

A worksession of the City Council was held at City Hall, 200 S. Main Street, on Monday, November 17, 2008, at 5:00 p.m.

Present were Councilpersons Brown, Letarte and Harri. Mayor Davidson and Councilman Greenhoe were absent and excused.

Administrative Staff Present was City Manager Bill LeFevere, City Superintendent Scott Poyer, WWTP Director Todd Nichols, City Assessor Mike Baker, Fire Chief Roger McNutt, Treasurer Robert Damon, Police Chief Paul Malewski, Deputy Treasurer Carla Mazur and City Clerk Kristy Reinecke.

Purpose of the meeting was a worksession. Notice of the meeting was duly given.

Public Comments:

None.

Old Business Topics of Discussion were:

DDA:

Hall Street Project: The property has been marketed with an extension and the project is still ongoing. NRHP Nomination: This will be on the Agenda for the State at their first Meeting in 2009. Red Ribbon Hall: Work continues on the remodeling of the bathrooms and painting has begun.

LDFA:

South Industrial Park Infrastructure: Construction will begin in early November and continue through mid 2009. MDOT Turn Lanes: This project has been completed.

Infrastructure Projects:

Mill Street Parking Lot:: This project is completed with just the rain garden planting being done in the Spring. Hall Street Parking Lot Study: LAP study is funded 50/50 with DDA and Local Street Funds, and will provide a plan for streetscaping, dumpster location, and overhead lines with the study being completed by the end of the year.

Economic Development:

Kingston Place: Water lines are in, and with inspections being completed later this week, should be open for rental two weeks earlier than scheduled. Eaton Rapids Medical Center: Work on this project continues as planned. Old School Village: No plans have been submitted, and there is no visible activity on this project. Eaton Rapids Medical Park: Site

Plans are being revised, with construction beginning in late Fall.

Planning:

City/Townships: COG will review Engineering costs at the October meeting to provide for Plan to Tri-County Planning. City: Update of the Master Plan has been included in the 2009 Budget with the next step being to identify eligible bidders and solicit bids.

Grants:

MSHDA/CDBG: Second round of funding is in place, Grant Agreement with Ingham County has been renewed, the procedural steps required by MSHDA including the environmental review are being completed and projects have been committed that obligate the available funds, scheduled to be completed by late 2008 or early 2009. Michigan Main Street Program: City has been chosen as an "Associate Level" Community and will receive specialized training in the nationally recognized Main Street Four-Point Approach.

Miscellaneous Projects:

Sale of Dollar House: City Manager and Council will be working on setting Milestones for this project in order to flip this property within the next 3 months. City Hall Pocket Park: Funding is tied to the DDA/MDOT Streetscaping Project and construction is planned for the Summer of 2010. M50/M99 Corner Project: The acquisition of the two properties north of this intersection are in progress, bids have been received on the demolition. Joint Marketing Project: Project is on-going with coordinated efforts from the Schools, Chamber, LDFA and Hospital. Storm Siren: The Siren has been placed, but has not been hooked up to start working yet. Horner Mills Complex: Fire Chief McNutt will be inspecting this property later this week. Grove Street property: Police Chief Malewski will be following up on the violations with this property.

New Business Topics of Discussion were:

Wastewater Treatment Plant Superintendent Nichols reviewed with Council the changes that need to be made to the Excessive Strength Sewage Surcharges due to increased costs to the City, and as these rates have not been increased since the 1980's. Council agreed that the rates should be implemented by the first of January, and that a Resolution needs to be drafted to modify the Ordinance with first and second readings at the upcoming Council meetings in November and December. This item will appear on the November 24th Agenda for First Reading.

City Superintendent Poyer reviewed with Council the drainage issues at Marilyn Street. Superintendent Poyer stated that in order to alleviate the problems in this area, the City would need a full engineering study with a design drawn up and then the issue would be funding of this as well as the project itself. Superintendent Poyer stated that even with the installation of curbs and gutters in this area, there would still be issues with the driveway elevations as this was a low lying area, and the driveways would be open to rain water running right down the drives to the homes. Superintendent Poyer stated that he felt the best option and alternative would be to have ditches in this area, but still with the low lying area you would be basically turning the ditches into a detention pond, and that this was a very unusual flood event that had occurred, and probably would not happen for another 100 years. City Manager LeFevere stated that with the curb and gutter scenario you would still need stormwater drainage as well and that this was not a good option, and agreed with Superintendent Poyer that the ditch line was the best option. City Manager LeFevere further stated that the property owners had the option to file a petition for a Special Assessment District, with the City paying for one-third of the costs for this improvement. Councilman Harri thanked them for the information.

City Superintendent Poyer reviewed with Council the proposals for electrical engineering services that he had received from Sidock Group, Inc., as well as GRP Engineering, Inc. Superintendent Poyer explained that Sidock Group, Inc., would be doing the electrical engineering for the primary distribution system, isolation and emergency generation for Dowding Industries and Precision Prototype loop. The estimate from Sidock was for \$8,500.00. Superintendent Poyer explained that GRP Engineering, Inc., would be doing the Automatic Transformer Scheme for the North Industrial Park and for Meridian Products, and that the estimate from GRP was for \$13,500.00. Superintendent Poyer stated that he wanted to use both companies to look at a long term electrical engineer for the City as the one that the City had been using had merged with another agency. Superintendent Poyer stated that he had checked with other municipalities that had used these Engineers and they had both come with good recommendations. Superintendent Poyer further stated that Sidock also did Civil Engineering work as well, so that they could be used to do comparisons with C2AE on projects to get competitive bids if the City was satisfied with how this project went with them. This two items will appear on the November 24th Agenda.

City Manager LeFevere reviewed with Council the Hydro Contract. City Manager LeFevere stated that the Electrical Attorneys had reviewed the contract and had added additional language to make sure that a credit would be given for renewable energy in anticipation of future legislation. City Manager LeFevere stated that the Contract would be reviewed with Scott Goodwin from DaCott Engineering services and would be ready to be on the November 24th Agenda.

City Manager LeFevere reviewed with Council the request from the Schools for a reduction in electrical rates. City Manager LeFevere stated that Council needed to have a

discussion on rate designs City wide with other customers and classes. City Manager LeFevere further stated that with new requirements and regulation coming in 2009 with energy efficiency requirements, the City needed to also take this into consideration before acting on the request.

City Manager LeFevere reviewed with Council the tax abatements for White and Green Motors that will appear on the November 24th Agenda.

City Manager LeFevere reviewed with Council the work that was being prepared for the Council to do a rate increase and review for the recent bonding payments that had been approved, and that this would be a 15 year payback structure and would be reviewed at the next worksession and would be on the Agenda for the December 8th meeting.

City Manager LeFevere reviewed with Council the email that he had received from the Colthorp's and their request for termination of the purchase agreement. City Manager LeFevere stated that he had forwarded this on to the City Attorney and would keep Council informed.

Public Comments

None.

Reports:

None.

The meeting was adjourned at 6:20 p.m.

Claudia Brown, Senior Council

Kristy Reinecke, City Clerk