



CITY OF IONIA
CITY COUNCIL
REGULAR MEETING MINUTES
7:00 PM, TUESDAY – JULY 6, 2021
CITY HALL
COUNCIL CHAMBER

CALL TO ORDER

Mayor Daniel Balice called the regular meeting of City Council to order and led with the Pledge of Allegiance.

ROLL CALL

Roll call revealed Councilmembers John Milewski, Jeff Winters, Rich Starr, Tom Millard, Janice Gustafson, Troy Waterman and Mayor Balice present. Councilmembers Kelley and Lee were absent.

It was moved by Councilmember Starr, seconded by Councilmember Milewski to excuse the absences of Councilmembers Gordon Kelley and Tim Lee.

Roll Call Vote: Ayes: Milewski, Winters, Starr, Millard, Gustafson, Waterman and Balice
 Nays: None
 MOTION CARRIED

PUBLIC HEARINGS & ASSOCIATED ACTION

Public Hearing and Reading – Ordinance No. 552 – Austin Pines PUD

Mayor Dan Balice opened the Public Hearing to receive comments on Ordinance No. 552- Austin Pines PUD. No comments were received.

Per the City Manager, it was recently discovered that while the Austin Pines PUD area was rezoned to PUD, but the actual ordinance establishing this PUD and its various terms and conditions was never formally adopted, following discussions 2004 – 2006. In response, the Planning Commission recently reviewed the draft PUD ordinance and following a public hearing, finalized the draft and is now recommending it to the City Council for adoption.

It was moved by Councilmember Gustafson, seconded by Councilmember Millard approve Ordinance No. 552, an ordinance to add the new Chapter 1292 – Austin Pines Planned Unit Development District of Title Six – Zoning of Part Twelve – Planning and Zoning Code of the City of Ionia.

Roll Call Vote: Ayes: Winters, Starr, Millard, Gustafson, Waterman, Milewski and Balice
 Nays: None

MOTION CARRIED

Public Hearing and Second Reading – Ordinance No. 553 – Attached Urban Housing PUD

Mayor Dan Balice opened the Public Hearing to receive comments on Ordinance No. 553- Attached Urban Housing. Bradley Kotrba from Williams & Works commented.

This ordinance was prepared to provide a minor clarification to Chapter 1266 – PUD Planned Unit Development District and to add a new chapter, Chapter 1291 Attached Urban Housing Planned Unit Development District. The minor clarification would amend 1266.05(i) to indicate a public hearing will be held by City Council prior to making a final decision regarding any PUD district.

The proposed Chapter 1291 creates a new Attached Urban Housing PUD District as envisioned in the 2019 *City of Ionia Master Plan*. The AUH-PUD District is intended to help satisfy the “missing middle” housing style, which typically appeals to Millennials and those in their later years. This housing type is one that consists of attached housing such as duplexes, fourplexes, multiplexes of a small scale, bungalow courts, townhouses, and carriage houses. Missing Middle housing types are intended to be compatible with single family neighborhoods, and can provide opportunities for infill development that otherwise is not suitable for high density apartments and also may not be attractive for new single family detached dwellings. Missing Middle housing may also provide a transition from a single-family neighborhood to a commercial corridor.

It was moved by Councilmember Winters, seconded by Councilmember Starr to approve Ordinance No. 553, an ordinance to amend 1266.05 Application and Processing Procedures of Chapter 1266 PUD Districts and to add a new Chapter 1291 – AUH-PUD Attached Urban Housing Planned Unit Development District of Title Six – Zoning of Part Twelve – Planning and Zoning Code of the City of Ionia.

Roll Call Vote: Ayes: Starr, Millard, Gustafson, Waterman, Milewski, Winters and Balice
 Nays: None
 MOTION CARRIED

Obsolete Property Rehabilitation Exemption (OPRE) Certificate Request – 340 W. Main Street

Mayor Dan Balice opened the public hearing to receive comments on Obsolete Property Rehabilitation Exemption (OPRE) Certificate Request- 340 W. Main Street. Comments were received from John Krueger and two representatives of WB Vacation Properties, LLC. Public comments were made by Ionia resident and downtown property owner John Kruger, Dave VanHaaren of Tri-Terra (project consultant) and Wendy Fleming, project developer.

The City of Ionia previously approved creation of an Obsolete Property Rehabilitation Exemption District on April 3, 2001, in accordance with PA 146 of 2000, as amended. The City of Ionia OPRE District #1 encompasses the entire DDA District. Eligible properties within the district that have been certified as obsolete by the city assessor, and for which major rehabilitation activities are planned, may apply for an Obsolete Property Rehabilitation Exemption Certificate. Once approved, the certificate will abate local property taxes derived from the value of real property improvements for up to 12 years. Per the City Manager, before an OPRE Certificate application can be considered, a public hearing must be conducted with appropriate notice sent to the affected taxing jurisdictions.

An application for an OPRE Certificate has been received from WB Vacation Properties, LLC to completely renovate the building at 340 W. Main Street. Renovation plans include creating three apartments on the second floor and rehabilitation/historic restoration of commercial space on the first floor. The total estimated investment is \$779,583.

It was moved by Councilmember Winters, seconded by Councilmember Starr to approve Resolution 2021-09, a resolution to approve an OPRE certificate application for WB Vacation Properties, LLC regarding 340 W. Main Street.

Roll Call Vote: Ayes: Millard, Gustafson, Waterman, Milewski, Winters, Starr and Balice
 Nays: None
 MOTION CARRIED

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION
PA 146 OF 2000 AS AMENDED**

Minutes of a regular meeting of the City Council of the City of Ionia, held on July 6, 2021, at Ionia City Hall in Ionia, Michigan at 7:00 PM.

The following preamble and resolution were offered by Councilmember Winters, and supported by Councilmember Starr.

**Resolution 2021-09 Approving Obsolete Property Rehabilitation Exemption Certificate
Application for WB Vacation Properties, LLC Located at 340 W. Main Street, Ionia,
Michigan**

WHEREAS, pursuant to PA 146 of 2000, the City of Ionia is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of Ionia legally established the Obsolete Property Rehabilitation District #1 on April 3, 2001, after a public hearing held on April 3, 2001; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ionia; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on July 6, 2021; and

WHEREAS, WB Vacation Properties, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant, WB Vacation Properties, has provided answers to all required questions under the application instructions to the City of Ionia; and

WHEREAS, the City of Ionia requires that rehabilitation of the facility shall be completed by December 31, 2023; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ionia eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ionia the WB Properties be and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in Obsolete Property Rehabilitation District #1 at 340 W. Main Street for a period of 12 years, beginning December 31, 2021 and ending December 30, 2033, pursuant to the provisions of PA 146 of 2000, as amended.

AYES: Councilmembers Milewski, Winters, Starr, Millard, Gustafson, Waterman and Mayor Balice

NAYS: None

RESOLUTION DECLARED ADOPTED.

Conduct Public Hearing and consider approval of Brownfield Plan for 340 W. Main St.

Mayor Dan Balice opened the Public Hearing to receive public comment on Brownfield Plan for 340 W. Main St. Public comments were received regarding this matter as part of the Obsolete Property Rehabilitation Exemption Certificate public hearing.

City Council established the City of Ionia Brownfield Redevelopment Authority (BRA) and designated the entire city limits of the City of Ionia as its Brownfield Redevelopment Zone on April 8, 1997, in accordance with PA 381 of 1996, as amended. Eligible properties within the district can be included in a Brownfield Plan to permit the use of tax increment financing (TIF) to fund eligible activities to promote property redevelopment. Eligible activities can include environmental (i.e., lead and asbestos abatements) and non-environmental (i.e., demolition and site preparation) activities. Before a Brownfield Redevelopment Plan is considered for adoption, it must first be approved and recommended by the BRA Board and a public hearing must be scheduled by City Council, with appropriate notice also sent to the potentially affected taxing jurisdictions.

WB Vacation Properties, LLC has proposed a brownfield plan to include the property at 340 W. Main Street. Renovation plans include creating three apartments on the second floor and

rehabilitation/historic restoration of commercial space on the first floor. The total estimated investment is \$779,583. The estimated TIF capture and reimbursement to the developer is not to exceed \$104,384 (13% of total estimated project costs). The plan is proposed to run for 24 years, from 2022 to 2045 to capture sufficient TIF revenues to reimburse the developer, plus an additional five years, as permitted by PA 381, to deposit funds in the City of Ionia BRA's Local Brownfield Revolving Fund. The plan was reviewed by the Ionia Brownfield Redevelopment Authority on May 19; it was approved and recommended for approval by the City Council.

**RESOLUTION APPROVING A BROWNFIELD PLAN
FOR THE CITY OF IONIA PURSUANT TO AND
IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Ionia, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the "Act"), has prepared and recommended a Brownfield Plan (the "Plan") for approval by the City Council of the City of Ionia; and

WHEREAS, the Authority has provided notice to and fully informed all taxing jurisdictions affected by the Plan about the fiscal and economic implications of the proposed Plan at least ten days before the meeting of the City of Ionia City Council at which this resolution has been considered; and

WHEREAS the Ionia City Council has provided the public and the taxing jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan, in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Ionia City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The Plan will facilitate redevelopment of contaminated, blighted, functionally obsolete, and historic property in the county; and

WHEREAS, having reviewed the Plan and considered the views and recommendations of the public and affected taxing jurisdictions, the Ionia City Council may proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Ionia City Council by the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

It was moved by Councilmember Winters, seconded by Councilmember Starr to approve the resolution approving the proposed Brownfield Redevelopment Plan for 340 W. Main Street, based on the public purposes to be achieved by the plan, the pay-as-you-go financing plan, the eligible activities

being reasonable and necessary, and the amount of the estimated captured taxable value being reasonable.

Roll Call Vote: Ayes: Gustafson, Waterman, Milewski, Winters, Starr, Millard and Balice
Nays: None
MOTION CARRIED

APPROVAL OF MINUTES

It was moved by Councilmember Millard, seconded by Councilmember Waterman to approve the June 1, 2021 regular meeting minutes.

Roll Call Vote: Ayes: Waterman, Milewski, Winters, Starr, Millard, Gustafson and Balice
Nays: None
MOTION CARRIED

NEW BUSINESS

Michigan Municipal League – Membership Renewal (July 1, 2021 – June 30, 2022)

The Michigan Municipal League (MML) is a membership organization that has worked for over a century to improve Michigan communities and strengthen local government. The City of Ionia has been a member of MML for decades. Membership is renewed on an annual basis. The annual dues and contribution to the MML Legal Defense Fund are as follows:

MML Dues	\$5,075
Legal Defense Fund	<u>\$ 508</u>
TOTAL	\$5,583

It was moved by Councilmember Millard, seconded by Councilmember Gustafson to continue its membership in the Michigan Municipal League for the period July 1, 2021 – June 30, 2022. Funds are available for this membership purchase in 101-101.000-861.000.

Roll Call Vote: Ayes: Milewski, Winters, Starr, Millard, Gustafson, Waterman and Balice
Nays: None
MOTION CARRIED

Ionia County Economic Alliance Partnership

The City of Ionia has been a partner organization of the Ionia County Economic Alliance (ICEA) since 2011. The ICEA is a private, non-profit organization committed to promoting local economic development through the provision of local economic development services. Per the City Manager, ICEA collaborates with community leaders in Ionia County to ensure long-term job creation, investment and overall economic prosperity for the county. Since 2011, new private investment and job creation facilitated in the City of Ionia with ICEA assistance totals \$14,672,880 and 460, respectively. ICEA is requesting a contribution of \$9,000 for this year's services.

It was moved by Councilmember Winters, seconded by Councilmember Millard to approve Resolution 2021-08 which would approve a contribution of \$9,000 to Ionia County Economic Alliance in exchange for economic development services. Funds are available for this expenditure in 101-101.000-861.000.

Roll Call Vote: Ayes: Winters, Starr, Millard, Gustafson, Waterman, Milewski and Balice
Nays: None
MOTION CARRIED

Bid award for Ionia Theatre Sign Repainting

Bids were recently solicited to scrape, sand, prime and repaint the double-sided Ionia Theatre sign and bracketing. Details of the services to be provided are in the attached bid proposal from Metro Signs. Two additional sign companies, Sign Art of Kalamazoo and Valley City Sign of Comstock Park was also contacted and asked for a bid. Both declined for various reasons. Therefore, the sole bid received for this project was as follows:

Metro Signs & Lighting, Warren MI	\$8,600
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It was moved by Councilmember Millard, seconded by Councilmember Milewski to approve the bid of Metro Signs & Lighting of Warren, MI in the amount of \$8,600 to repaint the Ionia Theatre sign. Funds are available for this purchase in 250-442.000-931.000.

Roll Call Vote: Ayes: Starr, Millard, Gustafson, Waterman, Milewski, Winters and Balice
Nays: None
MOTION CARRIED

Purchase of new patrol vehicle

According to the City Manager, 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 currently scheduled for replacement is a 2017 Ford Explorer with 79,155 miles (as of 6/15/21). Due to the significant amount of equipment public safety officers are expected to carry, we recently changed the standard model purchased for patrol vehicles from the Ford Explorer to the Chevrolet Tahoe. Public Safety Director Thomas was recently contacted by Berger Chevrolet to advise one last 2021 Tahoe remains available for purchase at the current MiDEAL pricing (same as FY 2020-21), which is as follows:

Tahoe (2021 4WD Commercial/Police Package)	\$39,817
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It was moved by Councilmember Millard, seconded by Councilmember Milewski to approve the purchase of a Chevrolet Tahoe at the MiDEAL negotiated price of \$39,817 from Berger Chevrolet of Grand Rapids. Funds are available for this purchase in 101-345.000-989.000.

Roll Call Vote: Ayes: Millard, Gustafson, Waterman, Milewski, Winters, Starr and Balice
Nays: None
MOTION CARRIED

Flood Insurance Rate Map – Letter of Map Revision (LOMR) for Waste Water Treatment Plant (WWTP)

As stated by the City Manager, recently questions arose regarding the status of the IRUA Waste Water Treatment Plant (WWTP) relative to the floodplain map. According to current FEMA maps, the WWTP is located in the floodplain. This is not accurate. Steps were taken during construction of the WWTP to build up the soils and elevate it above what is otherwise a surrounding floodplain. In order to officially change the floodplain map, an application would need to be made to request a Letter of

Map Revision (LOMR). The application also requires a topographic survey of the site and development of a legal description to define the area that is above the floodplain.

The advantages of correcting the floodplain map for the WWTP are as follows:

1. The value of flood insurance coverage for property outside the floodplain damaged by flood is \$1,000,000 per occurrence, versus \$100,000 per occurrence for property within the floodplain. This is a ten-fold increase in insurance coverage.
2. Properties within the floodplain are often subject to construction restrictions and more stringent construction standards.

The cost to seek a Letter of Map Revision (LOMR) for the WWTP, which includes the application fee and survey expense, is \$12,300. Work would be completed through Fishbeck, the city's contractual engineer for most City Utilities Department and WWTP projects.

It was moved by Councilmember Milewski, seconded by Councilmember Winters to approve a Letter of Map Revision for the WWTP at a cost of \$12,300. Funds are available for this expense in 598-563.000-801.000.

Roll Call Vote: Ayes: Gustafson, Waterman, Milewski, Winters, Starr, Millard and Balice
 Nays: None
 MOTION CARRIED

Public Transportation Services Agreement Between City of Ionia and Easton Township

An agreement for public transportation services has existed between the City of Ionia and Easton Township since at least 2004. The current agreement expired June 30 of this year. In response, a new agreement for another three years, from July 1, 2021 through June 30, 2024 was prepared. The terms of this agreement are the same as in past agreements, providing Dial-A-Ride services from 6:30 AM to 5 PM, Monday through Friday and 9 AM to 1 PM on Saturdays, with the service area as shown on the attached map. The agreement was changed to update the payment schedule for each of the three years, increasing by \$1,500 per year (\$25,500 FY22; \$27,000 FY23 and \$28,500 for FY24), which is consistent with past practice. The agreement was approved by Easton Township in June.

It was moved by Councilmember Gustafson, seconded by Councilmember Winters to approve the Public Transportation Services Agreement between the City of Ionia and Easton Township as presented for the period July 1, 2021 through June 30, 2024.

Roll Call Vote: Ayes: Waterman, Milewski, Winters, Starr, Millard, Gustafson and Balice
 Nays: None
 MOTION CARRIED

Dial-A-Ride Policies mandated by MDOT and requiring City Council approval

The City of Ionia Dial-A-Ride (DAR) department is required by the Michigan Department of Transportation (MDOT) to have policies regarding Portable Oxygen Tank and Respirator Use, as well as Service Animals. Such policies were initially drafted and implemented by DAR in 2017. Recently, MDOT notified us that these policies also require City Council approval. As a result, the policies were reviewed and slightly revised to comply with MDOT standards.

It was moved by Councilmember Winters, seconded by Councilmember Waterman to approve the proposed DAR policies titled, “Portable Oxygen Tank and Respirator Policy” and “Service Animal Policy.”

Roll Call Vote: Ayes: Milewski, Winters, Starr, Millard, Gustafson, Waterman and Balice
 Nays: None
 MOTION CARRIED

Resolution #2021-10 to Amend Purchase Ordinance Threshold

Chapter 212 – Purchases, Contracts and Sales of Title Two – General Provisions, Part Two – Administrative Code of the Codified Ordinances of the City of Ionia provides the general rules by which the City undertakes various purchases. This ordinance was originally established by City Council on March 1, 1994. At that time, it included a purchasing threshold limit of \$2,001, which was the amount the City’s purchasing agent could approve without City Council approval. The ordinance indicates this amount can be changed by resolution of the Council and on February 7, 2006, Council approved a resolution amending the purchase threshold to \$5,001.

It was moved by Councilmember Millard, seconded by Councilmember Gustafson to adopt Resolution #2021-10, which increases the Purchasing Ordinance threshold from \$5,001 to \$20,000.

Roll Call Vote: Ayes: Millard, Gustafson and Balice
 Nays: Milewski, Winters, Starr and Waterman
 MOTION FAILED

It was moved by Councilmember Starr, seconded by Councilmember Milewski to adopt Resolution #2021-10, which increases the Purchasing Ordinance threshold from \$5,001 to \$10,000.

RESOLUTION TO REVISE THRESHOLD DOLLAR AMOUNT FOR PURCHASES THAT REQUIRE CITY COUNCIL APPROVAL

The following Preamble and Resolution were offered by Council Member Starr and supported by Council Member Milewski.

WHEREAS, Section 212.05 of the City Code, as amended by the resolution approve February 7, 2006, states that any expenditure for supplies, materials, equipment, construction projects or contracts obligating the City, where the amount of the obligation is in excess of \$5,001 must be approved by the City Council; and

WHEREAS, recognizing that it is practical to revise this dollar amount from time to time, the City Code permits the amount to be changed by resolution of the City Council rather than through amendment of the City Code; and

WHEREAS, the dollar amount for purchases that require the City Council’s approval was set at \$5,001 on February 7, 2006; and

WHEREAS, it is reasonable to change this value due to the increase in prices since 2006, and in the interest of streamlining purchases of basic goods and services as required for the day-to-day operation of the City; now

THEREFORE, BE IT RESOLVED by the City Council of the City of Ionia that the purchasing limits established by Chapter 212 of the City Code are hereby amended as follows:

Section 212.04 PURCHASES OR CONTRACTS UNDER \$5,001.

The dollar amount that permits the purchasing agent to make purchases without City Council approval is hereby revised to reflect a maximum dollar amount of “under \$10,000.”

Section 212.05 PURCHASES OR CONTRACTS OVER \$5,001.

The dollar amount that requires the purchasing agent to secure City Council approval before making a purchase is hereby revised to reflect a minimum amount of “over \$10,000.” This revision does not rescind Section 212.07, which permits purchases in the event of an emergency.

Roll Call Vote: Ayes: Winters, Starr, Millard, Gustafson, Waterman, Milewski and Balice
 Nays: None
 MOTION CARRIED

Introduction and First Reading – Ordinance No. 554 – Amendment to Chapter 1244 – Board of Zoning Appeals

This ordinance was prepared to amend Chapter 1244 – Board of Zoning Appeals (ZBA) to allow appointment of two alternate members to the board and to clarify voting requirements for board actions.

The City Manager explained the City of Ionia ZBA is presently composed of five seats. Four seats are occupied; a fifth is vacant. The addition of two alternate members would assist the board in reaching quorum in the case of regular board members’ absences and also, in the event a board member has a conflict of interest regarding a matter before the board, which requires the member to recuse himself/herself from voting.

Secondly, the Michigan Zoning Enabling Act (PA 110 of 2006) prescribes actions that require a concurring vote of a majority of the members and those that require a two-thirds (four) majority of the members in order to decide in favor of the applicant. Our current ordinance is worded such that all actions of the Board require a two-thirds majority. This is incorrect. Per statute, only decisions regarding a use variance require a two-thirds majority and the proposed ordinance has been amended to comport with the statute.

It was moved by Councilmember Winters, seconded by Councilmember Milewski to consider an introduction and first reading of Ordinance No. 554, an ordinance to amend Chapter 1244 – Board of Appeals of Title Six – Zoning of Part Twelve – Planning and Zoning Code of the City of Ionia, and to schedule a Public Hearing regarding the proposed ordinance for 7:00 PM, Tuesday, August 3, 2021 at Ionia City Hall.

Roll Call Vote: Ayes: Starr, Millard, Gustafson, Waterman, Milewski, Winters and Balice
 Nays: None
 MOTION CARRIED

Request from ISD to revise City Wayfinding Signs

Per the City Manager, the City was recently contacted by Ted Paton of the Ionia County Intermediate School District (ISD), asking that the two wayfinding signs located on M-66 near Tuttle Road be

7. Require IFFA provide liability insurance for use of this area (minimum \$1 million coverage) naming the City of Ionia as an additional insured.

It was moved by Councilmember Starr, seconded by Councilmember Millard to approve the lease of the “Steele Street Park” area to the IFFA in accordance with the above terms. Once approved, a lease document will be prepared by the city manager with assistance from the city attorney.

Roll Call Vote: Ayes: Waterman, Milewski, Winters, Starr, Millard, Gustafson and Balice
 Nays: None
 MOTION CARRIED

MAYOR AND COUNCILMEMBER COMMENTS:

Balice: Mentioned that the Sparrow board is now meeting in person and that it continues to be a jewel in the community. Especially now with the new variants, Sparrow continues to encourage vaccinations.

Milewski: Reminded everyone of the Ionia Free Fair’s Breakfast Kick-Off. Tickets are available for \$15 per person and are available at the Chamber of Commerce, Just Like Home and Ionia Lock & Key.

Millard: Commented that he’s looking forward to a very successful Ionia Free Fair parade as it’s up to commitments from 5 bands as well as 50 other applicants.

ADJOURNMENT

It was moved by Councilmember Starr, seconded by Councilmember Millard to adjourn the regular meeting at 8:32 PM.

By Voice Vote: MOTION CARRIED

Respectfully Submitted:

Ally H. Cook, Clerk