



**REGULAR MEETING MINUTES  
AUGUST 1, 2017  
CITY HALL – COUNCIL CHAMBER**

**CALL TO ORDER**

Mayor Daniel Balice called the regular meeting of the City Council to order at 7:00 PM and led with the Pledge of Allegiance.

**ROLL CALL**

Roll call revealed that Councilmembers John Milewski, Jeff Winters, Gordon Kelley, Ted Paton, Kim Patrick, Tom Millard, Paul Lentz, Janice Gustafson and Mayor Daniel Balice were present. Staff members present included Jason Eppler, Chris Kenyon, Linda Curtis, Heidi Wenzel and John Odette.

**PUBLIC HEARING**

Mayor Daniel Balice opened the public hearing to receive comments on proposed Ordinance No. 535 which, if approved, rezones 703 West Lincoln Avenue and 471 and 475 North State Street from R-1 One Family Residential to B-3 General Business District. No comments were received.

**PUBLIC COMMENTS**

Missy Millard Mitchell and Denise Van Luven updated Councilmembers on plans for the upcoming Community Awareness-Purple Week.

Darlene Powell addressed Council in regards to concerns with the Rich Street reconstruction project involving Montgomery Excavating.

**APPROVAL OF MINUTES**

It was moved by Councilmember Patrick, seconded by Councilmember Millard to approve the July 11, 2017 regular meeting minutes.

Roll Call Vote:           Ayes: Milewski, Winters, Kelley, Paton, Patrick, Millard, Gustafson,  
Lentz and Balice.

Nays: None

**MOTION CARRIED**

**OLD BUSINESS**

**Approve – Second Reading/Adoption – Ordinance No. 535 – Zoning**

The City Manager reported that Council first reviewed proposed Ordinance No. 535, approval of which has been recommended by the Planning Commission, at the July meeting at which time the Public Hearing regarding the proposed ordinance was scheduled for earlier

in this meeting. The City Manager stated that the ordinance amends the City's official zoning map and rezones three properties owned by Mark Purkey from R-1 single family residential to B-3 general business district. The properties, subject of the rezoning request are 703 West Lincoln Avenue, 471 North State Street and 475 North State Street. The City Manager stated that if the rezoning is approved, Mr. Purkey proposes the construction of a parking lot on 471 and 475 North State Street to support his business at 703 West Lincoln Avenue.

It was moved by Councilmember Paton, seconded by Councilmember Winters to remove from the table the matter of Ordinance No. 535 and permit the record of the August 1, 2017 Council Meeting to reflect the second reading and adoption of the proposed ordinance which amends the City's Official Zoning Map and rezones from R-1 to B-3 the properties located at 703 West Lincoln Avenue and 471 and 475 North State Street with said ordinance effective ten days after publication in the August 5, 2017 edition of the *Sentinel-Standard Weekender*.

**CITY OF IONIA  
Ordinance No. 535**

**AN ORDINANCE TO AMEND APPENDIX II OF TITLE SIX – ZONING OF  
PART TWELVE OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA  
REGARDING THE ZONING MAP AND ZONING MAP CHANGES**

**THE CITY OF IONIA HEREBY ORDAINS:**

APPENDIX II – ZONING MAP AND ZONING MAP CHANGES is amended thereby rezoning the following legally described properties in the City of Ionia from R-1: One Family Residential District to B-3: General Business District

Property Address: 703 West Lincoln Avenue  
Legal Description: Lot 190 – Supervisor Voelker's Addition to the City of Ionia  
Property Tax ID No.: 34-202-170-001-085-00

Property Address: 471 North State Street  
Legal Description: South 50 Feet of Lot 191 – Supervisor Voelker's Addition to the City of Ionia  
Property Tax ID No: 34-202-170-001-090-00

Property Address: 475 North State Street  
Legal Description: North 50 Feet of Lot 191- Supervisor Voelker's Addition to the City of Ionia  
Property Tax ID No: 34-202-170-001-095-00

Roll Call Vote: Ayes: Milewski, Winters, Kelley, Paton, Patrick, Millard, Gustafson, Lentz and Balice.

Nays: None

**MOTION CARRIED**

## **NEW BUSINESS**

### **Approve – General Engineering Services Agreement – FTC&H**

The City Manager reported that Fishbeck, Thompson, Carr and Huber (FTCH) currently serves as the City’s engineer of record. FTCH’s performance in this role is governed by the General Engineering Services Agreement dated December 13, 2002, as amended. The City Manager reported that it is necessary to amend the General Engineering Services Agreement with FTCH to incorporate their new rate schedule. The City Manager stated that FTCH continues to provide the City with a 3%-4% discount off their standard rates.

It was moved by Councilmember Millard, seconded by Councilmember Gustafson to approve the amendment to the General Engineering Services Agreement between the City and Fishbeck, Thompson, Carr and Huber which incorporates the rate schedule dated June 17, 2017 and authorize the City Manager to sign the amendment on behalf of the City.

Roll Call Vote:           Ayes: Kelley, Paton, Patrick, Millard, Gustafson, Lentz, Milewski ,  
  Winters and Balice.  
  Nays: None  
  MOTION CARRIED

### **Approve – Trailhead Park Grant Agreement Resolution**

The City Manager reported that the City was recently informed by the Michigan Department of Natural Resources that the Michigan Natural Resources Trust Fund Board and Michigan Legislature have approved grant funding for the City’s project to construct a trailhead park at the corner of Adams and Dexter Streets. The City Manager stated that Council previously approved the submission of a grant application which provides for a minimum project cost of \$537,600 with \$221,800 (42%) of the project cost being covered by the Trust Fund grant. The remainder of the project cost will be covered by other grants received by the City and reserves held in the parks facilities construction fund. The Manager reported that the next step in the grant funding process is for Council to approve the project development agreement which was provided for Council review.

It was moved by Councilmember Lentz, seconded by Councilmember Paton to adopt the following prepared Resolution regarding the Trailhead Park project grant:

**RESOLVED**, that the City of Ionia, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources (Department), and that the City of Ionia does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide at least three hundred fifteen thousand eight hundred dollars (\$315,800) as match to the grant authorized by the Department.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Department for auditing at reasonable times.
3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.

4. To regular the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
5. To comply with any and all terms of said Agreement including all terms not specifically set forth in the foregoing portions of this Resolution.

Roll Call Vote: Ayes: Paton, Patrick, Millard, Gustafson, Lentz, Milewski, Winters, Kelley and Balice.  
Nays: None  
MOTION CARRIED

#### **Approve – Designation of Delegate/Alternate Delegate – MML Annual Meeting**

The City Manager reported that the annual business meeting of the Michigan Municipal League (MML) will be held on Wednesday, September 13<sup>th</sup> as part of the 2017 MML convention in Holland. Members of the MML are required to select a delegate and an alternate delegate for the purpose of voting during the MML annual business meeting.

It was moved by Councilmember Milewski, seconded by Councilmember Winters to select the City Manager as delegate and the Mayor as the alternate delegate to represent the City of Ionia at the 2017 MML annual business meeting.

Roll Call Vote: Ayes: Patrick, Millard, Gustafson, Lentz, Milewski, Winters, Kelley, Paton and Balice.  
Nays: None  
MOTION CARRIED

#### **MAYOR AND COUNCIL MEMBER COMMENTS**

Balice: Stated that the Ionia Free Fair numbers look good. Also, commended Ionia Public Safety for their successful lifesaving efforts at the Ionia Free Fair.

Lentz: Stated it was nice to see the community come together on projects and events.

Gustafson: Commended Ionia Housing Commission for scoring 96 out of 100 possible points from Public Housing Assessment System Score from HUD.

Millard: Stated that the Ionia Free Fair had a very successful year.

Patrick: Commended Ionia Sparrow Hospital for the treatment of a relative.

Paton: Great Ionia Free Fair.

#### **ADJOURNMENT**

It was moved by Councilmember Gustafson, seconded by Councilmember Lentz to adjourn the meeting at 7:43 pm. By Voice Vote: MOTION CARRIED

Respectfully submitted:

Lynn E. Lafler, City Clerk