

REGULAR MEETING OF THE WEST BRANCH CITY COUNCIL HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET ON MONDAY, APRIL 1, 2024.

Mayor Frechette called the meeting to order at 6:00 p.m.

Present: City Mayor Paul Frechette, Council Members Joanne Bennett, Mike Jackson, Ellen Pugh, Rusty Showalter, and Cathy Zimmerman.

Absent: Member Carol Adair

Other officers present: City Manager John Dantzer, City Clerk Lori Ann Clover-Gambrel, Chief Ken Walters, and City Attn: Gregory Meihn via Zoom.

All stood for the Pledge of Allegiance.

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Ray Stover gave an update on the MyMichigan expansion. They will be bringing in more physicians to the area, both primary care and specialists. They are looking at a July/August time frame to have things finalized. The OB department here is in its third year. They just hired one OB doctor and are actively recruiting for one more. A new primary care physician will be starting in August. The West Branch Campus received an "A" rating for quality and safety through "Leap Frog". They will be having 24/7 security coverage for those patients that are more aggressive. The Seaton Cancer Institute will also be a part of the expansion.

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Barry Wilson and Lois Bergquist spoke to Council concerning the fence on the side of the Historical Museum. People parking in the parking lot are hitting the fence and it is broken in several places. Council decided that it would be best to tear down the fence look into barriers to keep people from driving into the yard.

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Mayor Frechette opened the public hearing for the OPRA District at 111 N. Third Street at 6:20 pm.

Manager Dantzer and Ryan Smith from Alexander Limited Partnership spoke to council about the next steps of creating the OPRA District. Council approved the creation previously and now they are ready to proceed. Alexander Limited Partnerships has submitted the State tax approval certificate. They qualify for the next twelve years. The City must send the signed application and resolution to the State. No one else from the public wished to speak on the subject and no communication was received by City Hall prior to the meeting.

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MOTION BY FRECHETTE, SECOND BY SHOWALTER, CLOSE THE PUBLIC HEARING AT 6:24 PM.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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MOTION BY ZIMMERMAN, SECOND BY SHOWALTER, TO APPROVE RESOLUTION 24-09 OPRA APPLICATION FOR ALEXANDER LIMITED PARTNERSHIP AT 111 N THIRD ST. AND AUTHORIZE CLERK CLOVER-GAMBREL TO SIGN ON THE CITY'S BEHALF.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

Resolution 24-09 Approving Obsolete Property Rehabilitation Exemption Certificate Application for Alexander Limited Partnership, Located at 111 N. Third St.

WHEREAS, pursuant to PA 146 of 2000, the City of West Branch is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of West Branch legally established the Obsolete Property Rehabilitation District #1 on February 20, 2023, after a public hearing held on February 20, 2023; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of West Branch; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on April 1, 2024; and

WHEREAS, the Alexander Limited Partnership is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Alexander Limited Partnership has provided answers to all required questions under the application instructions to the City of West Branch; and

WHEREAS, the City of West Branch requires that rehabilitation of the facility shall be completed by December 31, 2024; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of West Branch eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to retain employment and revitalize an urban area in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch
Be and hereby is granted an Obsolete Property Rehabilitation
Exemption for the real property, excluding land, located in
Obsolete Property Rehabilitation District 1 at
111 N. Third St. for a period of 12 years, beginning
December 31, 2024, and ending December
30, 2036, pursuant to the provisions of PA 146 of 2000, as amended.

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Manager Dantzer reviewed the bids from Robert T. Cole, Inc. and RCL Construction Co., Inc. He also explained the engineering options which would align the project with the budget.

MOTION BY PUGH, SECOND BY JACKSON, TO APPROVE THE BID FROM ROBERT T. COLE INC. FOR THE WATER TREATMENT PLANT NOT TO EXCEED \$2,986,258.00 AND AUTHORIZE MANAGER DANTZER TO SIGN THE AGREEMENT.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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Manager Dantzer explained that NEMCOG was the agency that did the full rewrite five years ago and helped us rewrite our zoning ordinance. They already have most of the information and know the community well. They would be less expensive than bringing in a new company to start from scratch.

MOTION BY JACKSON, SECOND BY BENNETT TO AWARD THE BID AND SOLE SOURCE VENDOR REQUEST FOR THE MASTER PLAN UPDATE TO NEMCOG IN THE AMOUNT OF \$6,810.00 AND AUTHORIZE MANAGER DANTZER TO SIGN ON THE CITY'S BEHALF.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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Manager Dantzer explained that this project was in place of the sprinkler system. The DDA voted to recommend not going out to bid and approving the bid from Third Coast who were recommended from the MML Manager Listserv due to the limited time frame. Kim Mullins from MDOT attended the DDA

meeting and is willing to add running the speaker line through the conduit for our light poles for \$20,000.00. The DDA will be paying for this with their streetscape funds.

MOTION BY BENNETT, SECOND BY SHOWALTER TO AWARD THE BID AND SOLE SOURCE VENDOR REQUEST FOR THE DOWNTOWN SPEAKER SYSTEM TO THIRD COAST TECH NOT TO EXCEED \$14,979.83 AND AUTHORIZE MANAGER DANTZER TO SIGN ON THE CITY'S BEHALF.

Yes — Bennett, Frechette, Jackson, Showalter, and Zimmerman

No – None Absent – Adair Motion carried

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MOTION BY BENNETT, SECOND BY JACKSON, TO APPROVE PAYMENT OF THE BILLS IN THE AMOUNT OF \$146,019.74.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None Absent – Adair Motion carried

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MOTION BY FRECHETTE, SECOND BY BENNETT, TO EXCUSE MEMBER ADAIR FROM TODAY'S MEETING.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None Absent – Adair Motion carried

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MOTION BY FRECHETTE, SECOND BY JACKSON, TO POSTPONE ANY DECISION ON WELL #5 REGARDING THE VFD MOTOR IN WELL NUMBER FIVE UNTIL THE NEXT MEETING.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None Absent – Adair Motion carried

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Manager Dantzer explained that because we are adding lights for the entire length of the project Consumers will not be putting their street lights back up right next to ours. This will eliminate all of the poles on the side of the road and be more aesthetically pleasing.

MOTION BY SHOWALTER, SECOND BY PUGH, TO APPROVE THE CONSUMERS CHANGE IN STANDARD LIGHTING CONTRACT AND AUTHORIZE CLERK CLOVER-GAMBREL TO SIGN ON THE CITY'S BEHALF.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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Council Member Joanne Bennett put in her resignation effective following this meeting. She will be moving out of town. Manager Dantzer explained that Member Bennett’s seat is up for re-election this year so there will only be a short-term appointment if Council wants to proceed in that direction. Lois Bergquist has expressed interest and is very knowledgeable of the activities of the City and also sits on the Recreation Committee.

MOTION BY PUGH, SECOND BY FRECHETTE, TO REGRETABLY, DECLARE THE COUNCIL SEAT HELD BY JOANNE BENNETT AS VACANT.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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MOTION BY ZIMMERMAN, SECOND BY PUGH, TO APPOINT LOIS BERGQUIST INTO THE COUNCIL SEAT VACATED BY JOANNE BENNETT.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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Council set a work session on April 10, 2024 at 6:00 pm to work on the 2024/2025 budget.

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MOTION BY BENNETT, SECOND BY JACKSON, TO APPROVE THE MINUTES AND SUMMARY FROM THE REGULAR MEETING AND CLOSED SESSION HELD MARCH 18, 2024.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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MOTION BY SHOWALTER, SECOND BY BENNETT, TO RECEIVE AND FILE THE TREASURER’S REPORT AND INVESTMENT SUMMARY; MINUTES FROM THE AIRPORT BOARD MEETINGS HELD JANUARY 17, 2024 AND FEBRUARY 21, 2024; MINUTES FROM THE DDA MEETINGS HELD JANUARY 23, 2024, FEBRUARY 28, 2024 AND THE SPECIAL MEETING HELD FEBRUARY 5, 2024;

MINUTES FROM THE OGEMAW COUNTY LAND BANK AUTHORITY MEETING HELD FEBRUARY 21, 2024; AND MINUTES FROM THE WWTPA MEETING HELD FEBRUARY 13, 2024.

Yes — Bennett, Frechette, Jackson, Pugh, Showalter, and Zimmerman

No – None

Absent – Adair

Motion carried

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Mayor Frechette informed council that the commissioners meeting would be held Tuesday April 9th not Thursday next week. Mayor Frechette also thanked Lois Bergquist for being willing to take the appointment to City Council.

Member Showalter thanked Member Bennett for her service. Others echoed this sentiment.

Attn. Meihn stated he was sorry to see Member Bennett resign.

Chief Walters informed Council that he has been successful in acquiring \$64,518.09 in grants to cover the cost of training the new officers. He also has a couple of grants in the works that have not been awarded yet.

Mayor Frechette adjourned the meeting at 6:57 pm.

Paul Frechette, Mayor

Lori Ann Clover-Gambrel, Clerk