

**GRAND LEDGE CITY COUNCIL
310 GREENWOOD ST.
GRAND LEDGE MI 48837
(517) 627-2149**

**CITY COUNCIL MINUTES – REGULAR MEETING
MONDAY, 10 JANUARY 2022 – 7:30 P.M.
GYMNASIUM, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837**

- I. ROLL CALL OF COUNCIL** – Mayor Thom Sowle; Mayor Pro-Tem Keith Mulder; and Council Members Brett Gillespie, Tom Jancek, Rick Lantz (arrived 7:33 p.m.), Lynne MacDowell, and Don Willems
OTHERS PRESENT – Adam Smith, City Manager; Ameer King, Assistant City Manager; Gregory Newman, City Clerk; Dave Gutchess, Public Services Superintendent; Kurt Ristow, Public Works Superintendent;

II. PLEDGE OF ALLEGIANCE

Mayor Sowle led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

COUNCIL MEMBER LANTZ ARRIVED, AT 7:33 P.M.

The public did not comment.

IV. APPROVAL OF CONSENT AGENDA

- A. Motion** – To approve the Monday, 10 January 2022 City Council consent agenda, as follows:

- i. Financial transactions and bills.
- ii. Monday, 13 December 2021 City Council minutes.
- iii. Monday, 13 December 2021 Closed Session minutes.
- iv. Secretary-Front Counter and Laborer job descriptions.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER MACDOWELL SECONDED, TO APPROVE THE MONDAY, 10 JANUARY 2022 CITY COUNCIL CONSENT AGENDA. MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF REGULAR AGENDA

- A. Motion** – To approve the Monday, 10 January 2022 regular City Council agenda.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER MACDOWELL SECONDED, TO APPROVE THE MONDAY, 10 JANUARY 2022 REGULAR CITY COUNCIL AGENDA. MOTION CARRIED UNANIMOUSLY.

VI. COMMITTEE AND BOARD REPORTS

Abrams Municipal Airport Advisory Commission

Adam Smith, City Manager, reported the Abrams Municipal Airport Advisory Commission met on 04 January 2022 and recommended an airport consultant.

VII. STAFF REPORTS

Manager's Office

Adam Smith, City Manager, welcomed everyone back from the holiday break.

Amee King, Assistant City Manager, reported on the current hiring process, the Abrams Municipal Airport Advisory Commission recommended an airport consultant, the Downtown Development Authority discussed the Bridge Street Plaza development and their priorities, the City Hall roof repair, and work on the City Hall fire system.

Department of Public Services

Dave Gutchess, Public Services Superintendent, reported on Wastewater Treatment Plant statistics, street maintenance, equipment winterization, and windstorm cleanup.

Kurt Ristow, Public Works Superintendent, reported on ARC-GIS work, water sampling, Fitzgerald Park water main project completion, and a broken water main and subsequent repair.

Assessing Department

Adam Smith, City Manager, mentioned the Assessing Department report is included in the packet of supporting material.

Building Department

Adam Smith, City Manager, mentioned the Building Department report is included in the packet of supporting material.

- A. Motion** – To receive and place on file the December 2021 staff reports from the Manager's Office, Department of Public Services, Assessing Department, and Building Department.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER MULDER SECONDED, TO RECEIVE AND PLACE ON FILE THE DECEMBER 2021 STAFF REPORTS FROM THE MANAGER'S OFFICE, DEPARTMENT OF PUBLIC SERVICES, ASSESSING DEPARTMENT, AND BUILDING DEPARTMENT. MOTION CARRIED UNANIMOUSLY.

VIII. UNFINISHED BUSINESS

- A. Public Hearing** – On an ordinance to ban polycyclic aromatic hydrocarbons.

Adam Smith, City Manager, reported the public hearing is on the ordinance as introduced in December, 2021.

MAYOR SOWLE OPENED THE PUBLIC HEARING ON AN ORDINANCE TO BAN POLYCYCLIC AROMATIC HYDROCARBONS, AT 7:45 P.M.

The public did not comment.

MAYOR SOWLE CLOSED THE PUBLIC HEARING ON AN ORDINANCE TO BAN POLYCYCLIC AROMATIC HYDROCARBONS, AT 7:46 P.M.

B. Ordinance #595 – To ban polycyclic aromatic hydrocarbons.

COUNCIL MEMBER JANCEK MOVED, COUNCIL MEMBER LANTZ SECONDED, TO ADOPT ORDINANCE #595, TO BAN POLYCYCLIC AROMATIC HYDROCARBONS.

The City Council debated taking local action to ban materials and substances, the need for action at the federal and state level to ban polycyclic aromatic hydrocarbons (PAHs), the enforcement burden on City staff, and the fine amount and burden on residents.

MOTION TO ADOPT ORDINANCE #595, TO BAN POLYCYCLIC AROMATIC HYDROCARBONS. AYES: JANCEK, LANTZ, SOWLE, WILLEMS. NAYS: GILLESPIE, MACDOWELL, MULDER. MOTION CARRIED.

C. Discussion – Of Alternative Analysis options for Wastewater Treatment.

Adam Smith, City Manager, explained the need for a decision on which Wastewater Treatment alternative to pursue and authorization to develop a request for proposals, and reported staff recommended Alternative #5 – conversion to a membrane bioreactor system.

Josh Redner, Fishbeck, recommended Alternative #5, the benefits of a membrane bioreactor system, and the option to implement Alternative #5 in phases or as a full build.

Dave Gutchess, Public Services Superintendent, recommended Alternative #5.

The City Council debated the Alternative Analysis options for Wastewater Treatment, the ongoing operational costs of Alternative #5, and the aesthetics of any new buildings in Fitzgerald Park.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER LANTZ SECONDED, TO DIRECT STAFF TO PURSUE WASTEWATER TREATMENT ALTERNATIVE #5 – CONVERSION TO A MEMBRANE BIOREACTOR SYSTEM, AND DEVELOP A REQUEST FOR PROPOSALS. MOTION CARRIED UNANIMOUSLY.

D. Resolution #01 of 2022 – To create the Meadow Woods Phase 4 Storm Sewer Special Assessment District and direct the Assessor to create an assessment roll.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER MULDER SECONDED, TO ADOPT RESOLUTION #01 OF 2022, TO CREATE THE MEADOW WOODS PHASE 4 STORM SEWER SPECIAL ASSESSMENT DISTRICT AND DIRECT THE ASSESSOR TO CREATE AN ASSESSMENT ROLL. MOTION CARRIED UNANIMOUSLY.

E. Resolution #02 of 2022 – To create the Meadow Woods Phase 4 Street Lights Special Assessment District and direct the Assessor to create an assessment roll.

COUNCIL MEMBER MULDER MOVED, COUNCIL MEMBER GILLESPIE SECONDED, TO ADOPT RESOLUTION #02 OF 2022, TO CREATE THE MEADOW WOODS PHASE 4 STREET LIGHTS SPECIAL ASSESSMENT DISTRICT AND DIRECT THE ASSESSOR TO CREATE AN ASSESSMENT ROLL. MOTION CARRIED UNANIMOUSLY.

F. Motion – To adopt the 2022 & 2023 City Council Priorities.

COUNCIL MEMBER MULDER MOVED, COUNCIL MEMBER JANCEK SECONDED, TO ADOPT THE 2022 & 2023 CITY COUNCIL PRIORITIES.

Adam Smith, City Manager, thanked the City Council for its leadership and dialog over the past few months in developing the 2022 & 2023 City Council Priorities, and presented the 2022 & 2023 City Council Priorities.

MOTION TO ADOPT THE 2022 & 2023 CITY COUNCIL PRIORITIES, CARRIED UNANIMOUSLY.

IX. NEW BUSINESS

A. Resolution #03 of 2022 – To accept a proposal from Mead & Hunt, Inc., for Professional Airport Consulting Services.

COUNCIL MEMBER MULDER MOVED, COUNCIL MEMBER JANCEK SECONDED, TO ADOPT RESOLUTION #03 OF 2022, TO ACCEPT A PROPOSAL FROM MEAD & HUNT, INC., FOR PROFESSIONAL AIRPORT CONSULTING SERVICES.

Adam Smith, City Manager, reported the Abrams Municipal Airport Advisory Commission recommends the proposal from Mead & Hunt, Inc., for Professional Airport Consulting Services.

Amee King, Assistant City Manager, explained the Michigan Department of Transportation requires professional airport consulting services and mentioned the City's decades-long relationship with Mead & Hunt, Inc.

MOTION TO ADOPT RESOLUTION #03 OF 2022, TO ACCEPT A PROPOSAL FROM MEAD & HUNT, INC., FOR PROFESSIONAL AIRPORT CONSULTING SERVICES. CARRIED UNANIMOUSLY.

B. Resolution #04 of 2022 – To approve a bid award to Roofing Innovations for City Hall roof Section C.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER MACDOWELL SECONDED, TO ADOPT RESOLUTION #04 OF 2022, TO APPROVE A BID AWARD TO ROOFING INNOVATIONS FOR CITY HALL ROOF SECTION C.

Adam Smith, City Manager, explained the multi-year initiative to replace the City Hall roof.

Amee King, Assistant City Manager, explained Roofing Innovations has also completed the previous sections of the City Hall roof.

The City Council debated the continued use of the same material from the previous sections and the timeframe of the work.

MOTION TO ADOPT RESOLUTION #04 OF 2022, TO APPROVE A BID AWARD TO ROOFING INNOVATIONS FOR CITY HALL ROOF SECTION C, CARRIED UNANIMOUSLY.

C. Motion – To order a 2022 John Deere 3039 Compact Utility Tractor.

COUNCIL MEMBER MACDOWELL MOVED, COUNCIL MEMBER GILLESPIE SECONDED, TO ORDER A 2022 JOHN DEERE 3039 COMPACT UTILITY TRACTOR.

Adam Smith, City Manager, explained the need to purchase equipment now to ensure timely delivery in Fiscal Year 2023.

MOTION TO ORDER A 2022 JOHN DEERE 3039 COMPACT UTILITY TRACTOR, CARRIED UNANIMOUSLY.

IX. AUDIENCE PARTICIPATION

The public did not comment.

X. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Council Member Willems wished everyone a Happy New Year.

XI. CLOSED SESSION

- A. Motion** – To move into closed session, per the Open Meetings Act, Section 8(h), to consider material exempt from discussion or disclosure by state or federal statute, being correspondence from its attorney, dated 10 January 2022.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER MULDER SECONDED, TO MOVE INTO CLOSED SESSION, PER THE OPEN MEETINGS ACT, SECTION 8(H), TO CONSIDER MATERIAL EXEMPT FROM DISCUSSION OR DISCLOSURE BY STATE OR FEDERAL STATUTE, BEING CORRESPONDENCE FROM ITS ATTORNEY, DATED 10 JANUARY 2022, AT 8:33 P.M. MOTION CARRIED UNANIMOUSLY.

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER MULDER SECONDED, TO RETURN TO THE MONDAY, 10 JANUARY 2022 CITY COUNCIL REGULAR MEETING, AT 9:10 P.M. MOTION CARRIED UNANIMOUSLY.

XII. ADJOURNMENT

COUNCIL MEMBER GILLESPIE MOVED, COUNCIL MEMBER WILLEMS SECONDED, TO ADJOURN THE MONDAY, 10 JANUARY 2022 CITY COUNCIL REGULAR MEETING, AT 9:11 P.M. MOTION CARRIED UNANIMOUSLY.

APPROVED 24 JANUARY 2022.

Gregory L. Newman, City Clerk

Thomas J. Sowle, Jr., Mayor