

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



September 26, 2022
5:30 p.m.
(517) 279-9501
www.coldwater.org

CITY COUNCIL MINUTES REGULAR MEETING

This meeting is also live-streamed on YouTube at, 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 and Travis Machan, representing the 1st Ward; Councilmembers Chad Johnson and Jim Knaack, representing the 2nd Ward; Councilmembers Michael Beckwith and John Petzko, representing the 3rd Ward; and Councilmembers Randall Hazelbaker and Scott Houtz representing the 4th Ward.

OTHERS PRESENT: Keith Baker, Megan Angell, Dean Walrack, Joe Scheid, Josh Smith, Lisa Miller, Susan Heath, Debra Sikorski-Bernath, Samantha Albright, Paul Jakubczak (via zoom); Don Reid, Kathleen Bappert, Deanna Cortright, Anthony Garn, plus 18 others.

PUBLIC COMMENTS

- None.

CONSENT AGENDA (Item Numbers 1-4):

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 12, 2022.
2. Coldwater Public Library Advisory Board Regular Minutes of August 8, 2022.

3. Memo from Mayor Kramer regarding board reappointments.
 - Brownfield Redevelopment Authority – Terry Whelan – term expires October, 2025.
 - Downtown Development Authority – Matt Biolchini and Michael J. Caywood – terms expire September 2026.
 - Historic District Commission – Randall Hazelbaker, Tracy Kelley and Don Shemel – terms expire November 2025.
4. Proclamation regarding Public Utilities Week.

ACTION ON CONSENT AGENDA

Council Action: Motion by Councilmember Hazelbaker, seconded by Councilmember Petzko, to approve Consent Agenda Items 1-4 (Item 4 attached in Addendum A), as presented.

Ayes: 9

Nays: 0

Motion carried.

END OF CONSENT AGENDA

5. Bills and Accounts: \$692,026.10.

Council Action: Motion by Councilmember Machan, seconded by Councilmember Johnson, to approve Bills and Accounts in the amount of \$692,026.10, as presented.

Ayes: 9

Nays: 0

Motion carried.

6. City Manager's Report.
 - **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 8, 2022.
 - **Personnel Update:**
Officer Hannah Salvati – It is with regret that I announce that Officer Hannah Salvati has submitted her resignation from the Coldwater Police Department after five years of service with the City. Officer Salvati has been hired as a detective with the special

victim's unit for the Michigan State University Police Department. We would like to congratulate Officer Salvati on her new position, thank her for her service and wish her well in her new endeavor.

Code Enforcement Officer Robert Hawley – Similarly, with regret, Robert Hawley has announced his resignation as the City's Code Enforcement Officer to become the new full time Planning and Zoning Administrator for a community in Northern Indiana. We would like to congratulate Robert on his new position, thank him for his service to the City and wish him well in his new endeavor.

Customer Service Representative Sandy McBride – It is my pleasure to announce that Sandy McBride has joined the City of Coldwater/CBPU as our newest Customer Service Representative. Sandy resides in Coldwater and brings with her several years of administrative assistance experience. Sandy's first day was Monday September 12, 2022.

- **City Projects** – **S. Michigan/Perkins/Washington Reconstruction** – Work continues on this extensive project. Initial base paving has been completed on E. Perkins St. Utility work continues on E. Washington St. The project is scheduled to be completed by the end of October.
- **Hoptober Fest** – is one week away! Friday September 30, 2022. Broadway Grille will be serving up Michigan Craft Beer from local breweries including Two Bandits, Upper Hand, Atwater, Bell's and Grand Armory Breweries. Misty Blues Band, a German Band out of West Bloomfield will provide entertainment. Food trucks including Lazy Man BBQ will be serving polish sausages, brats and sauerkraut, as well as EZ Eats serving pretzels, Dirt Road Donuts serving donuts, and Tya's Tasty Treats serving German and Fall themed desserts. The event runs from 5 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 14 and 15, 2022 at Rotary Park. The less scary tour runs 5 to 7:30 p.m. with the scary version from 7:30 to 9 p.m.

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

Ayes: 9

Nays: 0

Motion carried.

7. Letter from Megan Angell, City Attorney, regarding sale and development of 71-73 W. Chicago Street to Chad Marsh – Consider adoption of Resolution No. 22-86, and approval of Agreement No. A22-35, First Amendment to Development Agreement No. A22-22.

City Attorney Megan Angell presented information and answered questions.

Council Action: Motion by Councilmember Hazelbaker, seconded by Councilmember Houtz, to adopt Resolution No. 22-86 and approve Agreement No. A22-35 (attached in Addendum B), as presented.

Roll Call Vote:

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

Nays: Councilmember: None.

Motion carried.

8. Memo from Debra Sikorski-Bernath, NSD Director/Assessor, regarding renewal of Downtown Central Business District City Parking Lot Maintenance and Improvement Program – Consider adoption of First Resolution No. 22-85.

NSD Director/Assessor Debra Sikorski-Bernath presented information and answered questions.

Council Action: Motion by Councilmember Machan, seconded by Councilmember Rissman, to adopt First Resolution No. 22-85 (attached in Addendum C), as presented.

Ayes: 9

Nays: 0

Motion carried.

9. Presentation by Kathleen Bappert, Chairman, of The Coldwater Community Center, Inc., a Michigan non-profit corporation, regarding proposed improvements to and lease of the Putnam building:

- Letter from The Coldwater Community Center, Inc.;
- Coldwater Community Center Proposal with attachments;
- Letter from Megan Angell, City Attorney - Consider introduction of Lease Agreement No. A22-32.

Council Action: Motion by Councilmember Johnson, seconded by Councilmember Hazelbaker, to introduce for first reading Lease Agreement No. A22-32 (attached in Addendum D), as presented.

Roll Call Vote:

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

Nays: Councilmember: None.

Motion carried.

10. Presentation by Tom Eldridge, Finance Director, regarding MERS 2021 Annual Actuarial Valuation (AAV) Report.

Finance Director Tom Eldridge presented information and answered questions.

Council Action: None – Presentation only.

11. Memo from Paul Jakubczak, CBPU Director, regarding proposed supplemental power sales contract for acquisition of Project VI (Hart Solar Project) – Consider adoption of Resolution No. 22-82 and approval of Agreement No. A22-34.

CBPU Director Paul Jakubczak was available via zoom to present information and answer questions.

Council Action: Motion by Councilmember Knaack, seconded by Councilmember Petzko, to adopt Resolution No. 22-82 and approve Agreement No. A22-34 (attached in Addendum E), as presented.

Ayes: 9

Nays: 0

Motion carried.

PUBLIC COMMENTS

- Deanna Cortright asked about the Downtown Central Business District City Parking Lot Maintenance and Improvement Program.
- Anthony Garn expressed his support for the Coldwater Community Center, Inc., regarding proposed improvements to and lease of the Putnam building.

UNFINISHED BUSINESS

- None.

NEW BUSINESS

12. Closed session pursuant to Section 8(h) of PA 267 of 1976 to consider material exempt from discussion or disclosure by state or federal statute.

Council Action: Motion by Councilmember Knaack, seconded by Councilmember Beckwith, to enter into Closed session pursuant to Section 8(h) of PA 267 of 1976 to consider material exempt from discussion or disclosure by state or federal statute, as presented.

Roll Call Vote:

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

Nays: Councilmember: None.

Motion carried. (6:34 p.m.)

Council Action: Motion by Councilmember Knaack, seconded by Councilmember Johnson, to reconvene to Regular Meeting of September 26, 2022, as presented.

Ayes: 9

Nays: 0

Motion carried. (7:00 p.m.)

ADJOURNMENT

Noting no other business to come before Council, Mayor Kramer adjourned the regular meeting at 7:01 p.m.



Susan E. Heath, CMC, MiPMC
City Clerk