

A Regular Meeting of the Otsego City Commission was held on Monday, March 4, 2024.

The meeting was called to order by Mayor Withee at 7:00 p.m. with the following Commissioners present: Lauri Krueger, Jason Smith, and Wayne Rayburn. Absent: Chuck Moore. Also present: City Manager, Aaron Mitchell.

The audience joined the Commission in the Pledge of Allegiance.

Commissioner Krueger moved to excuse Commissioner Moore, seconded by Commissioner Rayburn. CARRIED

On a motion by Commissioner Krueger, seconded by Commissioner Rayburn, the February 19, 2024, Regular Minutes were approved as submitted. CARRIED

REMARKS FROM THE AUDIENCE REGARDING AGENDA ITEMS

Nick Breedveld, 1101 Barton – he asked the Commission give highlights of the Helen Avenue project when they discuss the awarding of the bid. He also asked where IFE District #26 was. City Manager Mitchell stated that District #26 is the property owned by Peloton which is located at 595 East Allegan Street.

I. PRESENTATIONS:

A. COUNTY COMMISSIONER GALE DUGAN

Commissioner Dugan arrived at 7:15 p.m. He gave a report on the County Board's recent activities. He answered questions of the Commission.

II. PUBLIC HEARING:

III. PLANNING AND ZONING:

IV. ORDINANCES:

V. REQUESTS:

VI. AGREEMENTS:

A. CONSIDERATION OF AWARDING OF THE HELEN AVENUE STREET PROJECT BID TO CRIPPS FONTAINE

City Manager Mitchell gave an overview of the project and the timeline. He explained that the initial estimate for the project was \$3.3 million. He stated that two bids were received and that Cripps Fontaine was the lowest bid at \$2.5 million. A brief discussion took place regarding the funding of the project. Commissioner Krueger moved to authorize the Mayor and City Clerk to enter into an agreement with Cripps Fontaine for the Helen Avenue Road Project, seconded by Commissioner Rayburn. CARRIED UNANIMOUSLY

VII. RESOLUTIONS:

**A. CONSIDERATION OF RESOLUTION NO. 2024-06 - A RESOLUTION SETTING
A PUBLIC HEARING TO ESTABLISH A NEW INDUSTRIAL DEVELOPMENT
DISTRICT #26**

City Manager Mitchell explained that Peloton will be submitting an application for an Industrial Facilities Exception. He stated that the first step in the process is establishing a district, which the resolution will establish a public hearing date, which is required to establish a district.

Commissioner Smith offered the following resolution and moved for its adoption, seconded by Commissioner Rayburn.

**CITY OF OTSEGO
ALLEGAN COUNTY, MICHIGAN**

RESOLUTION NO. 2024-06

**A RESOLUTION SETTING A PUBLIC HEARING TO
ESTABLISH A NEW INDUSTRIAL DEVELOPMENT DISTRICT #26**

WHEREAS, Act 198 of the Public Acts of Michigan of 1974, as amended (Act 198"), provides for the establishment of plant rehabilitation districts and industrial development districts in local governmental units and also provides, within such districts, an exemption for certain taxes as an incentive to industries to renovate and expand aging facilities and to build and acquire new facilities; and

WHEREAS, PELOTON Inc. has requested the establishment of a New Industrial Development District; and

WHEREAS, prior to establishing such district, it is necessary to first hold a public hearing at which the owners of affected property and any other resident or taxpayer of the City can be given and afforded an opportunity for a hearing on the establishment of the New Industrial Development District #26; and

WHEREAS, written notice of the public hearing must be given by certified mail to the owners of all real property within the proposed New Industrial Development District.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

(1) The Otsego City Commission shall hold a public hearing on Monday, April 15, 2024, at 7:00 p.m. in the Otsego City Hall, 117 E. Orleans Street, Otsego, Michigan at which it shall give and afford to the owners of property within the proposed New Industrial Development District and other residents or taxpayers of the City an opportunity to be heard on the establishment of the proposed New Industrial Development District to be comprised of the property described on the attached Exhibit A, which is incorporated by reference, and commonly known as 595 East Allegan Street, Otsego, Michigan, 03-54-023-216-10.

(2) The City Clerk shall (i) notify in writing, by certified mail, return receipt requested,

the owners of the property to be included within the proposed New Industrial Development District and (ii) publish a notice of that hearing in the “Union Enterprise”, which notice of the hearing shall be substantially in the form attached as Exhibit B hereto.

(3) That all resolutions or parts of resolutions in conflict with this resolution shall be and the same are rescinded.

YEAS: Commissioners: Stacey Withee, Lauri Krueger, Jason Smith, & Wayne Rayburn.

NAYS: Commissioners: None.

ABSTAIN: Commissioners: None.

ABSENT: Commissioners: Chuck Moore.

RESOLUTION DECLARED ADOPTED.

VIII. APPOINTMENTS:

A. CONSIDERATION OF THE APPOINTMENT OF JAMIE CASTANEDA TO THE BOARD OF REVIEW TERM TO EXPIRE ON DECEMBER 31, 2024

Commissioner Krueger moved to confirm the Mayor’s Appointment of Jamie Castaneda to the Board of Review – term to expire on December 31, 2024, seconded by Commissioner Rayburn. CARRIED UNANIMOUSLY

B. CONSIDERATION OF THE MAYOR’S APPOINTMENT OF BEN ALLMAN AND BILL DARNELL – TERMS TO EXPIRE APRIL 30, 2026; AND IAN HOOKER TERM TO EXPIRE APRIL 30, 2025; TO THE CONSTRUCTION BOARD OF APPEALS

Commissioner Krueger moved to confirm the Mayor’s appointment of Ben Allman and Bill Darnell – terms to expire April 30, 2026; and Ian Hooker – term to expire April 30, 2025, to the Construction Board of Appeals, seconded by Commissioner Rayburn. CARRIED UNANIMOUSLY

IX. DISCUSSION ITEMS:

MANAGER’S REPORT

The City Manager commented and gave updates on the following:

1. Washburn Cabinet Company fire.
2. Mobile Monday’s – working on getting food trucks at the Pavilion during the summer.
3. Budget presentations will start at the next meeting.
4. Tax assessments were recently sent out – he briefly explained the increases.

COMMUNICATIONS

None.

REMARKS FROM THE AUDIENCE

Brett Wallace, 444 West Orleans – he commented that the higher speed limits are unsafe. City Manager Mitchell explained the process and that it is a standard across the State and he encouraged everyone to contact your representatives. An open discussion with the Commission took place.

Nick Breedveld, 1101 Barton – he commented on the following: stating that tax assessment rates will go up next year too; he asked what the purchase price of the Elk's was – City Manager Mitchell indicated that the back taxes were paid in the amount of \$32,000; he asked what was going to be done with the building if the power was on – City Manager Mitchell stated that the City is currently accepting RFP's and the power is not on.

COMMISSIONER'S' COMMENTS

Commissioner Rayburn – he asked City Manager Mitchell if there were enough firefighters at the recent Washburn Cabinet fire – he indicated that there were enough firefighters on scene. He thanked the following: County Commissioner Dugan for his report; the audience for attending; and everyone at the Commission table. He commented that the Commission gets things right most of the time and he hopes that the audience continues to come to the meetings. He stated that he is glad that the Helen Avenue bid came in lower.

Commissioner Krueger – she thanked County Commissioner Dugan and acknowledged the importance of him attending the Sheriffs award ceremony. She commended Clerk Cronen and her election staff for the long hours that they worked during the election. She praised and commented that she was impressed with the Fire Department on their professionalism on the radio during the recent fire at Washburn Cabinets. She thanked the audience for attending.

Commissioner Smith – he thanked County Commissioner Dugan for his report and updates. He thanked City Manager Mitchell for his updates and for keeping the Commission updated. He thanked Clerk Cronen and the election staff for all of their hard work during the recent election.

Mayor Withee – she stated that she recently was part of the election process and it was eleven long days. She stated that she got to see the process in action. She commented that there are so many steps, double checks and that it is truly impressive. She commented that Denise Merlau and Lura Holden are well trained and could step in if needed in Clerk Cronen's absence. She commented that all three of them are very well trained. She also commented that the Absentee Voting Counting Board started counting early, which is new. She thanked County Commissioner Dugan for advocating for the City and always watching out for us. She thanked everyone for attending.

ADJOURN

Commissioner Rayburn moved to adjourn the Regular Meeting, seconded by Commissioner Krueger. CARRIED. 7:49 p.m.

Angela M. Cronen, MMC
City Clerk