. PILOT request for 568 W. Randall Street

Vishal Arora of HOM Flats presented the proposed site plan and PILOT program for a fifty-seven (57) unit affordable workforce housing project to be built at 568 W. Randall Street.

Mr. Arora stated that sustainability must be met, and the PILOT (payment in lieu of taxes) program would be for fifteen (15) years. HOM Flats proposed a three (3) percent PILOT and MSA.

Income restrictions will be set in order to rent/lease these apartments. The AMI (Average Monthly Income) percentages will be set at fifty (50), sixty (60) and eighty (80) percent.

Mr. Arora stated that the first completed building at the new complex they are constructing at 28 West in Wyoming, Michigan is now full and the second building which is not yet completed is seventy (70) percent leased.

City Attorney, Dave Eberle informed the Council that they (the Council) will need to decide the process on how to proceed forward with HOM Flats proposal either responding to the proposed ordinance or updating the City's current ordinance by adding requirements such as outlining contracts for PILOT programs. Mr. Eberle recommended amending the ordinance to outline the requirements and guidelines for PILOT programs and contracts.

Citizen Input & Suggestions None

Consent Agenda

Motion by Council Member Mooney with second by Council Member Fynewever to approve the Consent Agenda as presented. Motion carried unanimously by Roll Call Vote. (2020-075)

- ***Minutes of the City Council meeting of August 10, 2020***
- ***Triangle Associates., Change order 5, Third Clarifier Project***
- ***Triangle Associates., Payment 11, Third Clarifier Project***
- ***Milbocker, Change order 1, Second River Crossing – Contract 4***
- ***SKYE Contracting, Payment 4, Second River Crossing – Contract 1***
- ***Romer Contracting, Payment 3, Second River Crossing – Contract 2***
- ***Deans Excavating, Payment 4, Second River Crossing – Contract 3***
- ***Milbocker, Payment 2, Second River Crossing – Contract 4***
- ***Georgetown Construction, Payment 1, Mechanic/Church Road/Storm Sewer Improvements***
- ***Checks through 09/14/2020 totaling \$3,709,144.65***
- ***Council Information packet***

Petitions and Communications

Discussion was held on a proposed PILOT for 568 W. Randall Street.

City Manager, Jonathan Seyferth informed the Council that the City has not dealt with a PILOT program in approximately twenty (20) years and the City ordinance for PILOTS does need to be updated.

City Attorney, Dave Eberle explained the application process, contracts, etc., to the Council and stated that once the Council decides whether they choose to move forward or not, with the request from HOM Flats then the decision will be made on which direction should be taken with the ordinance amendments, application processes, etc.

Council Member Mooney stated that he is not a “big fan of the proposed PILOT program.”

Mayor Crandle asked the City Attorney, Dave Eberle if the City is obligated to go along with the PILOT program?

City Attorney, Dave Eberle stated that the City is not obligated to do so.

Mayor Crandle asked if there was anything that locks in the percentage that is being proposed to the City with the proposed PILOT program? City Attorney Dave Eberle stated there is not, but there is a ten (10) percent cap.

Council Member Gavin asked what the estimated occupancy would be for the development?

Vishal Arora of HOM Flats stated that the vacancy factor is approximately eight (8) percent, which would be about five (5) units.

Council Member Gavin asked how many one, two, and three bedrooms units there would be?

Vishal Arora of HOM Flats stated that there would be thirty-two (32) one bedroom, fourteen (14) 2 bedroom, and eleven (11) 3-bedroom units.

Council Member Fynewever stated that he agrees with Council Member Mooney and would dislike that our City Taxpayers would have to make up difference for the development. Council Member Fynewever also stated that too often these types of developments tend to start looking run-down after about ten (10) years or so due to lack of upkeep and maintenance.

Vishal Arora of HOM Flats stated that “all property takes good management to keep good maintenance, etc. Mr. Arora stated that the intend to build these developments and manage the developments themselves. Mr. Arora said this group is a long-term group that plans to work with the communities they are built in for a very long term.

The Construction Manager for HOM Flats stated that the scale of this project does fit this community well, would be a great resource for the employers in Coopersville, and there is an on-site employee.

Council Member Degeus asked if the City would lose out on tax revenue if we agree to a PILOT program?

City Manager, Jonathan Seyferth stated “yes.”

Council Member Degeus what the dollar figure would be that the City would lose on the proposed PILOT?

City Manager Jonathan Seyferth stated that he did not have an exact amount, but it would be six figures.

Vishal Arora of HOM Flats stated that there appears to be reduction given to something that doesn't exist and something that doesn't exist isn't rushing here. There are very low taxes being paid on the property now.

Petitions and Communications continued

Council Member Gavin asked if the reduction in taxes that would be given to HOM Flats for a PILOT would be passed on to our residents to make up the difference?

Council Member Seyferth stated that “yes” they would be passed on.

Council Member Gavin asked Mr. Arora if the unit costs for rent would start out low and be increased over time?

Vishal Arora of HOM Flats stated that the rates are set by the State and they do increase about two (2) to four (4) percent every year, and they would lose occupancy if the rates are increased too much.

No further discussion.

Motion by Council Member Degeus with second by Council Member Fynewever to send the Ordinance on minimum square footages for single family homes in the R-1 and R-2 Zoning Districts on to the Planning Commission for review and/or amendment. Motion carried unanimously by Roll Call Vote. (2020- 076)

Motion by Council Member Mooney with second by Council Member Fynewever to approve the Mayor’s recommendation to appoint Jordan Luther to the DDA (Downtown Development Board) and to appoint Tracy Muller to the JBA (Joint Building Authority). Motion carried unanimously by Roll Call Vote. (2020-077)

Motion by Council Member Degeus with second by Council Member Gavin to approve the Election Inspectors Wage Increases. Motion carried by Roll Call Vote. Council Member Mooney Abstained. (2020-078)

- ***Chairperson - \$15.00 Per Hour with additional \$25.00 for responsibility of precinct***
- ***Co-Chairperson - \$15.00 Per Hour***
- ***Election Inspector - \$13.50 Per Hour***
- ***Receiving Board Member - \$40.00 for one (1) precinct plus an \$25.00 per additional precinct completed***
- ***Required Certifications & Trainings - \$25.00 per training***

Motion by Council Member Fynewever with second by Council Member Mooney to accept the bid received from NutriGro Environmental Solutions to remove the sludge from Pond #1 at a cost of \$0.069 per gallon. Motion carried unanimously by Roll Call Vote. (2020-079)

Motion by Council Member Gavin with second by Council Member Mooney to approve and accept A & B Mechanical’s contract for the Pressure Reducing Valve for the 2nd River Crossing totaling \$ 41,774.98. Motion carried unanimously by Roll Call Vote. (2020-080)

Motion by Council Member Mooney with second by Council Member Fynewever to approve a quote received from Northwest Kent Mechanical to repair the flood pump and channel monster grinder at the main lift station at a cost totaling \$82,172.00. Motion carried unanimously by Roll Call Vote. (2020-081)

Motion by Council Member Gavin with second by Council Member Mooney to approve the data sharing agreement with the Ottawa County Community Action Agency. Motion carried unanimously by Roll Call Vote. (2020-082)

Motion by Council Member Mooney with second by Council Member Fynewever to approve the Fire Hydrant Maintenance Agreement. Motion carried unanimously by Roll Call Vote. (2020-083)

Motion by Council Member Fynewever with second by Council Member Mooney to approve the JBA (Joint Building Authority) to transfer all remaining construction related funds to the Fire Authority. Motion carried unanimously. (2020-084)

Petitions and Communications continued

Motion by Council Member Mooney with second by Council Member Fynewever to approve the bid from Kuperus Excavating totaling \$150,000.00 for Sludge Pond #2 Restoration. Motion carried unanimously by Roll Call Vote. (2020-085)

Citizens Input and Suggestions None

City Manager's Report

City Manager, Jonathan Seyferth mentioned the OCRC (Ottawa County Road Commission) article in the Information Packet of the Council Package, further encouraging Council Members to read it.

City Clerk's Report

City Clerk Kimberly Borgman thanked the Council for approving the proposed wage increases for Election Inspectors.

City Treasurer's Report None

Adjournment

Motion by Council Member Mooney with second by Council Member Fynewever to adjourn the meeting at 8:28 P.M. Motion carried unanimously. (2020-086)

Larry Crandle, Mayor

Kimberly Borgman, City Clerk