



CITY OF IONIA

CITY COUNCIL REGULAR MEETING MINUTES 7:00 PM, July 5, 2022 CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

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

ROLL CALL

Roll call revealed a Quorum with Councilmembers John Milewski, Gordon Kelley, Tim Lee, Tom Millard, and Mayor Dan Balice present. Councilmembers Richard Starr, Jeff Winters, Janice Gustafson, and Troy Waterman were absent. It was moved by Councilmember Millard, seconded by Councilmember Kelley to excuse Councilmembers Starr, Winters, Gustafson, and Waterman from the meeting.

APPROVAL OF COUNCIL MINUTES – June 7, 2022, Regular Meeting Minutes

It was moved by Councilmember Milewski, seconded by Councilmember Millard, to approve the June 7, 2022, regular meeting minutes as presented.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

APPROVAL OF AGENDA

Councilmember Lee made a motion, seconded by Councilmember Kelley, to approve the agenda. Motion approved by voice vote.

PROCLAMATIONS

None.

PUBLIC HEARINGS & ASSOCIATED ACTIONS

Public Hearing & Second Reading – Ordinance No. 565: RT, Two-Family Residential District Rezoning

Mayor Balice opened the public hearing. There were no comments by the public. The Planning Commission has spent the past few months examining the RT, Two-Family Residential District following recent inquiries into two-family residential along E. Main Street, east of Jefferson. It also noted that a number of zoning lot nonconformities exist along this street. The Commission requested

an ordinance be drafted to address the nonconformities and to permit additional two-family residential in response to unmet housing needs in the community. Ordinance No. 565 proposes to rezone 77 parcels from the R-1, One-Family Residential District to the RT, Two-Family Residential District. Ordinance No. 565 would accomplish primarily two things:

1. Enable a limited number of property owners to implement two-family residential units;
2. Bring numerous non-conforming lots from the R-1 District into compliance with the requirements of the RT District.

The Planning Commission has recommended approval of Ordinance No. 565.

Councilmember Milewski made a motion, seconded by Councilmember Lee, to approve Ordinance No. 565, that would rezone 77 parcels from the R-1, One-Family Residential District to the RT, Two-Family Residential District.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 565**

AN ORDINANCE TO REZONE PARCELS FROM R-1, ONE FAMILY RESIDENTIAL, TO RT, TWO FAMILY RESIDENTIAL, AND TO CORRESPONDINGLY AMEND THE OFFICIAL ZONING MAP AS PROVIDED FOR IN PART TWELVE (PLANNING AND ZONING CODE), TITLE SIX (ZONING), SECTION 1246.02 (DISTRICT BOUNDARIES) OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Rezoning of Property. That the following described parcels are hereby rezoned from the R-1, One Family Residential Zoning District, to the RT, Two Family Residential Zoning District:

<u>Address</u>	<u>Parcel ID Number</u>
404 E. Main Street	34-204-210-000-115-00
414 E. Main Street	34-204-210-000-125-00
418 E. Main Street	34-204-210-000-120-00
426 E. Main Street	34-204-210-000-145-00
432 E. Main Street	34-204-210-000-150-00
433 E. Main Street	34-204-090-000-375-00
436 E. Main Street	34-204-210-000-155-00
439 E. Main Street	34-204-090-000-370-00
442 E. Main Street	34-204-210-000-160-00
445 E. Main Street	34-204-090-000-365-00
446 E. Main Street	34-204-210-000-165-00
455 E. Main Street	34-204-090-000-360-00

457 E. Main Street	34-204-090-000-325-00
502 E. Main Street	34-204-090-000-680-01
509 E. Main Street	34-204-090-000-320-00
510 E. Main Street	34-204-090-000-685-00
517 E. Main Street	34-204-090-000-295-00
520 E. Main Street	34-204-090-000-690-00
521 E. Main Street	34-204-090-000-290-00
527 E. Main Street	34-204-090-000-285-00
528 E. Main Street	34-204-090-000-695-00
536 E. Main Street	34-204-090-000-705-00
541 E. Main Street	34-204-090-000-275-00
544 E. Main Street	34-204-090-000-710-00
550 E. Main Street	34-204-090-000-715-00
603 E. Main Street	34-204-120-000-005-00
611 E. Main Street	34-204-120-000-010-00
615 E. Main Street	34-204-120-000-015-00
No Street Address	34-204-120-000-020-01
621 E. Main Street	34-204-120-000-020-02
627 E. Main Street	34-204-120-000-025-00
633 E. Main Street	34-204-120-000-030-00
644 E. Main Street	34-203-240-000-125-00
645 E. Main Street	34-204-120-000-040-10
653 E. Main Street	34-204-120-000-045-00
665 E. Main Street	34-204-120-000-050-01
701 E. Main Street	34-204-120-000-055-00
704 E. Main Street	34-203-240-000-010-00
705 E. Main Street	34-204-120-000-060-00
710 E. Main Street	34-204-190-000-290-00
713 E. Main Street	34-204-120-000-065-00
714 E. Main Street	34-204-190-000-285-00
718 E. Main Street	34-204-190-000-295-00
719 E. Main Street	34-204-120-000-075-00
721 E. Main Street	34-204-120-000-070-00
722 E. Main Street	34-204-190-000-300-00
727 E. Main Street	34-204-120-000-080-00
728 E. Main Street	34-204-190-000-305-00
733 E. Main Street	34-204-120-000-085-00
734 E. Main Street	34-204-190-000-310-00
737 E. Main Street	34-204-120-000-090-00
740 E. Main Street	34-204-190-000-315-00
743 E. Main Street	34-204-120-000-100-00
746 E. Main Street	34-204-190-000-320-00
131 Cleveland Street	34-204-120-000-050-00
109 Mill Street	34-204-090-000-355-00
112 Mill Street	34-204-090-000-330-00
113 Mill Street	34-204-090-000-350-00

116 Mill Street	34-204-090-000-315-00
119 Mill Street	34-204-090-000-345-00
120 Mill Street	34-204-090-000-310-00
123 Mill Street	34-204-090-000-340-00
124 Mill Street	34-204-090-000-305-00
129 Mill Street	34-204-090-000-335-00
514 Blanchard Court	34-204-090-000-300-00
516 Blanchard Court	34-204-090-000-208-00
13 Stevenson Place	34-204-090-000-475-00
17 Stevenson Place	34-204-090-000-465-00
20 Stevenson Place	34-204-090-000-380-00
23 Stevenson Place	34-204-090-000-460-00
24 Stevenson Place	34-204-090-000-390-00
27 Stevenson Place	34-204-090-000-445-00
31 Stevenson Place	34-204-090-000-440-00
32 Stevenson Place	34-204-090-000-385-00
36 Stevenson Place	34-204-090-000-395-00
39 Stevenson Place	34-204-090-000-435-00
41 Stevenson Place	34-204-090-000-400-00

Section 2. Amendment of Zoning Map. That the official Zoning Map of the City of Ionia, Michigan, referenced in Part Twelve, Title Six, Section 1246.02 of the Codified Ordinances of the City of Ionia, shall be amended upon the effective date of this Ordinance to reflect the rezoning of the parcels set forth in Section 1, above.

Section 3. Publication and Effective Date. That the City Clerk shall cause notice of the adoption of this Ordinance to be published in the manner provided by law. This Ordinance shall take effect seven (7) days after it, or a summary thereof as permitted by law, is published in the Daily News, a newspaper of general circulation in the City, unless otherwise provided by law.

Section 4. Repealer. All ordinances and parts of ordinances in conflict herewith are repealed to the extent of any such conflict.

PUBLIC COMMENTS

Representing the Ionia County Historical Society, Linda Ciangi and Kathleen Cook gave a presentation about the added benefit of the passage of the Library millage. It would allow the Historical Society to be able to accept, preserve, and display more of Ionia’s history if the current library building becomes available.

OLD BUSINESS

None.

NEW BUSINESS

Ionia County Economic Alliance (ICEA)—Annual Report & Request for Contribution for annual economic development services—Resolution 2022-08 (NB#1)

ICEA Executive Director Ryan Wilson provided background on the beginning and progress of the ICEA, a private non-profit organization committed to promoting local economic development.

Wilson was hired in 2021 as the first full-time executive director. ICEA collaborates with community leaders in Ionia County to ensure long-term job creation, investment, and overall economic prosperity for the county. The annual amount requested from the City of Ionia, a partner organization since 2011, remains at \$9,000.

Councilmember Millard made a motion, seconded by Councilmember Lee, to authorize a \$9,000 contribution to the Ionia County Economic Alliance in exchange for economic development services.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

Resolution No. 2022-08

CITY OF IONIA

RESOLUTION TO APPROVE PARTNERSHIP WITH THE IONIA COUNTY ECONOMIC ALLIANCE, A NONPROFIT ECONOMIC DEVELOPMENT ORGANIZATION, IN CONSIDERATION OF ECONOMIC DEVELOPMENT SERVICES AND OTHER VALUE AND BENEFITS TO BE RECEIVED BY THE CITY

WHEREAS, the City desires to confirm its partnership with the Ionia County Economic Alliance, the State-recognized economic development organization for Ionia County; and

WHEREAS, the City has been asked to remit \$9,000 for services to be received in FY 2022-2023; and

WHEREAS, in consideration of the City's contribution, the Ionia County Economic Alliance shall provide various services to and for the City relating to economic development, all of which will provide valuable benefit to the City in its performance of important governmental functions, including land use planning and zoning, analysis of anticipated property tax base and other City responsibilities; now

THEREFORE, BE IT RESOLVED:

1. The City Council approves and confirms the City's pledge of \$9,000 to the Ionia County Economic Alliance, payable in one installment during FY2022-2023, upon the terms and subject to the conditions of this resolution.
2. In consideration of the above-stated pledge, and the fulfillment thereof, the Ionia County Economic Alliance shall provide continuing services to the City with respect to economic development, including but not limited to, submission of the organization's annual report; other materials on its economic development activities, such as reports and studies that are furnished to its members and other written materials and information useful to the City in its governmental functions associated with economic development, including land use planning; future City needs with respect to residential land uses and commercial and other development; prediction of future City property tax base and the like. The Ionia County Economic Alliance shall also assist the City, if possible, with other economic development services when reasonably requested.

3. The City’s pledge and payment thereunder shall be conditional upon the above-stated benefits and services to be received from the Ionia County Economic Alliance.
4. The City Manager shall act for the City Council in the implementation of this resolution, together with other appropriate City officers and staff members.

RESOLUTION ADOPTED

Use of “Steele Street Park” Area for Ionia Free Fair Parking Lot (NB#2)

The Ionia Free Fair Association (IFFA) has again requested permission from the city to use the area now called the future “Steele Street Park” (former K-Mart shopping center) as a contingency paid parking lot from July 15 – 23, 2022. The area will only be utilized in the event of flooding, which would make parking areas on the fairgrounds inaccessible.

Councilmember Kelley made a motion, seconded by Councilmember Millard, to approve lease of the “Steele Street Park” area on a contingency basis to the IFFA in accordance with the proposed license agreement.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

Purchase of New Public Safety Patrol Vehicle & Administrative Vehicle (NB#3)

In order to keep Public Safety equipment operating within its expected useful life, one new patrol vehicle is typically budgeted and purchased annually to replace the oldest vehicle in the fleet. The oldest vehicle scheduled for replacement is a 2017 Ford Explorer with 95,316 miles. Due to the significant amount of equipment public safety officers are expected to carry, the standard model purchased for patrol vehicles is now the Chevrolet Tahoe.

This year it is also time to purchase a new administration vehicle. The proposed vehicle is a Ford Explorer and will replace a 2008 Ford Taurus with 87,608 miles.

Berger Chevrolet and Signature Ford have offered the following vehicles respectively, based on current MiDEAL pricing (only \$100 more than FY 2020-21 for the Tahoe), which is as follows:

Tahoe (2022 4WD Commercial/Police Package)	\$39,917
Explorer (2022 XLT Package)	<u>\$34,147</u>
TOTAL	\$74,064

Councilmember Millard made a motion, seconded by Councilmember Milewski, to approve purchase of a Chevrolet Tahoe at the MiDEAL price of \$39,917 and a Ford Explorer at the MiDEAL price of \$34,147, from Berger Chevrolet of Grand Rapids and Signature Ford of Perry, respectively.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

Dual-Purpose K-9 Unit Purchase (NB#4)

Earlier this year, the City lost its German Shepherd K-9, Blocker, to illness. The City has since received numerous generous donations, earmarked toward the purchase of a new dual-purpose K-9. Using only donations, enough funds are now on hand to proceed with that purchase and the five-week K-9 handler training course. The K-9 will assist with suspect apprehension, search and rescue tracking, and narcotic detection.

Councilmember Lee made a motion, supported by Councilmember Kelley, to approve purchase of a new K-9 unit from Mid-Michigan Police K9 of Fenton, Michigan, in the amount of \$13,500.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

MERS Service Credit Purchase Request – C. McDiarmid (NB#5)

The city of Ionia utilizes the Michigan Employees’ Retirement System (MERS) to provide defined benefit (DB) and hybrid retirement programs to its employees. An employee from the Public Safety Department, Cory McDiarmid, has requested permission to purchase two (2) years of MERS service credit. Under the rules of the program, a maximum purchase of five (5) years is permissible. The employee’s cost to make this service credit purchase is \$57,992.

Councilmember Milewski made a motion, seconded by Councilmember Lee, to approve the MERS Service Credit purchase at the quoted rate, at the employee’s expense.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

Proposed License Agreement with Orion Manufacturing (NB#6)

It was recently brought to the City’s attention that a service drive was developed by Orion Manufacturing, located at 480 Apple Tree Drive, on property owned by the City at 500 Apple Tree Drive. In order to officially permit this use, a License Agreement was prepared by the City Attorney. Orion Manufacturing has agreed to the proposed terms as presented.

Councilmember Lee made a motion, seconded by Councilmember Millard, to approve the License Agreement between Orion Manufacturing and the City of Ionia for operation and maintenance of a service drive on 500 Apple Tree Drive.

Roll Call Vote: Ayes: Milewski, Kelley, Lee, Millard, and Balice
 Nays: None
 MOTION CARRIED

CLOSED SESSION

None

MAYOR AND COUNCILMEMBER COMMENTS

Mayor Balice: (1) City Manager Precia Garland received news today that \$20,000,000 has been appropriated for demolition and blight remediation of the former Riverside Correctional Facility site. Many thanks go to Representative Tom Albert, chair of the Appropriations Committee, for his continuing support of Ionia. These funds are potentially transformative for the 160-acre site that, among other things, could be used to expand the Heartlands Program. (2) Pleased that two staff will combine to make one nearly full-time position for better and more consistent code enforcement. Property values are best maintained when grass is kept mowed, homes maintained, and no junk or trash is in the yard. Most people want to maintain their yard and home, but sometimes code enforcement is necessary for a community to put its best foot forward. The rezoning and reclassification done at the meeting will help with that goal.

Tom Millard: (1) Concurs and is pleased with the added attention being paid to code enforcement. (2) Was pleased to be part of playing music associated with the annual Independence Day fireworks and thanked DDA Director Linda Curtis for the variety and amount of work; and Keegan Rice for his assistance with the speakers. (3) Acknowledged the recent passing of Annie Bales Ludwick and Dave Hess, two of the Ionia Free Fair's icons.

ADJOURNMENT

A motion was made by Councilmember Millard, seconded by Councilmember Lee, to adjourn the meeting. MOTION CARRIED BY VOICE VOTE. The meeting was adjourned at 8:12 PM.

Submitted by:

Mary Patrick, Ionia City Clerk