

Council Chamber  
Henry L. Brown Municipal Bldg.  
One Grand Street  
Coldwater, Michigan



**October 11, 2021**  
5:30 p.m.  
(517) 279-9501  
[www.coldwater.org](http://www.coldwater.org)

## **CITY COUNCIL MINUTES REGULAR MEETING**

This meeting will be an in-person meeting for all Councilmembers and members of the public except that Councilmember Rissman will attend by telephone or video conferencing due to current military duty. She may be contacted regarding any business that will come before the Council at the meeting by email at [erissman@coldwater.org](mailto:erissman@coldwater.org) up to 3:30 p.m. on the day of the meeting or by contacting City Manager Keith Baker at [kbaker@coldwater.org](mailto:kbaker@coldwater.org). This meeting is also live-streamed on YouTube at, [bit.ly/ColdwaterVideo](http://bit.ly/ColdwaterVideo) or on Skitter channel 61.

### **CALL MEETING TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

**MEMBERS PRESENT:** Mayor Kramer called the meeting to order with the following Councilmembers present: Councilmembers Emily Rissman (attending via telephone or video conferencing due to current military duty) and Travis Machan, representing the 1<sup>st</sup> Ward; Councilmembers Chad Johnson and Jim Knaack, representing the 2<sup>nd</sup> Ward; Councilmembers Michael Beckwith and John Petzko, representing the 3<sup>rd</sup> Ward; Councilmembers Randall Hazelbaker and Scott Houtz, representing the 4<sup>th</sup> Ward. Councilmember Rissman had received no email comments before 3:30 p.m. prior to the meeting.

**OTHERS PRESENT:** Keith Baker, Tom Eldridge, Megan Angell, Jeff Budd, Craig Figueroa, Dean Walrack, Joe Scheid, Audrey Tappenden, Katie Higgs, Susan Heath; Don Reid, Randy Ramsey, Gale Shultz and one other.

### **PUBLIC COMMENTS**

- Katie Higgs introduced herself to the Council, as a CEDAM Fellow with a 15-month placement in Coldwater, through December 2022.
- Audrey Tappenden noted that Ms. Higgs' position is supported by the Community Economic Development Association of Michigan, and her placement here also makes the City eligible for Michigan Community Revitalization Program Grants such as the recent approval of a \$250,000.00 grant for 8 S. Monroe.

### **CONSENT AGENDA (Item Numbers 1-7):**

The items listed in the Consent Agenda are considered to be routine by the City Council and the City Manager and will be enacted by one motion. There will be no separate discussion of these

items unless requested by a Councilmember or citizen. In this event, the item will be removed from the Consent Agenda and Council action will be taken separately on said item. Those items so approved under the heading "Consent Agenda" will appear in the Council minutes in their proper form.

1. City Council Regular Minutes of September 27, 2021.
2. Coldwater Public Library Advisory Board Regular Minutes of September 13, 2021.
3. Planning Commission Regular Minutes of September 7, 2021.
4. Zoning Board of Appeals' Regular Minutes of August 18, 2021.
5. Zoning Board of Appeals' Regular Minutes of September 15, 2021.
6. City of Coldwater monthly Financial Report for August, 2021.
7. Memo from Mayor Kramer regarding board appointment/reappointments.
  - Historic District Commission – Jenny Rakocy and Flip Johnson – terms expire November, 2024.
  - Local Development Finance Authority (LDFA) – Terry Whelan – term expires October, 2025.
  - Brownfield Redevelopment Authority – Kristine Jenkins – term expires October, 2024.

#### **ACTION ON CONSENT AGENDA**

**Council Action:** Motion by Councilmember Hazelbaker, seconded by Councilmember Petzko, to approve Consent Agenda Items 1-7, as presented.

Ayes: 9

Nays: 0

Motion carried.

#### **END OF CONSENT AGENDA**

#### **PUBLIC HEARING**

8. Letter from Keith Baker, City Manager, regarding Close Out of CDBG Funding for Tasty Twist – Consider adoption of Resolution No. 21-83.

Mayor Kramer opened the Public Hearing at 5:33 p.m.

City Manager Baker presented information and answered questions regarding the Close Out of CDBG Funding for Tasty Twist.

Public Comments: None.

Mayor Kramer closed the Public Hearing at 5:35 p.m.

**Council Action:** Motion by Councilmember Beckwith, seconded by Councilmember Johnson, to adopt Resolution No. 21-83 (attached in Addendum A), as presented.

Ayes: 9

Nays: 0

Motion carried.

#### END OF PUBLIC HEARING

9. Bills and Accounts: \$171,900.59.

**Council Action:** Motion by Councilmember Machan, seconded by Councilmember Houtz, to approve Bills and Accounts in the amount of \$171,900.59, as presented.

Ayes: 9

Nays: 0

Motion carried.

10. City Manager's Report.

- **Code Enforcement** – The City is actively enforcing property maintenance ordinances including requiring the removal of inoperable (junk) vehicles, keeping properties mowed to less than six inches in height, overnight street parking, removal of miscellaneous junk from front or rear yards (including porches) among others. Failure to comply will result in the issuance of a ticket and the City mowing or cleaning up the property and assessing the cost to the owner's property taxes. Be a good neighbor and keep your property picked up and mowed on a regular basis.
- **November Election** – Applications for absentee ballots for the November election are now available through the City Clerk's office. You may contact City Clerk Susan Heath at

279-6928 if you would like to apply to vote via absentee. The election date is Tuesday, November 2, 2021.

- **Fall reminders** – Bulk brush pickup is ongoing. Yard waste bags will continue to be picked up each Monday weather permitting. We ask residents to not rake or dump leaves into the street until a pick-up schedule is announced later in October. The burning of yard waste, brush or leaves is not permitted within the City limits. Brush, leaves and yard waste can continue to be dropped off at the City’s Municipal Services facility located at 45 Industrial Avenue during normal business hours and on Saturday mornings.
- **City Projects:**
  - Sauk River Drive** – Work is scheduled to be completed by the end of this week!
  - 4 Corners Park** – Work continues on the decorative brick work, landscaping and irrigation system. Final seeding is scheduled to be completed by October 15, 2021 weather permitting with final project completion by the end of October.
  - Cemetery Roads** – Work is scheduled to begin the week of October 11, 2021 on the south side of Oak Grove Cemetery. There will be areas that will be blocked off or inaccessible while work is taking place. We apologize for the inconvenience but know that the improvements will be greatly appreciated.
- **HoptoberFest** – Come downtown this Saturday October 9, 2021 for the second annual Hoptoberfest. Broadway Grille will be serving up the Two Bandits Brewery Octoberfest beer. Die Dorfmusikanten, a German band out of Fort Wayne and Tanzer Dancers will be providing the entertainment. The event runs from 4 to 10 p.m. on S. Monroe Street in downtown Coldwater.
- **Haunted Forest** – Mark your calendars for the city’s Haunted Forest (\$5/person) to be held Friday and Saturday October 15 and 16, 2021 at Rotary Park. The less scary tour runs from 5 to 7:30 p.m. with the scary version beginning at 7:30 to 9 p.m.

**Council Action:** Motion by Councilmember Johnson, seconded by Councilmember Beckwith, to approve and place on file the City Manager’s Report, as presented.

Ayes: 9

Nays: 0

Motion carried.

11. Letter from Keith Baker, City Manager, regarding extension of lease and option to purchase 10 S. Monroe Street (Lefty’s Lounge) – Consider introduction of:
  - a. Agreement No. A21-16 - Amendment and Restatement of Agreement No. A19-14 Commercial Lease 10 S. Monroe Street;

**Council Action:** Motion by Councilmember Machan, seconded by Councilmember Rissman, to introduce for first reading Agreement No. A21-16, with an additional amendment to include the completion of two apartments, as presented.

Roll Call Vote:

Ayes: Councilmembers: Rissman and Machan.

Nays: Councilmembers: Johnson, Knaack, Beckwith, Petzko, Hazelbaker, Houtz and Mayor Kramer.

Motion failed.

**Council Action:** Motion by Councilmember Beckwith, seconded by Councilmember Petzko, to introduce for first reading Agreement No. A21-16, as presented.

Roll Call Vote:

Ayes: Councilmembers: Johnson, Knaack, Beckwith, Petzko, Hazelbaker, Houtz, Rissman and Mayor Kramer.

Nays: Councilmembers: Machan.

Motion carried.

- b. Agreement No. A21-17 - Amendment and Restatement of Agreement No. A19-15 Option to Purchase 10 S. Monroe Street.

**Council Action:** Motion by Councilmember Houtz, seconded by Councilmember Johnson, to introduce for first reading Agreement No. A21-17, as presented.

Roll Call Vote:

Ayes: Councilmembers: Johnson, Knaack, Beckwith, Petzko, Hazelbaker, Houtz, Rissman and Mayor Kramer.

Nays: Councilmembers: Machan.

Motion carried.

- 12. Letter from Keith Baker, City Manager, regarding request for funds for railroad improvements – Consider adoption of Resolution No. 21-81.

**Council Action:** Motion by Councilmember Machan, seconded by Councilmember Johnson, to adopt Resolution No. 21-81 (attached in Addendum B), as presented.

Ayes: 9

Nays: 0

Motion carried.

13. Police Department Presentation: Traffic Control.

Director of Public Safety Joe Scheid presented information and answered questions.

**Council Action:** None – presentation and discussion only.

#### **PUBLIC COMMENTS**

- None.

#### **UNFINISHED BUSINESS**

- None.

#### **NEW BUSINESS**

14. Councilmember Knaack asked that the time and date of Council Meetings be announced at the beginning of future meetings to help identify livestream meetings for the audience.

#### **ADJOURNMENT**

Noting no other business to come before Council, Mayor Kramer adjourned the regular meeting at 6:51 p.m.



Susan E. Heath, CMC, MiPMC  
City Clerk