



CITY OF IONIA
CITY COUNCIL
REGULAR MEETING MINUTES
March 5, 2019
CITY HALL - COUNCIL CHAMBER

CALL TO ORDER

Deputy Mayor Kim Patrick 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, Tom Millard, Janice Gustafson, Troy Waterman and Deputy Mayor Patrick present.

PUBLIC HEARING

Deputy Mayor Patrick called the Public Hearing to order to receive comments on a proposed amendment to the Zoning Chapter of the City Code, which amends Chapter 1240 and 1286 (Michigan Medical Marihuana Act) and adds a new Chapter 1289 (Michigan Medical Marihuana Facilities Licensing Act). He stated that if approved the proposed amendment will permit “marihuana facilities” in the City, including growers, processors, provisioning centers, secure transporters and safety compliance facilities as special land uses subject to compliance with zoning regulations and standards. Hearing no comments, Deputy Mayor Patrick closed the Public Hearing.

PUBLIC COMMENTS

Ryan Welsh, Greg Dick, Kyle Miller and Randy Hermez spoke in support of the proposed ordinance concerning Medical Marihuana Facilities.

Johnathon Cross and Rita Farrow urged Council to consider limiting the number of medical marihuana facilities within the City.

Evie Proulx addressed Council on the lack of facilities and enforcement concerning the feral cat population within the City.

Tim Thompson and Erin addressed Council on their moral concerns of the proposed ICA detention center.

Tim Robinson, Connor Montgomery and Tim Cook all spoke on behalf of Montgomery Excavating and urged Council to allow the company at second chance on road reconstruction projects.

APPROVAL OF MINUTES

It was moved by Councilmember Millard, seconded by Councilmember Kelley to approve the February 5, 2019 regular meeting minutes.

Roll Call Vote: Ayes: Milewski, Winters, Kelley, Paton, Millard, Gustafson, Waterman and Deputy Mayor Patrick.
 Nays: None

MOTION CARRIED

OLD BUSINESS

Approve – Second Reading and Adoption – Ordinance No. 539 – Zoning – Medical Marihuana Facilities

The City Manager stated that at the February meeting Council first reviewed proposed Ordinance No. 539 which is the “opt in” ordinance for medical marihuana facilities in the City. At the direction of Council, the Planning Commission drafted the amendment which amends the Zoning Chapter of the City Code permitting medical marihuana facilities subject to a special land use permit and specific land use regulations. Also at the February meeting, Council conducted the first reading of the ordinance and scheduled the Public Hearing regarding the amendment for the March meeting. Notice of the Public Hearing was published in the February 13, 2019 edition of the *Sentinel-Standard*. As approved by Council, the amendment will become effective 10 days after publication in the Saturday, March 9th edition of the *Sentinel-Standard Weekender*. Council was also asked to adopt the attached prepared Resolution which approves the Medical Marihuana Facilities Application form and sets the annual facility registration fee.

It was moved by Councilmember Milewski, seconded by Councilmember Winters to remove from the table the matter of Ordinance No. 539, an amendment to the Zoning Chapter of the City Code pertaining to medical marihuana facilities and permit the record of the March 5, 2019 meeting to reflect the second reading and adoption of said amendment; and, to adopt a prepared Resolution approving the Medical Marihuana Facilities Application form pursuant to Ordinance No. 539 (Section 1289.08(d)) and setting the annual fee paid to the City by each medical marihuana facility operating in the City at \$5,000.00 (Section 1289.04 (d)).

Roll Call Vote: Ayes: Milewski, Winters, Kelley, Millard, Gustafson, Waterman and Deputy Mayor Patrick
 Nays: Paton

MOTION CARRIED

NEW BUSINESS:

Approve – 2018 Planning Commission Annual Report

The City Manager reported that in accordance with State statute and the Planning Commission’s Rules of Procedures, the Planning Commission prepared an annual report of its activities covering calendar year 2018. A member of the Commission presented the report to Council. The 2018 year was busy for the Commission.

It was moved by Councilmember Kelley, seconded by Councilmember Paton to receive and place on file the 2018 Planning Commission Annual Report.

Roll Call Vote: Ayes: Winters, Kelley, Paton, Millard, Gustafson, Waterman,
Milewski, Deputy Mayor Patrick
Nays: None

MOTION CARRIED



**PLANNING COMMISSION
2018 Annual Report**

TO: Mayor Balice and Councilmembers
FROM: Chairman Lee and Planning Commissioners
DATE: March 1, 2019
RE: 2018 Planning Commission Annual Report

The City of Ionia Planning Commission is pleased to provide this Annual Report of its activities for calendar year 2018. This report is being submitted in fulfillment of Article II, Section 19 of Public Act 33 of 2008 (Michigan Planning Enabling Act) and pursuant to Section 6 of the Planning Commission's By-Laws and Rules of Procedure.

The Municipal Planning Enabling Act states that "a planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development."

Calendar year 2018 proved to be a busy one for your Planning Commission. Of particular interest is the following:

Site Plan/Special Land Use Permit Reviews and Others

During 2018 the Planning Commission reviewed the following site plans.

- *Plans for resurfacing Brooks, Chapman, Forest, Kaiser and West Fargo Streets.* The Commission reviewed the plans for resurfacing these streets and evaluated the current sidewalk system in this area and recommended enhancements.
- *New Library Proposal.* The Commission provided comments regarding the District Library's plans to construct a new library at the south east corner of the Adams Street/Steele Street intersection, subject to a voter approved millage.
- *Purks Parking Lot Construction.* The Commission granted site plan approval to Mark Purkey for the construction of a parking lot at 471/475 State Street to support his gas station/convenience store on West Lincoln Avenue. The parking lot will be finished during the 2019 construction season.

Ordinance Amendments

During every meeting held in 2018, the Planning Commission devoted a portion of the agenda to preparing the medical marihuana facilities amendment to the City Code. The Public Hearing on the proposed amendment was held at the January 2019 meeting with the amendment subsequently recommended for approval by the City Council.

Master Plan - Update

During 2018, the Planning Commission continued the statutorily required process of reviewing and updating the City's current Master Land Use Plan which was adopted September 12, 2012. Significant progress was made in completing this review and update which will be completed during 2019.

The Planning Commission also reviewed and provided comments on the proposed Five-Year Community Parks and Recreation Master Plan (2019-2024).

Looking Ahead to 2019

As the Planning Commission looks ahead to its tasks for 2019, items on the task list include:

- Continue and complete the statutorily required process of reviewing and updating the 2012 Master Plan.
- Begin implementing the short-term recommendations contained in the updated Master Plan.
- Provide input regarding the reconstruction of Steele Street particularly changes to the lane configuration between Adams Street and Dexter Street.

2018 Planning Commission Members/Officers and Attendance

The Planning Commission held ten meetings during 2018.

<u>Commissioner</u>	<u>Attended</u>
Dave Cook	8/10
Mike Donaldson	3/6 (term began in July)
Boomer Hoppough	6/10
Mark Jennings	10/10
Gordon Kelley	8/10
Tim Lee	10/10
Judy Swartz	8/10

As approved by the Planning Commission at its February 13, 2019 regular meeting.

Accept – Bid for Dye/West Washington Reconstruction Project

The City Manager reported that the City’s budget includes funds to reconstruct a portion of West Washington Street (Kidd Street to Dexter Street) and Dye Street during the 2019 construction season. Work includes replacing the existing water, sanitary and storm sewer mains, curb, sidewalk and driveway approaches and street surface. Plans for this year’s project were recently finalized and utility permits secured. Project specifications were made available to interested bidders earlier this year with bids opened on February 13th. The following bids were received for this project:

Montgomery Excavating	\$1,362,523.50
CL Trucking & Excavating	\$1,403,057.09
<i>Engineer’s Estimate</i>	<i>\$1,514,100.00</i>
Kammaing & Roodvoets	\$1,537,556.78
Diversco Construction	\$1,548,569.07

Work is expected to begin in late April/early May and be completed by Labor Day. Once the contract documents are signed a pre-construction meeting will be held and the contractor will prepare to begin the project. An informational letter will be sent to affected residents prior to the start of the project.

It was moved by Councilmember Milewski, seconded by Councilmember Paton to accept the bid submitted by CL Trucking & Excavating, Ionia, for \$1,403,057.09 for completing the City’s 2019 Dye/West Washington Reconstruction Project and authorize the City Manager to sign the necessary contract documents.

Roll Call Vote: Ayes: Paton, Millard, Gustafson, Milewski,
 Nays: Winters, Kelley, Waterman, Deputy Mayor Patrick

MOTION FAILED

It was moved by Councilmember Kelley, seconded by Councilmember Winters to accept the bid submitted by Montgomery Excavating, Ionia, for \$1,362,523.50 for completing the City’s 2019

Dye/West Washington Reconstruction Project and authorize the City Manager to sign the necessary contract documents.

Roll Call Vote: Ayes: Gustafson, Waterman, Winters, Kelley, Deputy Mayor Patrick
Nays: Paton, Millard, Milewski

MOTION CARRIED

Authorize – Street Administrator to Certify 2018 Street Mileage Map

The City Manager reported that the Michigan Department of Transportation requires local road agencies to annually certify their street mileage. The miles certified are used to calculate the amount of revenue that each municipality receives for its street funds in the form of Gas and Weight Tax.

No changes to the map are necessary this year with the number of major street miles remaining at 8.66 and the number of local street miles remaining at 17.85.

It was moved by Councilmember Paton, seconded by Councilmember Winters to authorize the Street Administrator to certify the 2018 Act 51 Street Mileage Map.

Roll Call Vote: Ayes: Paton, Millard, Gustafson, Waterman, Milewski, Winters, Kelley, Deputy Mayor Patrick
Nays: None

MOTION CARRIED

Discuss – FY19-20 Revenue Projections/Millage Rate

The City Manager presented the FY19-20 Budget Timetable calls for the City Manager and Finance Director to review with Council revenue projections for the new fiscal year for key funds.

Due to the County Road millage passing and the City receiving a portion of those dollars, there is not a need to levy the 1 mill City street millage. Considering this, Council discussed whether to keep the millage rate at 9 mills and dedicate 1 mill for downtown parking lots/Theatre improvements.

- 1) Utility rates. Proposed rates for the next several fiscal years have been reviewed and updated. The attached projections for water and sewer revenues reflect the FY19-20 “proposed” rates from the table.
- 2) Remaining funds from the CY17 \$8 million utility bond issue will be spent by the end of this summer. The goal going forward is to generate, in total, \$1 million annually from the water and sewer funds to cover utility/street reconstruction projects, rather than borrow.
- 3) Based on available reserves in the General Fund, we anticipate paying cash rather than borrowing to pay for the new aerial truck.

- 4) FY19-20 budgets will reflect year one of the four year plan to contribute a total of \$1 million to the City's pension program (per the State approved Corrective Action Plan).

Council received the update, no action taken.

MAYOR AND COUNCILMEMBER COMMENTS

Gustafson: Commented on the high participation and good turnout at the annual Chamber Expo.

Millard: Stated that the feral cat issue is a problem within the City, and that something needs to be done to remedy the situation.

Paton: Encouraged Council and the public to speak positively on behalf of a bill that State Representative Thomas Albert introduced which will make it illegal for minors to sell, use and possess vaping materials.

Milewski: Mentioned that the Project Rising Tide committees have been working hard and meeting regularly, and are looking to have a maintenance committee.

ADJOURNMENT

It was moved by Councilmember Winters, seconded by Councilmember Milewski to adjourn the meeting at 8:22 pm.

By Voice Vote: MOTION CARRIED

Respectfully submitted:

Ally H. Cook, Clerk