

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

April 11, 2022

Present: Council Member Degeus Council Member Lampe
Council Member Gavin Council Member Weise
Council Member Gerard Mayor Young

Absent: Council Member Bush

Motion by Council Member Lampe with second by Council Member Gavin to excuse the absence of Council Member Bush. Motion carried unanimously. (2022 – 023)

Additions/Corrections to Agenda NONE

Scheduled Guests and Public Hearings

Public Hearing on proposed Fiscal Year 2022-2023 City Budget & Millage

Motion by Council Member Lampe with second by Council Member Weise to open the public hearing at 7:02 P.M.
Motion carried unanimously. (2022-024)

No public comments were made. Motion by Council Member Lampe with second by Council Member Weise to close the public hearing at 7:03 P.M. Motion carried unanimously. (2022-025)

Public Hearing on East Street Sidewalk Special Assessment Roll

Motion by Council Member Gavin with second by Council Member Lampe to open the public hearing at 7:03 P.M.
Motion carried unanimously. (2022 – 026)

Marcia Kamps, Resident/Property Owner of 736 & 748 East Street spoke in opposition of the East Street Sidewalk Assessment. Ms. Kamps stated that this would be a sidewalk to nowhere. She asked why the residents were only given a two (2) week notice when they started staking the properties over two (2) years ago? What will the sidewalk be connected to? Cleveland? Will there be crosswalks, more stoplights and more street lighting at Cleveland and East Streets as it is dangerous to cross at this intersection. The County of Ottawa, nor the city ever want to take responsibility for Cleveland. Ms. Kamps asked why this needs to be done right now when we are coming out of a pandemic and getting back to the new normal and the economy and inflation is bad? Five years for the property owners to pay for their share of the assessment is not long enough. Ms. Kamps stated that she just purchased the house next door to clean it up and it has a double driveway that has cement. Will the cement be torn up? Ms. Kamps requested that the Council delay this project until the city figures out what is going to be done with Cleveland Street where the sidewalks will go. East and Cleveland is more dangerous than Main Street and the City has other issues that need to be addressed first.

Alyse Smith, Resident/Property Owner of 764 East Street requested answers for the future-plans for where the sidewalks will connect also before the Council proceeds with the East Street Sidewalk Project. Ms. Smith stated that full disclosure is needed.

Bob LaCross, Resident/Property Owner of 886 East Street stated that the Council needs to look at current sidewalks throughout the City that need repairs and stated that many of the sidewalks are not handicap accessible. Fix the internal sidewalks before branching out.

Public Hearing on East Street Sidewalk Special Assessment Roll continued

Matt Pifer, Resident/Property Owner of 431 East Street stated that the condition of the existing sidewalks does affect his family personally as his son has wheelchair needs and they must be careful of which sidewalks they travel on.

Kyle Bursley, Resident/Property Owner of 255 Henry Street stated that the City is not handicap compliant at all. Mr. Bursley stated that it is crazy that the City Residents are required to pay for sidewalks as he works for the City of Walker, and they don't make their residents pay anything for sidewalks.

Scheduled Guest – Amanda Inderbitzen of Magnus Capital to discuss HoM Flats & Pilot

Amanda Inderbitzen of Magnus Capital Partners presented the Council with information on the same plan that was presented in May 2021 with a proposal for a four (4) percent PILOT program for a workforce housing complex to be constructed at 568 West Randall Street.

Magnus Capital Partners/HoM Flats is seeking to reapply for an eight (8) percent PILOT on this project for consideration by the Council at the May 9, 2022, Council meeting.

Council Member Weise asked what the sticking point was for it being denied the last time through for them?

Ms. Inderbitzen stated that she does not have all the answers, but she will get answers and send them to City Manager Dennis Luce to be shared with the Council Members.

Ms. Inderbitzen stated that this is not Section 8 housing, and the amenities would be a much better grade than Section 8. Many of the requirements are set by MICHTA. They are required to set aside capital funds for upkeep, management, and groundskeeper.

City Treasurer Keri Beth Rogers asked what the cost to build this complex would be? Ms. Inderbitzen stated that the 28th Street complex in Wyoming cost twenty-six (26) million.

Council Member Degeus stated that there was an overwhelming response in support of this project over a year ago but there were concerns on what stress this would create on the City's utilities and services?

Ms. Inderbitzen stated that they can keep their funds local for the purpose of supporting the City's utilities and services.

Mayor Young inquired as to what the cost of rent would be for one (1) and two (2) bedroom units? Ms. Inderbitzen stated that the rental fee is based on a forty (40) percent Rate Controlled Formula which is based on a person's income, and they deduct for the utilities also.

Council Member Degeus asked if an Impact Study has been performed. Ms. Inderbitzen will check to see if one has been performed.

Council Member Gavin inquired as to how many will be ADA (Americans with Disabilities) compliant? Ms. Inderbitzen stated that typically ten (10) percent of the units are ADA compliant.

Mayor Young asked if there will be an On-Site Manager and Maintenance Person, and what is the safeguard set in place for the number of persons living in one (1) unit? Ms. Inderbitzen stated there will be a Full-Time Manager and Maintenance Person, all their housing facilities are run at hospitality level, and Magnus performs on-site visits after the first seven (7) days a Resident has moved in, 30 days after they have lived there and once each quarter. MICHTA and the financial institute that finances the project. will visit and inspect annually.

Scheduled Guest – Amanda Inderbitzen of Magnus Capital to discuss HoM Flats & Pilot

City Manager Dennis Luce informed the Council that Magnus Capital Partners was here tonight looking for guidance on if they should proceed with the next step, which is an application process for a new PILOT (Payment in Lieu of Taxes) and/or to see if the Council had any resentment to the project.

Council Member Gavin stated that that City needs housing availability.

Ms. Inderbitzen stated that if the proposed PILOT does not pass this time, Magnus Capital Partners will sell the property.

Mayor Young inquired as to how long, from start to finish the project would take? Ms. Inderbitzen stated it usually takes twelve (12) to fourteen months.

City Treasurer Keri Beth Rogers asked how does Magnus Capital Partners pay for a PILOT without the units being completed or collecting rent? Ms. Inderbitzen stated that they have a fund that covers this.

Citizens Input and Suggestions

Bob LaCross, 886 East Street addressed Council, in regards, to constructing a second detached accessory building on his property. Mr. LaCross informed the Council that he was recently denied a variance and the Planning Commission is currently reviewing the Accessory Building Ordinance for possible changes. Mr. LaCross requested that the standards for a variance that must be met to be granted a variance be changed as the ordinance does not state that all standards must be met. He would like the standards that must be met to be reduced to five (5) or six (6) standards. Mr. LaCross requested that the Zoning Board of Appeals be allowed to make special conditions. Mr. LaCross stated that if he were allowed to add an additional 1500 square foot building, he still wouldn't be covering six (6) percent of his property, stating further those times have changed and it's time to make changes for the community's needs.

Matt Pifer, Resident/Property Owner of 431 East Street requested a change be made to the Accessory Uses Ordinance 1250.04 specifically to allow back yard birds (chickens). Mr. Pifer stated that the ordinance is outdated a several surrounding cities allow chickens, hens only.

Consent Agenda

Motion by Council Member Weise with second by Council Member Degeus to approve the Consent Agenda as presented. Motion carried unanimously. (2022 – 027)

- **Minutes of the City Council meeting from March 14, 2022**
- **Checks through 04/11/2022 totaling \$494,566.08**
- **Council Information packet which consists of:**
 - Monthly Permits Issued- March 2022*
 - DDA Minutes from March 2022*
 - Planning Commission Minutes from March 2022*
 - Letter(s) of Resignation Wayne Pickler, City Assessor, Aleksander Mizikar, Deputy City Manager*
 - Coopersville/Polkton Fire-Rescue March 2022 Meeting Minutes*
 - Ottawa County Sheriff's Office Policing Report- March 2022*
 - Coopersville Historical Museum March & April 2022 Newsletter*
 - Charter Communications Correspondence (x3)*

Petitions and Communications

Discussion was held on the City Manager's proposed Draft "A" FY 2022-23 Budget. Council Member Degeus inquired about the Grove Street Bridge Project.

Petitions and Communications continued

City Manager Dennis Luce met with our State Representative Luke Meerman, and they discussed the needs for the city. City Manager Dennis Luce was informed by Representative Meerman that the city made the list for a grant from the State of Michigan for a full bridge replacement totaling 3.3 million Dollars to be completed in 2024. The MDOT will be taking care of all the engineering and construction. Mr. Luce stated that he was informed that this grant is guaranteed unless some unforeseen reason comes up that the State would not be able to follow through with the funding.

No further questions or comments were made on the proposed budget.

Motion by Council Member Lampe with second by Council Member Weise to approve the appointment of Frederick Darby to the Zoning Board of Appeals as an Alternate. Motion carried unanimously. (2022-028)

Motion by Council Member Gavin with second by Council Member Degeus to NOT approve the resolution for the East Street Sidewalk Special Assessment Roll or the project. Motion carried with Mayor Young opposing. (2022-029)

Motion by Council Member Gavin with second by Council Member Gerard to approve the the quote from Prein & Newhof to perform the construction engineering of the Blower No. 3 project not to exceed \$29,000.00. Motion carried unanimously. (2022-030)

Motion by Council Member Lampe with second by Council Member Gavin to approve the quote from Prein & Newhof for continued engineering services for the construction phase of the sanitary, storm, water main, curb and gutter and street improvements on Sunset, Greenfield, Oriole, and John Street along with water main connection to Fieldstone from the west end of Greenfield totaling \$175,726.00. Motion carried unanimously. (2022-031)

Motion by Council Member Gavin with second by Council Member Gerard to approve and accept the updated MDOT Form 2207B Performance Resolution for Municipalities. Motion carried unanimously. (2022-032)

Motion by Council Member Gavin with second by Council Member Lampe to approve payment on Invoice from EGLE totaling \$75,000.00 for July ACO Violations. Motion carried unanimously. (2022-033)

Motion by Council Member Weise with second by Council Member Gerard to approve the re-appointment of Patricia Bush to the Cemetery Board for two (2) years. Motion carried unanimously. (2022-034)

Motion by Council Member Gavin with second by Council Member Weise to NOT perform repairs on the Grove Street Bridge and utilize the \$3.3 Million Dollar Grant received from the State of Michigan for a total bridge replacement in 2024. Motion carried unanimously. (2022-035)

Motion by Council Member Gavin with second by Council Member Gerard to approve the quote received from Infrastructure Alternatives totaling \$49,600.00 to clean out the settled solids from Aeration Pond #1. Motion carried unanimously. (2022-036)

Citizens Input and Suggestions

Resident Bob LaCross suggested that the City Manager Dennis Luce contact State Representative Luke Meerman to inquire about getting a temporary bridge to go over the top of Grove Street Bridge until the replacement is completed.

City Manager's Report

City Manager, Dennis Luce reported on the following:

City Assessor Wayne Pickler is resigning effective June 30, 2022. Mr. Luce stated that Mr. Pickler has been a great asset to the city and the Council will be appointing the new Assessor. Mr. Luce stated that the County may be doing the city's assessing.

Deputy City Manager/Planning Director Alek Mizikar has submitted his letter of resignation and he will be leaving the end of April.

*Alek Mizikar stated that it has been a pleasure to serve the City of Coopersville
Recreation Director will be receiving an award from GVSU*

Thanked all Staff Members for their work and assistance on the budget

Introduced the new night-time Deputy Sabri

Social Districts will be reviewed at tomorrow's DDA meeting

City Clerk's Report

City Clerk Kimberly Borgman requested feed back on the Accessory Use Ordinance regarding "backyard birds" and reminded everyone of the upcoming May 3rd Special School Election. Ms. Borgman also wished Alek Mizikar good luck with his new position.

City Treasurer's Report

City Treasurer wished Alek Mizikar good luck with his new endeavor.

Mayor's Report

Mayor Duane Young reported on the following:

Tomorrow night is Fire Chief Schoolcraft's last Fire Authority Board meeting

Easter Egg Hunt is Saturday April 16th at Vets Park

City is losing a huge asset with City Assessor Wayne Pickler leaving

Wished good luck to Alek Mizikar

Resident Tammy Huff just received an award for saving a life

Tammy Huff's husband will be retiring from the Fire Department tomorrow night after serving 39 years

Adjournment

Motion by Council Member Weise with second by Council Member Degeus to adjourn the meeting at 8:48 P.M.

Motion carried unanimously. (2022 - 037)

Duane Young, Mayor

Kimberly Borgman, City Clerk