

A worksession of the City Council was held at City Hall, 200 S. Main Street, on Monday, October 20, 2008, at 5:00 p.m.

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

Administrative Staff Present was City Manager Bill LeFevere, Building Inspector Jon Hill, City Superintendent Scott Poyer, City Assessor Mike Baker, Police Chief Paul Malewski, Fire Chief Roger McNutt, Deputy Clerk/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: Construction has begun and will be completed by November 15th.

Infrastructure Projects:

Sewer River Crossings: This project is completed, and the canoe launch has been put in, all that remains to finish is the restoration of the banking being completed. Mill Street Parking Lot:: Project is scheduled to begin on Monday, with completion by November 15th. 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: Work on this project is progressing as planned, with only water lines remaining to be installed to get occupancy permit, and scheduled for opening in December. 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. MDEQ 319: Covered under Mill Street Parking Lot project. 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, with another training session scheduled for October 29th in Lansing.

Miscellaneous Projects:

Sale of Dollar House: Discussion at Worksession to identify the parameters and best methods to move this project forward. 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 the progress, bids are due by November 6th for the demolition of the blue house. Joint Marketing Project: Project is on-going with coordinated efforts from the Schools, Chamber, LDFA and Hospital.

New Business Topics of Discussion were:

Fire Chief McNutt reviewed with Council the proposed Resolution for the Hazard Mitigation Plan. Chief McNutt stated that he and Chief Malewski have reviewed the plan. Chief McNutt stated that the Plan was developed to assist the County in meeting the

requirements of the Disaster Mitigation Act of 2000, which requires local governments to have a hazard mitigation plan in place as a condition for receiving federal hazard mitigation funding to prevent future hazards. This item will appear on the October 27th Agenda.

City Superintendent Poyer reviewed with Council that during the winter months electric shut-offs are not performed due to the fact of liability issues with pipes freezing. Superintendent Poyer stated that in checking with other municipalities, during the winter months they do shut-offs on the water and that just for information to the Council this will be what the City will be implementing starting with the November non-payment shut-offs.

Mayor Davidson reviewed with Council the upcoming Education Foundation dinner. After discussion it was decided that if Council or Department Heads wished to attend this function it would be at their own expense.

City Manager LeFevere and City Superintendent Poyer reviewed with Council the negotiations with Commonwealth Power Company for Hydro Power. City Manager LeFevere stated that negotiations are still on-going, but that this item should be ready for approval at the first Council meeting in November.

City Manager LeFevere reviewed the Bonding Authorization Resolution for the 2008 Capital Improvement Bonds for an amount not to exceed \$600,000.00. Councilman Greenhoe moved Council approve the Resolution authorizing the bond issuance for the purpose of acquiring and constructing certain improvements to the City's Sanitary Sewage Disposal/wastewater system, in an amount not to exceed \$600,000.00; seconded by Councilwoman Brown, passed unanimously.

City Manager LeFevere reviewed the Continuing Disclosure Agreement for and on behalf of the City and/or the LDFA. Councilman Harri moved Council approve the Continuing Disclosure Agreement; seconded by Councilman Greenhoe, passed unanimously.

City Manager LeFevere reviewed with Council the Dollar House Plans/Specifications. City Manager LeFevere stated that he had been in contact with Ingham County and how they handled this. City Manager LeFevere stated that the City would look into improving the property before it was occupied with an agreement with a builder whereas the property would be brought up to HUD Standards and then be sold to a low to moderate income family. City Manager LeFevere stated that he would continue looking into this and bring it back to Council.

City Manager LeFevere reviewed with Council the Quarterly Financial Report that was

prepared by Treasurer Damon. This item will be on the October 27th Agenda.

Council Worksession

-4-

October 20, 2008

Mayor Davidson reviewed with Council that the DDA had reviewed the proposal from the Pettit family regarding the parking lot behind their property. This item is still ongoing between the City and the DDA.

Fire Chief McNutt reviewed with Council the proposal from the U.S. Army Corps of Engineers regarding flood control measures in Eaton Rapids. After discussion, it was decided that a letter should be drafted letting them know that the City was interested in them undertaking an investigation of flooding problems under the authority of Section 205 of the Flood Control Act of 1948, as amended.

Police Chief Malewski reviewed with Council the request from Officer Travis regarding a residency waiver request. This item will appear on the October 27th Agenda.

City Manager LeFevere reviewed that the MPPA is the process of accepting the City's Resolution to join the MPPA, and that when this happens there will be a \$1,000.00 initiation fee as well as dues that are payable. City Manager LeFevere will keep Council informed on the status of this.

City Manager LeFevere reported to Council that Librarian Nancy Murray had resigned effective November 14, 2008.

Councilwoman Brown and Fire Chief McNutt reported on the EMS meeting that they had attended and that there will be another meeting on Wednesday at 4:00.

Public Comments

None.

Reports:

None.

The meeting was adjourned at 6:15 p.m.

James E. Davidson, Mayor

Kristy Reinecke, City Clerk