

A regular meeting of the City Council was held at City Hall, 200 S. Main Street on Monday, July 22, 2013. The meeting was called to order at 7:00 p.m.

Mayor Platte called the meeting to order.

Present were Mayor Platte and Councilpersons Greenhoe, Brown and Burke. Councilman Harri was absent and excused.

The invocation was given by Pastor Sondra Carpenter of the Assembly of God church.

The Agenda was approved as printed.

The July 8, 2013, Regular Minutes and the July 15, 2013, Worksession Minutes were approved as printed.

Councilwoman Brown moved that disbursements of \$369,557.88 be approved, with the breakdown being General Fund Checks in the amount of \$114,278.82 - check numbers 60795 through 60862 and Wire Transfers in the amount of \$255,279.06; seconded by Councilman Burke, passed unanimously.

Jim McBride, 519 S. Main Street, appeared before Council regarding the Horner Mill Plan.

Representative Mike Shirkey appeared before Council and gave an update on the happenings in the State. Representative Shirkey complimented the Council on how beautiful the City looks. Representative Shirkey spoke briefly regarding the bankruptcy issue with the City of Detroit and also spoke regarding the Medicaid reform and auto insurance reform. Council thanked Representative Shirkey for the update.

Mayor Platte opened the meeting at 7:23 p.m. for a Public Hearing on the Horner Mill Redevelopment Plan under the Brownfield Redevelopment Financing Act, for property located within the boundary, and commonly known as 224 N. Main Street, parcel numbers 23-300-054-601-011-00 and 23-300-054-601-070-00.

Utility Director Poyer reviewed with Council the Plan as well as the Reimbursement Agreement. Utility Director Poyer stated that the Plan was for 30 years and was for an amount not to exceed \$460,000.00.

Councilman Burke asked if the Plan was for 30 years or for \$460,000.00, whichever happened first and how long it stayed open. Utility Director Poyer stated that the Plan stays open for environmental work only. Councilman Burke asked if there was a formal or official point when the City would state that the work was done. Utility Director Poyer stated that the work could be done sooner than the 30 years, but it would be when the environmental work was completed.

Mayor Platte stated that the Brownfield had authorized and Council would need to approve the Plan, but the Brownfield had given an estimate on what they anticipated the costs would be, and could it actually be paid back within 10 years as the \$460,000

was the maximum amount, but could it actually turn out to be less. Utility Director Poyer stated that this was correct. Utility Director Poyer stated that the amounts were based on the initial estimate and that they had done their due diligence. Utility Director Poyer stated that there could actually be more contamination found, but if there was, then the property owner would have to come back to the State and City and ask for any additional amounts and reapply and at that time we could even have a consultant of ours evaluate the findings as well before approving any additional monies.

Mayor Platte asked if the environmental issues were the only thing that qualified for reimbursement. Utility Director Poyer stated that this was correct and was spelled out in the Agreement.

JP Buckingham, the consultant for the property owner, stated that the cost of \$460,000 was an estimate and that they were anticipating that the cost would be below that.

Edward DeLeo, 224 N. Main Street, the owner of the property, stated that they were welcoming the City to come and inspect the site, and that transparency was a huge concern for them to be open with the development.

Jim McBride, 519 S. Main Street, asked what the plans were for the smoke stack and if the plans included the removal of this from the site.

Mayor Platte stated that the smoke stack would not be removed but would be integrated into the project.

Edward DeLeo stated that they were hoping to refurbish the tower as it was iconic to the City and to make it safe. Mr. DeLeo stated that they were wanting to redevelop the Mill, but the redevelopment was not part of the Brownfield funding.

Councilwoman Brown asked if he had contacted someone to inspect the tower. Mr. DeLeo stated that they had contacted JT Tower Service out of Clarksville and they would be inspecting the tower and making suggestions.

There were no further questions. Mayor Platte closed the Public Hearing at 7:36 p.m.

Councilman Burke moved Council approve the Resolution and Reimbursement Agreement Plan for the Horner Mill Redevelopment Plan under the Brownfield Redevelopment Financing Act; seconded by Councilwoman Brown, passed unanimously.

Councilwoman Brown moved Council approve the bid from Peerless Midwest for the High Service Pump overhaul in an amount not to exceed \$16,000; seconded by Councilman Burke, passed unanimously.

Natalie Cornish, 114 W. Broad Street, appeared before Council regarding the Playground of Dreams.

Brian Crenshaw, 213 E. Tara Street, Lansing, introduced himself to Council as the new director of the Senior Center.

Russ Hicks, Columbia Hwy., appeared before Council regarding the Rapids project.

Jim McBride, 519 S. Main Street, appeared before Council regarding the Playground of Dreams; signage in the City; fireworks; engines brakes on trucks and unmuffled motorcycles.

Ed DeLeo, 224 N. Main Street, appeared before Council regarding the Rapids project.

Mayor Platte reported on the following: that the Senior Center Swiss Steak Supper would be on August 1st beginning at 4:30 and was \$9.00 per person; thanked Russ Hicks for all of the work that he has done on the River Project; and thanked Natalie Cornish for bringing her concerns to Council regarding the Playground of Dreams.

Councilman Greenhoe reported on the following: thanked Russ Hicks for all of his work; thanked Ms. Cornish for her concerns; welcomed Mr. DeLeo on the new restaurant and was anticipating ordering a steak at his location; thanked all for coming with their concerns; thanked Representative Shirkey for the update; thanked Mr. Crenshaw for coming and introducing himself; and congratulated Tim Johnson, the CEO of the Eaton Rapids Medical Center for being appointment to the Michigan Hospital Board of Trustees as this was a huge honor and he was doing an outstanding job at the Hospital.

Councilwoman Brown reported on the following: thanked all for coming, and they were always welcome as this was their Council and their City Hall; thanked Natalie Cornish for her concerns; that Worksession are held every other Monday beginning at 5:00 p.m. and all were welcome to attend; and that the Veteran's kayaking event that was held this past week was well attended and was a well received event.

Councilman Burke reported on the following: thanked Natalie Cornish for her concerns; thanked Russ Hicks for all of his hard work on the Rapids Project; and thanked Representative Shirkey for coming with an update.

City Manager Stoppels reported on the following: that he would be back in the office on Thursday and thanked everyone for their support during this difficult time.

WWTP/DPW Director Nichols reported on the following: that there will be repair work and installation work performed at the Plant this week; that he will be working on the sewer camera bid; that the DPW was working with Lockwood on a sewer issue;

thanked Ms. Cornish for coming with her concerns and would work together on the situation; that the DEQ would be coming in the next couple of weeks to do an IPP Inspection; and that Commerce Controls would be coming to the Plant to inspect the SCADA System.

The meeting was adjourned at 8:30 p.m.

Steven G. Platte, Mayor

Kristy Reinecke, City Clerk