

A worksession of the City Council was held at City Hall, 200 S. Main Street, on Monday, December 15, 2008, at 5:00 p.m.

Present were Mayor Davidson and Councilpersons Greenhoe, Brown, Letarte and Harri. None were absent.

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, Building Inspector Jon Hill and City Clerk Kristy Reinecke.

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

Special Business:

Bruce Johnston, from the Ingham County MSHDA Program, gave a presentation on the options the City has for disposing of the \$1.00 HUD Home that is located on State Street. Mr. Johnston presented Council with a listing of renovations that needed to be done to the HUD home, and the cost estimates associated with these. Mr. Johnston stated that Council could add to or delete any items that they felt were not needed or that were necessary. After a lengthy discussion, Mr. Johnston stated that he would bring back a more completed listing at the January 5th Worksession.

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, as there are now two people who are interested in the project. 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.

Infrastructure Projects:

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 either in 2009 or 2013, depending on MDOT Funding.

Economic Development:

Kingston Place: Apartments are being leased and the occupancy permit has been given. Eaton Rapids Medical Center: Work on this project continues as planned. Eaton Rapids Medical Park: Site Plans are being revised and a tentative construction date has been set for March of 2009.

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.

Miscellaneous Projects:

Sale of Dollar House: Property has been inspected. MSHDA Coordinator Bruce Johnston will be at the next Council worksession to discuss this project further. 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 property north of this intersection will be on the December 22nd Agenda for approval, and demolition will occur as soon as a BEA can be completed by Risner Excavating. Joint Marketing Project: Project is on-going with coordinated efforts from the Schools, Chamber, LDFA and Hospital.

New Business Topics of Discussion were:

City Manager LeFevere updated Council on electrical issues. City Manager LeFevere stated that he had attended meetings where the Pool was in the process of drafting a document that would define the level of risk that the City is willing to take. This document

will be implemented and the purchases done through the MPPA. City Manager LeFevere stated that the Pool is in the beginning phases of looking at prices and the trending is down, and that this is all risk related. City Manager LeFevere stated that this is just the beginning of the process and that he will bring the contracts back to Council after the Electrical Attorney has reviewed the documents and the risk profile that the City is willing to accept. City Manager LeFevere stated that during this process as well the Council needs to look at the new rate design and structure as this will play into this as well. City Manager LeFevere stated that this is good news as the trends are moving downward and it looks very encouraging.

City Manager LeFevere and Superintendent Poyer reviewed with Council the list of potential infrastructure projects that has been prioritized along with cost estimates and time frames for completion. City Superintendent Poyer stated that the first four items are already engineered and ready to go as funding becomes available and they will keep a watch on this and report back to Council as the funding sources come through.

City Manager LeFevere reviewed with Council the MDOT Project for M99/M50. City Manager LeFevere stated that the construction that had been previously moved to 2010, but that he had recently received a letter from MDOT stated that they no longer have funding for this project, so now it has been moved back to 2013. City Manager LeFevere further reported that he had received another letter from MDOT stating that with the proposal of stimulus monies coming in to play, that it might be a possibility that this project could get moved back to 2009. City Manager LeFevere stated that MDOT should know the status after the first of the year, and the project would be ready to go within six months, with bids going out in April, but will keep Council informed.

City Superintendent Poyer reviewed with Council the Parks Infrastructure Project list. Superintendent Poyer stated that this listing is the same scenario as the infrastructure listing, and that projects are ready to go when funding becomes available. City Superintendent Poyer stated that the Howe Memorial Parks restroom facilities are on this listing as the City did not get the DNR Trust Fund Grant. Councilman Letarte stated that this needed to be looked at closely during the Budgeting process as he feels that the City needs to maintain what we currently have, i.e., the Playground of Dreams. Councilman Letarte stated that with the current advertising campaign it is important to maintain the image that is being projected, and not fund future projects that cannot be properly maintained. Superintendent Poyer stated that he will keep Council informed on this as well as being looked at during the Budgeting process.

City Superintendent Poyer updated Council on the refurbishing that would need to be done to the old Vactor in order to make it useable to be used as a leaf pickup vehicle. Superintendent Poyer stated that the Vactor has a 20 year old chassis that needs transmission work, and with the retrofitting of equipment to make it a leaf vehicle would

cost between \$30,000-\$40,000. Superintendent Poyer further stated that once the vehicle was retrofitted, in order to have this service for the citizens it would require manpower of two people for at least a month, and was it worth this cost to provide this service to the citizens. Superintendent Poyer stated that the current value of the Vactor at State Auction would be between \$7,000-\$10,000. After discussion it was the consensus that the expense overrides the need and that this vehicle should be taken to Auction.

City Clerk Reinecke requested that Council let her know as soon as possible who was interested in attending the Michigan Municipal League Capital Conference at the Lansing Center on March 3rd and 4th.

City Manager LeFevere asked that Agenda Item 7, Horner Mills Project, wait until the City Attorney had arrived.

City Manager LeFevere reviewed with Council the property issue with Hamlin Township regarding 1/3 Acre parcel that was part of the old landfill site. City Manager LeFevere stated that Hamlin Township would take care of the transfer and then give the property to the City after the first of the year.

City Manager LeFevere reviewed with Council the property issue with the Schools and Eaton Rapids Township and property that was split incorrectly. City Manager LeFevere stated that this property was different than the property issue with Hamlin Township as the City has a 425 Agreement with Eaton Rapids Township. City Manager LeFevere stated that he felt that no action would be appropriate as this would not affect the Schools use of this property and did not affect the City in any way.

City Superintendent Poyer reviewed with Council that he had the Deed for the Canal Street home and also a bid from Risner Excavating in the amount of \$13,000 to demolish this house. This item will appear on the December 22nd Agenda.

Reports:

Mayor Davidson reported to Council that on the News tonight will be information about the Mega Grant Approval for White and Green Motors to restore a portion of the business that was being done by VonWeise.

Fire Chief McNutt reported that he had talked to Representative Mike Simpson, who had contacted Senator Levin, and the \$100,000 mitigation study is being looked into.

City Assessor Baker reported to Council that he would be meeting with someone from the Holman family regarding the property issue and that this should be corrected soon.

City Treasurer Damon reported that Layton and Richardson will be at the Council meeting on Monday to give the Audit Presentation.

Public Comments

None.

Councilman Letarte moved Council go into Closed Session to discuss Pending Litigation; seconded by Councilman Harri, passed unanimously. Council went into Closed Session at 6:28 p.m.

Councilman Greenhoe moved Council reconvene back into Open Session; seconded by Councilwoman Brown, passed unanimously. Council reconvened back into Open Session at 6:48 p.m.

Councilman Letarte stated that Council had recently approved a \$1.65 increase in sewer base rates at the past Council meeting, and he felt that it should be clarified to stated that this increase would only remain in effect until the Bonds had been paid off. City Manager LeFevere stated that the minutes from the meeting had not yet been approved, so at the meeting on December 22nd, the minutes could be amended to reflect this.

The meeting was adjourned at 6:50 p.m.

James E. Davidson, Mayor

Kristy Reinecke, City Clerk