

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

March 8, 2021

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

Michigan Independent Citizens Redistricting Commission Presentation

Cynthia Orton, Representative of the Michigan Independent Citizens Redistricting Commission presented Michigan's New Redistricting Process to the Council. The MICRC (Michigan Independent Citizens Redistricting Commission) is responsible for redistricting the U.S. Congressional, Michigan House, and Michigan Senate districts.

Public Hearing on Conveyor Concepts IFT (Industrial Facilities Tax Exemption)

Motion by Council Member Mooney with second by Council Member Lampe to open the public hearing at 7:07 P.M. Motion carried unanimously by Roll Call Vote. (2021-023)

Greg King, Representative of Lakeshore Advantage, presenting on behalf of Conveyor Concepts LLC. stated that the total project cost would be \$1.5 Million with \$1.3 Million being Real Property improvements. Mr. King informed the Council that Conveyor Concepts manufactures innovative material handling systems and with the new addition the plan to add four (4) to six (6) new job positions over the next two (2) years. Mr. King stated that Conveyor Concepts LLC. has seen a lot of growth over the past six (6) years.

Doug Stapley, Chief Executive Officer of Conveyor Concepts LLC., stated that they were deemed an essential business during the COVID Pandemic as they do work for the food industry. Mr. Stapley also stated that they have experienced an increase in sales this of thirty (30) to thirty-five (35) percent, and their sales with Amazon is approximately \$30 Million per year. Mr. Stapley informed the Council that they source out work to Keyser Manufacturing and DeWys and they also employ skilled trade students/workers from Coopersville High School.

Mr. Stapley stated that their growth is exceeding their Support Staff in which they will be hiring additional Staff within the next two (2) years.

Council Member Gavin asked if they were adding floors or levels within the addition? Mr. Stapley stated that they were adding 30,000 square feet to the existing 10,000 square foot building and there were not any levels to the addition.

Motion by Council Member Mooney with second by Council Member Fynewever to close the public hearing at 7:14 P.M. Motion carried unanimously by Roll Call vote. (2021-024)

Citizen Input & Suggestions

Michael Karbon, Chairman of the Local Officers Compensation Commission reported to the Council on the meeting that was held on March 3, 2021. Mr. Karbon informed the Council and Mayor that the Local Officers Compensation Commission voted unanimously to give an increase of five (5) percent increase, straight across the board, to the Council and the Mayor. The increase is per meeting and becomes effective July 1, 2021. Mr. Karbon also informed the Council and Mayor that the LOCC appreciates their commitment and dedication and commended them for everything they do.

Consent Agenda

Motion by Council Member Mooney, with second by Council Member Lampe to approve the Consent Agenda as presented. Motion carried unanimously by Roll Call Vote. (2021-025)

- ***Minutes of the City Council meeting of February 8, 2021***
- ***SKYE Contracting, Second River Crossing, Contract 1 Change Order 2***
- ***A&B Mechanical, PRV Install, Change Order 1 - FINAL***
- ***SKYE Contracting, Second River Crossing, Contract 1 Pay Request 10***
- ***A&B Mechanical, PRV Install, Pay Request 5 – FINAL***
- ***River & Grove Streets Mill & Fill***
- ***Sewer Manhole Lining***
- ***Checks through 03/08/2021 totaling \$2,472,872.79***
- ***Council Information packet***

Petitions and Communications

Motion by Council Member Degeus with second by Council Member Bush to approve the IFT (Industrial Facilities Tax Exemption totaling \$1.3 Million Dollars for Conveyor Concepts of Michigan LLC., for Eleven (11) Years. Motion carried by Roll Call Vote with Council Member Mooney and Mayor Crandle Opposing. (2021-026)

Motion by Council Member Mooney with second by Council Member Gavin to approve the reinstatement of parking on River Street, on the West Side of the road only, beginning April 1, 2021. Motion carried unanimously by Roll Call Vote. (2021-027)

Motion by Council Member Lampe with second by Council Member Fynewever to approve the Sidewalk Replacement Contract with Center Pointe Concrete LLC., totaling \$10,820.25 to replace the sidewalks on Danforth Street and Eastmanville Street. Motion carried unanimously by Roll Call Vote. (2021-028)

Motion by Council Member Gavin with second by Council Member Mooney to approve the Spring Street reconstruction project to be awarded to Georgetown Construction, totaling \$388,297.20. Steve Crane, Project Manager for Georgetown Construction was present and stated that they should not run in to any timeline issues like they did on the Mechanic and Church Street projects as Spring Street does not have the number of utilities to work around as they did on the Mechanic and Church Street project. Motion carried unanimously by Roll Call Vote. (2021-029)

Motion by Council Member Degeus with second by Council Member Lampe to approve the Resolution for the updated fee schedule for the PILOT Application Fee of \$350.00. Motion carried unanimously by Roll Call Vote. (2021-030)

Motion by Council Member Mooney with second by Council Member Gavin to approve the MDOT Local Bridge Program Resolution. Motion carried unanimously by Roll Call Vote. (2021-031)

Petitions and Communications continued

Discussion was held on the following Planning Commission's recommendation to not change the current minimum square footage requirement for single family dwellings:

- *A small reduction in the size of the homes would not make for a large reduction in cost.*
- *Smaller homes will not age as well.*
- *Based on market research, it does not seem that people want houses less than 1,200SF.*
- *Smaller square footage dwellings should be used for apartments and other multi-family buildings.*
- *There is no indication that the current ordinance has been a roadblock for residential builders.*

Council Member Gavin asked what is available for housing in Coopersville for those who may want to live here?

City Manager, Jonathan Seyferth stated that there are homes for sale on 64th Avenue that are in the \$200,000 - \$220,000 price range and some new duplexes on East Street.

Mayor Crandle stated that he does not understand why the Planning Commission was willing to consider small apartments but not smaller homes.

Council Member Mooney asked what our options for more housing would be?

Council Member Gavin stated that the Fire Department is having issues meeting staffing needs, and if people cannot afford to move here, they may never get their staffing needs met.

Discussion was held on the Permitting of Alcohol in the Pocket and Walk-Thru Parks. City Manager, Jonathan Seyferth informed the Council that the DDA Board had a lengthy discussion about various things that could be done to help attract folks into the downtown and the steps the City/DDA/Chamber could take to help support businesses.

The DDA discussed establishing a Social District on Main Street but it was decided that might be too big of a jump for us right now on the logistical side, so the idea of allowing of individuals of age to consume alcohol in the Pocket Park and the Walk-Thru Park was discussed as an option because it would allow anyone who legally purchases alcohol, be that at a restaurant that has to go liquor sales license that already sells beer and wine to consume the alcohol in those two (2) parks. Mr. Seyferth stated further that this has been discussed by Staff, including Sgt. Sykes, and everyone was comfortable with the idea, as long it is limited to those two (2) parks. Mr. Seyferth stated that before we move down this path too far, Staff wanted to get the Council's feedback on the idea.

Council Member Gavin stated that she is disappointed that we are not going in the direction of a Social District, but this is a step in the right direction to help our businesses. City Manager, Jonathan Seyferth stated that it could become a Social District later and this would be a trial basis.

Council Member Fynenever stated that 327 Pizza already has a "to go" liquor license and if this was allowed the customers could sit outside on the sidewalk and have a drink.

Council Member Gavin stated that if we allow this, it should be well publicized and let everyone know this a trial run.

Council Member Degeus stated that he went to Rockford this past weekend, as they allow this, and there were a lot of people out and about having fun in the downtown area.

City Manager, Jonathan Seyferth informed the Council that this subject will be brought back at the April meeting.

Discussion was held on a Food Truck Ordinance as Food Trucks are something that has been requested by residents, several businesses in the downtown, and even a few restaurants. We do not currently have any specific ordinance that allows or disallows, a food truck.

Petitions and Communications continued

City Manager, Jonathan Seyferth provided an example ordinance to the Council for review. The objective with the ordinance would be to set some parameters on when/where food trucks would be allowed, and to do it in a way that shows the City welcomes this type of enterprise. Mr. Seyferth stated that some communities chose to focus on Food Truck events and how to accommodate them while other communities look at creating specific Food Truck districts and setting limits on how close food trucks can get to special events and/or brick or mortar restaurants. Mr. Seyferth stated that Coopersville can do whatever it chooses in this regard, but it is something that we should better define and utilize as an economic development /place making tool.

Mayor Crandle stated that he has not heard of any interest on Food Trucks.

City Manager, Jonathan Seyferth stated that the DDA Director has heard of the interest and this would bring people to town to see what we have and could be used as a tool for the DDA.

Citizens Input and Suggestions None

City Manager's Report

City Manager, Jonathan Seyferth reported on the following:

- Prior to the April 12th Council Meeting we will meet at 6:30 P.M. to review the 2021-2022 Budget
- Deputy City Manager, Alek Mizikar will present a financial overview during the Budget Meeting.
- \$2.95 Million is the projected Budget Revenue's
- U.S., House, and Senate COVID Relief Bill allows for Small Business Relief. We should have better numbers on this later.
- Budget looks relatively flat. There is one road project that needs to be done.
- Special Event Insurance changes have been made. Unless a Special Event will include fireworks, alcohol, mechanical rides, or street closures the additional liability insurance will not be required. City Clerk, Kimberly Borgman will be reaching out to the smaller event organizers to inform them of the changes.
- Researching other to other areas to gather information on a HAZMAT Policy as the City does not currently have one.
- Interview Room for the Sheriff's Department has been completed. The oval table Ken Bush made has been placed in the room for the Detectives to use.

City Clerk's Report

City Clerk, Kimberly Borgman informed the Council that the Affidavits of Identity forms and the Petitions to run for City Council in 2021 are available and the filing deadline is April 20,2021 at 4:00 P.M. to have their name on the ballot.

City Treasurer's Report None

Adjournment

Motion by Council Member Mooney with second by Council Member Fyneweaver to adjourn the meeting at 8:06 P.M. Motion carried unanimously by Roll Call Vote. (2021-032)