



MINUTES
Regular Meeting of Newaygo City Council
January 8, 2024

CALL TO ORDER

Mayor Fedell called the meeting to order at 7:00 PM. The meeting was held at City Hall located at 28 N. State Road, Newaygo, MI 49337.

Presiding officer: Mayor Fedell

Secretary: Clerk, Kim Goodin

Roll Call: Present: Black, Burns, DeVries, Engemann, Fedell, Johnson, Walerczyk

Absent: None

Motion by Burns, second by Johnson to approve the amended agenda adding Resolution 2024-08, Resolution 2024-09, Resolution 2024-10 and Resolution 2024-11 under Consent Agenda. AIF/MC

PUBLIC COMMENTS

Ben Gilpin, Newaygo Public Superintendent, spoke in favor of new apartments being proposed to be constructed at 120/160 Pine Lake Dr. He stated that many young teachers have problems finding affordable housing in the community and the additional apartments will provide another source of housing options.

Lindsay Hager, Vice President of Fremont Area Community Foundation, spoke in favor of new apartments being proposed to be constructed at 120/160 Pine Lake Dr. and discussed the need for additional housing in the community. Hager spoke about a housing grant program that is being offered through the Foundation stating that it is a collaborative project between the FACF and Newaygo County. He spoke about loan funding available through the Foundation and said that they are trying to help provide incentives to developers that are interested in housing projects in the community.

CONSENT AGENDA

Motion by Engemann, second by Burns to approve the Consent Agenda which includes the Council regular meeting minutes from 12/11/2023, approval of accounts payable of \$50,701.71, \$21,746.69, \$16,385.02, \$15,850.20, \$8,719.77, \$2,057.29, \$123,181.28 and \$2,437.58 and Resolutions listed below. Roll Call: Yeas: Black, Burns, DeVries, Engemann, Fedell, Johnson, Walerczyk Absent: None Nay: None. CARRIED

The following Resolutions were also approved by Consent Agenda:

- A. Resolution 2024-03 approving the reappointment of Jon Schneider and Jane Parsley to the NCRA (Newaygo Community Recreational Authority) Board
- B. Resolution 2024-04 approving the reappointment of Ron Wight as a Commissioner to the City of Newaygo Building Authority
- C. Resolution 2024-05 approving the appointment of Steve DeVries to the Planning Commission
- D. Resolution 2024-06 approving the appointments of Lee Ann Clor and Donna Friar to the PSD (Principal Shopping District) Board
- E. Resolution 2024-07 approving the reappointment of Joel Phillips and Tom Postma and appointment of Tiffany Chase to the TIFA/LDFA Board
- F. Resolution 2024-08 approving the appointment of Mark Brock to the TIFA/LDFA Board
- G. Resolution 2024-09 approving the appointment of Felix Uricia to the Newaygo Area District Library Board
- H. Resolution 2024-10 approving the reappointments of Matthew Boynton, David Casey and Ed Fedell to the NEDO (Newaygo Economic Development Organization) Board
- I. Resolution 2024-11 approving the reappointment of Michael Burns and Lloyd Walerczyk to the Newaygo Fire District Board

RESERVED TIME

COMMITTEE & BOARD REPORTS

CITY MANAGER REPORT

Schneider discussed list of current projects, future projects, and potential projects in the City that was included in packets. He stated that the roof on the Powerhouse Building was complete and the next step would be to get some of the safety concerns completed.

DEPARTMENT REPORTS

BOARD BUSINESS

Motion by Burns, second by Walerczyk to approve 2024 Council Committee appointments from list included in packets. AIF/MC

Motion by Fedell, second by Black to approve Planned Unit Development (PUD) at 120/160 Pine Lake Dr. for multi-family housing development with the following contingencies: 1. Written acceptance of PUD approval and contingencies is submitted by the Developer to the City. 2. Parcels 62-19-30-130-005 and 62-19-30-130-014 are combined into one parcel. 3. PUD agreement is executed between the City and Developer. AIF/MC Fedell stated that the Preliminary PUD had been discussed and approved for recommendation to Council at the Planning Commission Meeting. Jeff Edwards, representing Vision Real Estate Investments, was present and answered Council questions related to: rental rates, parking, and amenities that will be available at the apartments. Edwards stated that he had spoken with many of the local business/factory owners to understand their needs for additional housing options in the community and what the local workforce can afford for rental rates. Schneider displayed site plan on screen and said that there was a slight modification related to curbs compared to site plan in packets.

Motion by Burns, second by Black to approve Ordinance 2024-01 to Rezone Parcel #62-19-30-130-014 and Parcel # 62-19-30-130-005 to PUD and to amend the Zoning Map of the City of Newaygo Zoning Ordinance. AIF/MC

Schneider stated that the Planned Unit Development (PUD) "Draft" Agreement included in packets was one of the contingencies in the motion for final approval of PUD and that no action was required tonight. Schneider said that he wanted Council comments and thoughts regarding the "draft" agreement. Schneider said that he had reviewed the agreement and the Developer had also reviewed the agreement a long with their legal counsel. Schneider answered question related to retention pond and said that the final PUD Agreement would be brought to the February Council Meeting.

Motion by Burns, second by DeVries to give Schneider authority to negotiate possible purchase of Parcel #62-18-26-200-015 and spending up to \$75,000 on the acquisition. AIF/MC Schneider stated that this had been discussed at the Council Meeting last month. He said that the parcel in discussion is surrounded by a larger undeveloped parcel, owned by a developer who has discussed interest in a future housing development on this parcel.

Fedell stated that "Draft" Resolutions were included in packets relating to proposed Charter amendments. He said that the proposed Charter amendments were related to method of publication for City minutes/notices and compensation to City Planning Commission Board Members and other City Board Members. Schneider discussed time line to amend City Charter that was included in packets stating that these proposed Charter amendments would have to be on the November 2024 ballot. Schneider said that the "Draft" Resolutions have to be submitted to the Attorney General for comment and that he anticipates that the Resolutions would be brought back in a couple of months to Council for final approval. Question was asked about agendas and minute publication and Schneider stated that the City would always have hard copies of agendas, minutes, notices, etc. available for public to review.

Motion by Burns, second by Black to approve Resolution 2024-01 adopting Poverty Income Guidelines for Administration of the Poverty Exemption from Property Taxes for 2024. AIF/MC

Motion by Black, second by Burns to approve Resolution 2024-02 establishing Guidelines for Granting of Poverty Exemptions from Property Taxes. AIF/MC

Motion by Fedell, second by Engemann to approve Wood Street water main project and necessary funding and actions to bring the project to completion, including designating the City Manager as the authorized agent for the project. AIF/MC Schneider stated that this was discussed last month and said that debt payment scenarios and Engineering proposal had been distributed to each Council Member. Schneider stated that a grant through the State would cover approximately 50% of the water service line project and approximately \$850,000 for the Wood Street water main project.

Motion by Fedell, second by Engemann to approve proposal from Fishbeck in the amount of \$55,500 for design work and bidding documents for Wood Street water main project. AIF/MC

Schneider said that the budget reflects six months of activity and discussed some highlights. He explained some revenues and expenditures and said that overall the budget is right where it should be.

PUBLIC COMMENTS

COUNCIL MEMBER COMMENTS

Chief Andres discussed traffic orders and stated that in the next month many traffic orders would be emailed to Council Members for review prior to the March Council Meeting.

Burns discussed event that pertained to a call to County Dispatch and the response time. Chief stated that all law enforcement agencies are short handed and response times may be longer than they use to be.

Motion by Walerczyk, second by Burns to adjourn the meeting at 8:09 PM. AIF/MC

Mayor – Ed Fedell

Clerk – Kim Goodin