

A worksession of the City Council was held at City Hall, 200 S. Main Street, on Monday, February 4, 2008, at 5:00 p.m.

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

Administrative Staff Present was City Manager Bill LeFevere, City Superintendent Scott Poyer, WWTP Director Todd Nichols, Assistant to the City Manager Brian Reed, Building Inspector Jon Hill, Police Chief Paul Malewski, City Assessor Mike Baker, Fire Chief Roger McNutt 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:

Hall Street Property: Negotiations still ongoing with the DDA with an anticipated decision being reached by March/April.

National Registrar for Historic Preservation (NRHP): Still being processed.

Red Ribbon Hall: Bathrooms and plumbing have been installed, and the drywall is in the process of being hung.

Precision Prototype: Progress is moving along rapidly.

Dowding Industries: Progress is moving along rapidly.

Dollar General: No update.

LAFCU: Construction is going fast, with the Grand Opening tentatively scheduled for early Summer.

Kingston Place: Demolition is anticipated to begin next week.

Old School Village: The renovation of the building is in the process of Plan Review which should be done in the near future.

Eaton Rapids Medical Center: Plans have been reviewed and the revisions have been sent to the Engineers. The Planning Commission will be doing the Site Plan Review at their March meeting.

Non-Motorized Pathways: Still studying the concept. This will also be discussed at the next Parks Board meeting which will be held on February 19th at 7:00 p.m.

July 4th Committee: The Service Clubs and Organizations are on board and progress is moving forward. The next meeting is scheduled for February 11th.

Planning - Area Master Plan Update: The document has been prepared and is available for public review for the next 63 days.

MSHDA Grants: There is a meeting scheduled for tomorrow with Ingham County, who is the third party administrator and the schedule will be set to start the process.

Main Street Project: Still moving forward with C2AE, DEQ and MDOT.

New Business Topics of Discussion were:

City Clerk Reinecke asked who was interested in attending the Michigan Municipal League Capital Conference and if they could decide and get back with her by next week so that the registration could be sent in.

City Superintendent Poyer reviewed with Council the Proposal from Kone Elevators for the Maintenance Agreement to service the City Hall Elevator. This item will appear on the February 11th Agenda.

City Manager LeFevere reviewed with Council the interest in a MSHDA project located at 117 E. Knight Street by Turn Key Developers. Turn Key Developers are interested in applying for MSHDA Funding to remodel and renovate 117 E. Knight Street, with the downstairs being Commercial and the upstairs being an apartment. Turn Key stated that the only problem they were having was with parking issues at this location. City Manager LeFevere stated that the City owned the property that was directly behind this parcel and that Turn Key was interested in having this turned into parking that would service their business as well as the three other businesses that were located in this area. Turn Key also stated that in renovating this property they would be willing to give the City easements for the Riverwalk project. City Manager LeFevere stated that they would continue to look into this and keep Council informed on the progress.

City Superintendent Poyer reviewed with Council the Proposal from C2AE for the Floodway Permit Quote for the Island Lest They Be Forgotten Monument. After a lengthy discussion, Councilman Harri suggested that the whole area, not just the Lest They Be Forgotten Monument, needed to be addressed and looked at into turning this into a Veteran's Memorial and that an Architect needed to be involved to plan this whole area, but that the project needed to be kept moving forward. City Manager

LeFevere stated that

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he would contact Landscape Architects and have them look into designing this area with the assistance of C2AE.

City Manager LeFevere reviewed with Council information that he had regarding the City being able to accept Credit Card payments for Utilities, Permits and Taxes. City Manager LeFevere stated that the City would be implementing this program for Utilities by March or April, and the Tax portion by July, when Summer Tax Notices are due.

Assistant to the City Manager Reed reviewed with Council the HUD program that allows Government entities to purchase abandoned homes for \$1.00. Assistant Reed stated that the City had bid on two homes within the City and were awaiting a response from HUD. Assistant Reed stated that Council would need to adopt a policy on how to flip these homes back to property owners, and he will get them the information that they need.

City Manager LeFevere stated that he had been contacted by MDOT who had monies available to make improvements to the intersection of Spicerville/Kinneville and M50. City Manager LeFevere stated that MDOT was looking for matching funding in the amount of \$38,000, but that between the City, County and LDFA the matching funding should be available to get this much needed project done. City Manager LeFevere stated that he would be speaking with the LDFA tomorrow at their meeting.

Assistant to the City Manager Reed reviewed with Council that there are special liquor licenses available under the Economic and Redevelopment Act and that in order for the City to apply for these special licenses a Resolution would need to be adopted to have the DDA also become a Redevelopment District to meet the criteria and that he has been working with City Assessor Baker on this and will get the Resolution and information to Council.

City Superintendent Poyer reviewed with Council that one of the downstairs furnaces at City Hall had stopped working and that he would be receiving bids from three contractors to get this replaced and would like to do so as soon as possible to keep heat in the building for the City Hall staff. Council agreed that this needed to be done as quickly as possible and that Superintendent Poyer needed to go with the best bid.

Councilman Greenhoe asked what the status of the house on Canal Street was that had been scheduled to be demolished several months ago. City Manager LeFevere stated that several developers had been interested in turning this into a MSHDA project, but once the developers had toured the home had decided that it would not be a worthwhile project as the home was too far gone. City Manager LeFevere stated that

it was back on schedule to be demolished as soon as possible.

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Public Comments:

Chad Fuller, a representative from Turn Key Developers thanked Council for their consideration of their request for parking at 117 E. Knight Street, and asked if a formal letter could be drafted so that they could have a written response with an anticipated time line for completion of this project.

Patrick Rich appeared before Council regarding the City's website needing a link to the Chamber of Commerce.

Reports:

Fire Chief McNutt stated that there had been a house fire at 917 Grove Street and that the home would need to be demolished.

The meeting was adjourned at 6:19 p.m.

James E. Davidson, Mayor

Kristy Reinecke, City Clerk