



CITY OF IONIA

IONIA CITY COUNCIL REGULAR MEETING MINUTES 7:00 PM, April 10, 2024 CITY HALL COUNCIL CHAMBERS

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor John Milewski called the meeting of the Ionia City Council to order at 7:00 PM, and led with the Pledge of Allegiance.

ROLL CALL

Roll call revealed a Quorum with Councilmembers Dawn Ketchum, Jeff Winters, Margot Cook, Tim Lee, Rich Starr, Tom Millard, Brenda Cowling, Troy Waterman, and Mayor John Milewski present.

I. APPROVAL OF AGENDA

With no changes or additions to the agenda, Councilmember Cowling made a motion, seconded by Councilmember Cook, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE

II. APPROVAL OF MINUTES – March 6, 2024, Regular Meeting Minutes and March 6, 2024, Work Session Meeting Minutes

Councilmember Lee made a motion, seconded by Councilmember Ketchum, to approve both sets of the March 6, 2024, meeting minutes as presented.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Waterman, Cowling, and Milewski
NAYS: None

MOTION CARRIED

III. PROCLAMATIONS

Mayor John Milewski read the Proclamation Celebrating Arbor Day 2024:

CITY OF IONIA PROCLAMATION CELEBRATING ARBOR DAY 2024

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE BE IT RESOLVED, that I, John Milewski, Mayor of the City of Ionia, do hereby proclaim Friday, April 26, 2024, as ARBOR DAY in the City of Ionia, coinciding with the 152nd National Arbor Day observation, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

BE IT FURTHER RESOLVED, I encourage all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

John R. Milewski, Mayor

IV. PUBLIC COMMENTS

Ionia County Commissioner Gordon Kelley welcomed new Mayor John Milewski, new and returning members of Council. He detailed current and future road and bridge shortfalls that are anticipated statewide, as well as other issues the Ionia County Commission is addressing. Commissioner Kelley offered his assistance to the Council.

V. PUBLIC HEARINGS & ASSOCIATED ACTIONS

(V-1) Public Hearing regarding Drinking Water State Revolving Fund – Low Interest Loan Program

With assistance from the Environmental Policy Innovation Center (EPIC), the city recently received free assistance (\$30,000 estimated value) from OHM Advisors, a professional engineering firm, to prepare an application to the Drinking Water State Revolving Fund (DWSRF) low interest loan program.

Because application to the DWSRF program is so involved, it is generally recommended that a larger scale project be the subject of the application, to make the effort worthwhile. To that end, the proposed project involves installing 1.75 miles of new water main and associated improvements along Jefferson, Jackson, and Adams Streets. Water mains in this area are at least 60 years old, have a history of breaks, and some sections are undersized. Service lines found to be lead-containing would also be replaced as part of this project. Christine Spitzley, Project Manager from OHM, gave a brief presentation detailing the project.

Based on preliminary scoring, the city will likely qualify for a low-interest loan at 1% interest and a portion of the project may also be approved as a grant – a determination made by the Michigan Department of Environment, Great Lakes & Energy (EGLE) and is a function of both application scoring and the amount of total requests for program funding.

OHM conservatively estimates the cost of the proposed project at \$8,560,000, with an annual debt retirement of \$331,900, assuming a 30-year amortization and 1% interest rate. Approval of the city's application will likely incur conventional municipal debt to undertake sanitary and storm sewer improvements at the same time as the water main improvements. As has been past practice, it was proposed limited tax general obligation public works bonds be issued in partnership with Ionia County.

Following the public hearing without comment, Councilmember Starr made a motion, seconded by Councilmember Lee, to approve Resolution 2024-09, to authorize submission of a Drinking Water State Revolving Fund application for the Jackson-Jefferson-Adams Street Water Main Project.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, and Milewski

NAYS: None

MOTION CARRIED

Resolution 2024-09

**CITY OF IONIA
CITY COUNCIL
RESOLUTION**

**A RESOLUTION ADOPTING THE DRINKING WATER STATE REVOLVING FUND PROJECT
PLANNING DOCUMENT FOR
FY 2025 DRINKING WATER SYSTEM IMPROVEMENTS**

The following Resolution was offered for adoption by City Council Member Starr and was supported by City Council Member Lee:

WHEREAS, the City of Ionia recognizes the need to make improvements to its existing drinking water system; and

WHEREAS, the City of Ionia worked with OHM Advisors through the Environmental Policy Innovation Center (EPIC) to prepare a FY2025 Drinking Water State Revolving Fund Project Planning Document, which recommends the following projects:

- Adams Street Water Main Replacement and associated valve and hydrant replacement
- Jackson Street Water Main Replacement and associated valve and hydrant replacement
- Jefferson Street Water Main Replacement and associated valve and hydrant replacement, and

WHEREAS, said Project Planning Document was presented at a Public Meeting held on April 10, 2024, and all public comments were heard, considered and addressed;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council of the City of Ionia formally adopts said FY2025 Drinking Water State Revolving Fund Project Planning Document and agrees to implement the selected alternatives.

2. The City Council of the City of Ionia further designates the city manager as its authorized representative for all activities associated with the projects referenced above, including the submittal of said FY2025 Project Planning Document as the first step in applying to the State of Michigan for a Drinking Water State Revolving Fund Loan to assist in the implementation of the selected alternatives.

3. All prior resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

4. This Resolution shall take immediate effect.

RESOLUTION 2024-09 DECLARED ADOPTED

VI. COMMUNICATIONS

(VI-1) 2023 Annual Report – Ionia Housing Commission

In March, 1994, the City of Ionia established the Ionia Housing Commission in accordance with PA 18 of 1933, as amended, by adopting Ordinance No. 362, which is now Chapter 278 – “City Housing Commission,” of the Codified Ordinances of the City of Ionia. The Ionia Housing Commission is charged with providing proper sanitary housing facilities for families of low income and for the elimination of housing conditions that are detrimental to the public peace, health, safety, morals, and/or welfare.

In accordance with Section 278.06 Annual Report, Katie Bennett, Executive Director of the Ionia Housing Commission, presented the Ionia Housing Commission Annual Report. She noted that the IHC earned its highest score ever during the most recent inspection. HUD is in the process of implementing a large number of policy changes, the most since 1998.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to accept the 2023 Ionia Housing Commission Report provided by Executive Director Katie Bennett.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, and Milewski

NAYS: None

MOTION CARRIED

(VI-2) Vertical Pole Banner Application – Ionia Community Awareness

Council reviewed an application from the Ionia Community Awareness organization to place 96 banners as part of its annual “Purple Week” event. The banners are printed on both sides so just one is displayed per pole. The requested display period is from August 26 – September 30, 2024 (5 weeks), which is within the total allowable 12 weeks, per the Vertical Pole Banner Display Policy. The cost per banner for installation/removal is \$5 and will be collected prior to a final banner count and installation.

Councilmember Millard made a motion, seconded by Councilmember Cowling, to approve the vertical pole banner application submitted by the Ionia Community Awareness to display up to 96 banners as specified, from August 26 – September 30, 2024.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, and Milewski

NAYS: None

MOTION CARRIED

VII. CITY MANAGER’S REPORT

(VII-1) Resolution 2024-03 – Vacation of Merritt & York Addition Alley

A public hearing was held in March regarding the potential vacation of an alley that exists between Jackson and Jefferson Streets in the Merritt & York Addition. The alley was platted at the same time the Merritt & York Addition Plat was approved by the Village of Ionia (1855). Following an inspection of the alley, it was obvious the alley has not been used as a drivable thoroughfare between Jackson and Jefferson Streets for several decades. Additionally, several property owners have encroached on the alley by erecting various accessory structures over it; primarily garages/barns and fences. The east entrance of the alley has been completely fenced in by the property owner at 341 E. Main Street and converted to private yard.

Approximately one-third of the west portion of the alley is used as an unimproved private driveway for vehicles to access the back of adjacent lots.

It was suggested last month that City Council consider vacating (abandoning) the public alley, while retaining an easement for public utilities. A request was received by at least one resident to maintain an easement for public access over the west third of the alley that remains drivable. Resolution 2024-03 has been amended to accomplish these tasks, and stipulates the public easement will not obligate the City to maintain this area and instead, that responsibility will fall to those residents who continue to use this area as a private drive and access way to their private parking. Affected property owners will be notified.

Following the public hearing without comment, Councilmember Starr made a motion, seconded by Councilmember Millard, to approve the resolution to vacate the alley lying between Jackson & Jefferson Streets in the Merritt & York Addition in the City of Ionia, while reserving a public utilities and access easement, as stated.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Waterman, and Milewski

NAYS: Cowling

MOTION CARRIED

Resolution 2024-03

**CITY OF IONIA
CITY COUNCIL
RESOLUTION**

**A RESOLUTION TO VACATE AND DELETE A PORTION
OF A PLATTED ALLEY**

The following Resolution was offered for adoption by City Council Member Starr and was supported by City Council Member Millard:

WHEREAS, a recent inspection of the platted alley generally located between the north-south streets of Jackson and Jefferson and the east-west streets of Main and Adams noted that numerous adjacent property owners have erected garages, fences and similar accessory structures on portions of said alley; and

WHEREAS, the east entrance of said alley has been completely blocked with fencing and converted into what appears to be a private yard by the adjacent property owner, which owns property to the north and south of the east alley entrance; and

WHEREAS, such encroachments on said alley, as well as trees, shrubs and other overgrowth have made the alley impassable as a thoroughfare between Jackson and Jefferson Streets; and

WHEREAS, the City Council finds that the vacation and deletion of the platted, public alley as further described herein would be in the best interest of the City, as well as its residents, landowners and visitors.

NOW, THEREFORE, BE IT RESOLVED:

1. That the alley described as follows:

Said alley is located, and is part of, the Merritt & York Addition to the City of Ionia, Ionia County, Michigan and lies between Jackson Street and Jefferson Street and is described as; that alley lying

South of lots 30 thru 39, and North of lot 40 as well as lots 43 thru 48 of said Merritt & York Addition. Said alley is 32 ft wide.

is hereby vacated and deleted by the City of Ionia as a City road, street, and thoroughfare, and shall be removed from the City street system conditioned on compliance with all terms of this Resolution. An aerial representation of the alley being vacated is attached as Exhibit A to this Resolution.

2. Title to the vacated alley described in Paragraph 1 is hereby vested in the owners of the abutting platted lots, to the centerline thereof.

3. The abutting property owners to the alley described in Paragraph 1, on behalf of themselves and their successors, heirs and assigns, assume all risk that this vacating Resolution may be declared invalid or insufficient to vacate a public alley right-of-way under Michigan law. The City makes no representations or warranties as to the sufficiency of this method of vacation and the adjacent property owners shall accept the benefit of the vacation and shall further understand the City of Ionia will record this Resolution with the Ionia County Register of Deeds, within 30 days, in acknowledgment and affirmation of the foregoing. Further, the adjacent property owners shall hold harmless the City from any claims predicated upon or arising out of the vacation or method legally utilized to accomplish the same.

4. The City reserves for itself a public utility easement across, over, and under the entirety of the alley being vacated, as described above in Paragraph 1, pursuant to MCL 560.257(1). Further, the City reserves for itself an easement for public right-of-way purposes across, over, and under a portion of the alley being vacated per Paragraph 1, as follows:

Said easement is described as follows; the easement shall be 32 ft wide and shall run from the east line of North Jackson Street to a point that would be the East line of lot 33 if said east line were extended to the South. The alley is located entirely within the Merritt & York addition.

The City disclaims and shall not have any ongoing maintenance obligation in the public right-of-way easement described in this Paragraph. The abutting property owners to the public right-of-way easement shall bear the responsibility for any maintenance of the easement.

5. All resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, repealed.

RESOLUTION 2024-03 DECLARED ADOPTED

(VII-2) Classification and Compensation Study Presentation

Proposals were solicited last fall through a competitive process for a City of Ionia Classification and Compensation Study to review current employee compensation and compare to market rates, and to ensure the City is able to attract and retain qualified employees. The study also suggested a classification system for various positions to further assist in establishing compensation ranges and updated all full-time city job descriptions. Pontifex Consulting Group was selected to complete this study. Peter Ronza, President of Pontifex Consulting Group, presented an overview and briefing to the study, **emphasizing that the study did not focus on the person in a position, but rather on the job description, to make recommendations.**

Following the report, Councilmember Starr made a motion, seconded by Councilmember Lee, to accept the Classification and Compensation Study completed by Pontifex Consulting Group.

Roll Call Vote: AYES: Ketchum, Lee, Starr, Millard, Cowling, Waterman, and Milewski

NAYS: Winters, Cook

MOTION CARRIED

(VII-3) Application for Waiver: Defined Pension Retirement Systems

Due to recent, short-term poor investment performance, the city's pension system fell to 59%, which is below the 60% minimum threshold funding required by PA 202, the Protecting Local Government Retirement and Benefits Act. Under PA 202, the city was required to file a Corrective Action Plan (CAP) with the Michigan Department of Treasury because at the time PA 202 was passed in 2017, the city's pension plan was funded at 50%.

Since implementing the CAP, positive gains have been made in the city's pension plan funded status, reaching a high of 67% in FY2021. These gains were achieved by closing all defined benefit pension plans to new employees and making steady, extra payments, beyond the annual required contributions to fund the plan. Just last year, after two years of achieving pension plan funding above 60%, the city was released from its CAP.

Unfortunately, timing is sometimes everything and when the city's pension plan funding status was last measured for 2023, it was following the first half of calendar year 2023 when the investment market performed poorly. As a result, funding status was noted to have fallen to 59%. However, as the following application and support materials show, investments have since rebounded and we now estimate the plan to be funded at 63%.

Based on this information, the "Application for Waiver" was prepared in accordance with PA 202 and required City Council approval and authorization prior to submission. Once approved, the city will not be required to complete a new CAP regarding its pension plan funding.

Councilmember Millard made a motion, seconded by Councilmember Ketchum, to approve and authorize filing of the "Application for Waiver: Defined Benefit Pension Retirement Systems," issued under authority of PA 202 of 2017.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Waterman, Cowling, Milewski
NAYS: None

MOTION CARRIED

(VII-4) Introduction and First Reading – Ordinance No. 584: Amend Chapter 1285, entitled AC Development Planned Unit Development (PUD) District

The AC Development Planned Unit Development (PUD) was approved by City Council on October 5, 2021. Outstanding site plan conditions were not submitted to City staff by the applicant until June 2023, delaying final approval until June 7, 2023. AC Development has since decided to change the ownership structure of its development at 533 E. Washington Street from apartments to condominiums. Per City Ordinance and the Michigan Condominium Act, the applicant submitted a site condominium application for the Planning Commission's consideration. The site plan has not changed since the PUD was approved; only the ownership format has changed. Following a public hearing in March, the Planning Commission recommended City Council approve the final site condominium plan and Ordinance No. 584 to amend Chapter 1285: AC Development Planned Unit Development District located at 533 E. Washington Street.

Councilmember Ketchum made a motion, seconded by Councilmember Millard to introduce and conduct a first reading of Ordinance No. 584 amending Chapter 1285: AC Development Planned Unit Development District of Title Six – Zoning of Part Twelve – Planning and Zoning Code of the City of Ionia Codified Ordinances, and to schedule a Public Hearing regarding the proposed ordinance for **7:00 PM, Wednesday, May 1, 2024 at Ionia City Hall.**

Roll Call Vote: AYES: Ketchum, Winters, Lee, Starr, Millard, Cowling, Waterman, and Milewski

NAYS: None

MOTION CARRIED

ABSTAIN: Cook, due to her family's ownership of the subject project Councilmember Winters made a motion, seconded by Councilmember Cowling, to allow Cook to abstain from the vote for the reason stated.

MOTION CARRIED

CITY OF IONIA
Ordinance No. 584

AN ORDINANCE TO AMEND CHAPTER 1285 – AC DEVELOPMENT PLANNED UNIT DEVELOPMENT DISTRICT OF TITLE SIX – ZONING OF PART TWELVE – PLANNING AND ZONING CODE OF SAID CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

That the following Chapter 1285, entitled AC DEVELOPMENT PUD – AC Development Planned Unit Development District of Title Six – Zoning of Part Twelve – Planning and Zoning Code shall read as follows:

PART TWELVE – PLANNING AND ZONING CODE

Title Six – Zoning

Chapter 1285 – AC Development Planned Unit Development District

1285.01 PLANNED UNIT DEVELOPMENT DISTRICT.

The AC Development Planned Unit Development District shall be as shown on the official Zoning Map of the City of Ionia as PUD 3 AC Development.

1285.02 CONDITIONS ON THE PLANNED UNIT DEVELOPMENT.

The Planned Unit Development District, in accordance with the Final Development Plan of the AC Development Planned Unit Development (“the Development”), is expressly subject to all of the following terms and conditions:

(a) Development Plan Compliance and Review of Phases

- (1) The AC Development Planned Unit Development as submitted by Mr. Gregory Cook and Mr. Daniel Avery, successors and assigns (“the Applicant”), shall comply in all respects with the Final Development Plan (the “Plan”), which consists of a Site Plan with a last revision date of May 2, 2023, except where the Plan has been changed, revised or modified by this Ordinance. In such cases, the provisions of this Ordinance shall control.
- (2) Approval of the Plan shall constitute approval only of the overall design and road and utility layout for this property and not approval of any individual building or

group of buildings of the Plan. The Development as illustrated on the Plan shall be submitted to the Planning Commission for review under the site plan review requirements of the City of Ionia Zoning Ordinance as appropriate for approval.

- (3) *Site Plan Review.* In its review of those portions of the Development that require site plan review by the Planning Commission, the Commission may approve minor modifications from the Final Development Plan to that phase of the Plan provided the modifications do not result in a significant change to the Plan and the modifications still meet the PUD approval standards as contained in the City of Ionia Zoning Ordinance. Changes that are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.
- (4) *Amendments to an Approved Plan.* A change to the approved plan of the Development may be approved in accordance with Section 1266.06 of the Ionia Zoning Ordinance.

(b) Land Uses

- (1) The Development shall be constructed and used for a maximum total of 12 dwelling units to be constructed as follows: 12 units shall be single-family attached condominium dwellings to be developed as three separate structures of 4 units each with the applicable regulations of the City of Ionia Zoning Ordinance.
- (2) The future use of the parcel may include attached single-family residential use. Such use shall be subject to the site plan review requirements of the Ionia Zoning Ordinance and the site development requirements for the proposed use, which would normally be imposed by the Zoning Ordinance. The City Council, however, following a recommendation of the Planning Commission, may modify the site development requirements in accordance with Section 1266.04(e) of the Zoning Ordinance.
- (3) Accessory buildings are permitted per Chapter 1248.

(c) Lot Area

The minimum area of the lot shall not be less than 4.17 acres or 181,645 sq. ft. with a minimum width of 465 feet as measured at the minimum required front setback line between the side lot lines.

(d) Dwelling Unit Setbacks & Height

- (1) Each attached dwelling structure shall comply with the following minimum setbacks:
 - A. Front: 70 feet (measured from front property centerline)
 - B. Rear: No setback minimum
 - C. Minimum side yards: 20 feet and 30 feet, with a combined total of 50 feet

D. Minimum distance between buildings: 10 feet

- (2) No building shall exceed a height of 25 feet as determined by the City of Ionia Zoning Ordinance.

(e) Dwelling Unit Size

All dwellings shall comply with the minimum floor area requirements of the City of Ionia Zoning Ordinance for the type of dwelling unit proposed.

(f) Sanitary Sewer and Water Supply

Each dwelling unit in the Development shall be served by public water and sanitary sewersystems in accordance with all applicable City of Ionia Ordinances.

(g) Sidewalks

- (1) All sidewalks shall be a minimum of four feet wide and constructed to the specifications of the City of Ionia Municipal Standards Ordinance.
- (2) The Applicant shall provide for the maintenance of all sidewalks and walkwayslocated outside the public street right of way.

(h) Tree Plantings and Landscaping

- (1) Trees shall be planted within the public right of way as illustrated on the Plan.
- (2) Other landscaping as shown on the Plan shall be subject to review and approval of the Planning Commission during the review of each phase.
- (3) All landscaping shall be maintained according to the landscaping maintenanceagreement.

(i) Dedicated Open Space.

- (1) The Development shall include open space as shown on the Plan. Such areas shall beclearly delineated on the Plan as Dedicated Open Space and maintained as open spacein perpetuity and no dwellings shall be constructed within this Dedicated Open Space.
- (2) No improvements, buildings or structures, except as otherwise shown on the Plan shall be constructed upon the Dedicated Open Space areas.
- (3) Documentation to establish and maintain the Dedicated Open Space areas shall be subject to the approval of the City Attorney and such document shall be recorded withthe Ionia County Register of Deeds.
- (4) The Applicant shall provide a recorded copy of the Dedicated Open Space documentto the City Clerk prior to the issuance of any building permits for the Development.

- (5) All Dedicated Open Space areas shall be completed in conjunction with each phase in which the open space or portion of the open space is located as shown on the Plan.

(j) Storm-water Management

A storm water management plan shall be provided to ensure that storm water runoff does not have an adverse effect on adjacent or nearby properties. This plan shall be subject to approval of the City Engineer and the Ionia County Drain Commissioner before any earthmoving shall occur on the property. The phasing of the construction of the stormwater management facilities shall be subject to the approval of the City Engineer or the Ionia County Drain Commissioner.

(k) Construction Plans

Complete construction plans for all site improvements including but not limited to site grading, storm water drainage, and streets shall be submitted to the City Engineer for approval before any construction commences on site.

(l) Signs

Any signs placed at the entrances to the Development that state the name of the Development shall be permitted in accordance with the requirements of Chapter 1234 of the City of Ionia Zoning Ordinance, for signs in Residential Districts.

(m) Time Limitation on the Development

- (1) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, construction of the AC Development PUD shall commence within one year of the approval by the City Council of the Plan and Zoning Ordinance creating the AC Development PUD District. All other provisions of this Section 1266.08 shall also apply to the Development.

1285.03 FINDINGS BY THE CITY COUNCIL.

The City Council hereby determines that the Plan as regulated by this Ordinance, complies with the approval standards for a Planned Unit Development as contained in Section 1266.05 (h) of the City of Ionia Zoning Ordinance and promotes its intent and purposes. The City Council also acknowledges that the Applicant has been informed that nearby existing land uses may generate noise that may be audible to the future residents of the Development.

1285.04 COMPLIANCE WITH OTHER APPLICABLE CITY ORDINANCES.

Except as expressly otherwise exempted by the AC Development PUD Ordinance, or the approved Final Development Plan of the Development, all uses, activities, buildings and structures for the development shall comply with all applicable requirements and standards of the City of Ionia Zoning Ordinance, as amended, as well as any and all other City of Ionia ordinances.

1285.05 ENFORCEMENT.

- (a) The City may enforce the provisions of this ordinance and applicable provisions of the City Zoning Ordinance, Building Code and all other ordinances, laws and regulations to the extent and in any manner provided by law. Any violation of this ordinance or the approved Final Development Plan of the AC Development Planned Unit Development shall constitute a violation of the City of Ionia Zoning Ordinance, as amended.
- (b) In the event that the Applicant shall fail to carry out any provision or requirement of this ordinance or other applicable law, ordinance or regulation, in addition to any other legal remedies, the City may, through its Zoning Administrator or other City agency, issue and post a stop work order at the site of any improper or non-complying part of the Development, directing that all further construction of such part of the Development be ceased forthwith, pending compliance with any applicable provisions of this ordinance or of City ordinances, regulations, Ionia County regulations, or State of Michigan laws.
- (c) Upon the correction of any matters as to which the stop work order was issued, the City shall promptly rescind and remove the stop work order, whereupon the Applicant may again proceed with construction or other permissible activity as to the Development.

(VII-5) Introduction and First Reading – Ordinance No. 585: Sozo Coffee – Rezoning of 310 Cleveland Street

Mr. Rodney Hensley, owner and operator of Sozo Coffee, recently acquired a new property (PPN# 34-204-140-000-005-10) located at 310 Cleveland Street with the goal of expanding his business for additional roasting, packaging, and storage capacity. To make this possible, Mr. Hensley requests that 310 Cleveland Street be rezoned from B-1, Neighborhood Business District to I-1, Light Industrial District.

Formerly the location of Bert's Glass, the 310 Cleveland Street property has a history of nonconforming uses because it is zoned B-1, Neighborhood Business District, and the previous commercial uses and the existing ground floor residential are not allowed in this district. B-1 is intended for office and retail uses that are low intensity to avoid negative impacts to adjacent residential uses. Mr. Hensley purchased the property unaware of its nonconforming status.

Following a public hearing in March, the Planning Commission voted to recommend approval of Ordinance 585, which, if approved, would rezone 310 Cleveland Street from B-1, Neighborhood Business District to I-1, Light Industrial District.

Councilmember Cook made a motion, seconded by Councilmember Millard, to introduce and conduct a first reading of Ordinance No. 585, an ordinance to rezone parcel 34-204-140-000-005-10 (310 Cleveland Street) from the B-1 Neighborhood Business Zoning District as identified in Chapter 1256 to the I-1 Light Industrial District as identified in Chapter 1262, and the inclusion of that parcel as defined on the Zoning Map identified in Section 1246.02 Districts generally and Zoning Map District boundaries of Chapter 1246, Title Six – Zoning of Part Twelve – Planning and Zoning Code of the City of Ionia Codified Ordinances; and, that a Public Hearing be scheduled regarding the proposed ordinance for **7:00 PM, Wednesday, May 1, 2024 at Ionia City Hall.**

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, and Milewski
NAYS: None

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 585**

AN ORDINANCE TO REZONE PARCEL 34-204-140-000-005-10 (310 CLEVELAND STREET) FROM THE B-1 NEIGHBORHOOD BUSINESS ZONING DISTRICT AS IDENTIFIED IN CHAPTER 1256 TO THE I-1 LIGHT INDUSTRIAL DISTRICT AS IDENTIFIED IN CHAPTER 1262; AND THE INCLUSION OF THAT PARCEL AS DEFINED ON THE ZONING MAP IDENTIFIED IN SECTION 1246.02 DISTRICTS GENERALLY AND ZONING MAP DISTRICT BOUNDARIES OF CHAPTER 1246 - TITLE SIX – ZONING OF PART TWELVE – PLANNING AND ZONING CODE OF SAID CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

Section One: Rezoning

Parcel number 34-204-140-000-005-10, also identified by the street address of 310 Cleveland Street and the following legal description:

CITY OF IONIA MERRITTS ADD. LOTS 88,89,102 & 103 AND A PORTION OF 90 AND 101 OF THE RECORDED PLAT OF MERRITTS ADD TO THE CITY OF IONIA, DESC AS; BEG AT NW COR LOT 88; S 89D 44M 42S E 160 FT ALG S LINE OF BAYARD ST; S 00D 00M 00S W 259 FT; N 89D 44M 42S W 28 FT; S 71 FT ALG E LINE OF LOT 102; N 89D 44M 42S W 132 FT ALG S LINE LOTS 102 & 103; N 330 FT ALG E LINE OF CLEVELAND ST TO POB. CONTAINS 1.17 ACRES SPLIT ON 07/14/2011 FROM 204-140-000-005-00;

Shall be rezoned to the I-1 Light Industrial Zoning District as established in Section 1246.01 Districts Established of Chapter 1246, and conforms with Section 1246.02 Districts Generally, and Zoning Map District Boundaries of Chapter 1246 - Title Six – Zoning of Part Twelve – Planning and Zoning Code.

Section Two: Zoning Map Update

The official Zoning District Map of the City of Ionia, Michigan, last adopted on March 21, 2023, shall hereby be amended to rezone parcel 34-204-140-000-005-10, also identified by the street address of 310 Cleveland Street and the legal description above. This parcel shall be clearly labeled and zoned into the I-1 Light Industrial Zoning District, as said district is presently labeled on the official Zoning District Map of the City of Ionia, Michigan.

Section Three: Publication and Effective Date

The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect seven (7) days after it, or a summary thereof as permitted by law, along with the date of its adoption, is published in the *Daily News*, a newspaper of general circulation in the City unless otherwise provided by law.

(VII-6) Introduction and First Reading – Ordinance No. 586; Repeal Chapter 288 – Parks & Recreation Commission

In February 2013, the Parks and Recreation Commission was established by Ordinance No. 498, codified as Chapter 288 – Parks and Recreation Commission in the City Code. The purpose of the Commission is, “to serve in an advisory capacity to the City Council, the City Manager and the Parks and Recreation Services in the city and to propose rules and regulations governing their programs and facilities for adoption by the City Council.” There is no statutory requirement for a city to have such a Commission and this one has not met since 2018, when the previous City of Ionia Five-Year Parks and Recreation Plan (2019 – 2023) was prepared. All but one of the members’ terms on the Parks & Recreation Commission have expired.

Because state statute charges the Planning Commission with reviewing and approving all public infrastructure improvements and it conducts regular monthly meetings, it was the Planning Commission that developed the 2024-2028 Parks & Recreation Plan. The City is often in need of volunteers to serve on various city boards and commissions that regularly meet, and believes opportunities exist for the former members of the Parks & Recreation Commission to serve elsewhere if they are so inclined.

Councilmember Ketchum made a motion, seconded by Councilmember Starr, to introduce and set a first reading of Ordinance No. 586, an ordinance to repeal Chapter 288 – Parks & Recreation Commission, and to schedule a Public Hearing regarding the proposed ordinance for **7:00 PM, Wednesday, May 1, 2024 at Ionia City Hall.**

Roll Call Vote: AYES: Ketchum, Lee, Starr, Millard, Waterman, and Milewski

NAYS: Winters, Cook, Cowling

MOTION CARRIED

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
ORDINANCE NO. 586**

AN ORDINANCE TO REPEAL PART TWO, TITLE EIGHT, CHAPTER 288, ENTITLED “PARKS AND RECREATION COMMISSION,” SECTIONS 288.01 THROUGH 288.06, INCLUSIVE, OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA

The City of Ionia Hereby Ordains:

Section 1: Repeal

That Part Two, Title Eight, Chapter 288, entitled “Parks and Recreation Commission,” Sections 288.01 through 288.06, inclusive, of the Codified Ordinances of the City of Ionia is hereby repealed in its entirety.

Section 2: Publication and Effective Date

The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect upon its, or a summary thereof as permitted by law, publication in the *Daily News*, a newspaper of general circulation in the City unless otherwise provided by law.

(VII-7) Introduction and First Reading – Ordinance No. 587: Amend Water and Sewer Rates and Charges

A Water and Sewer Rate Study was recently completed by Municipal Analytics to perform an analysis of the city's water and sewer systems, projecting necessary rates in the short and long runs necessary to support the operation and capital maintenance of the system. It also reviewed the city's methodology for establishing connection fees to the water and sewer systems and recommended a new methodology based on best practice and reflective of anticipated capacity consumption/buying into the existing asset when connecting. Finally, a full review of the current water and sewer ordinances was conducted by the consultant, resulting in a recommendation to amend various sections as needed, such that all future rate changes can be more efficiently accomplished by resolution of the City Council.

These recommendations to amend the water and sewer ordinances were incorporated into the numerous, corresponding sections of existing ordinances to produce Ordinance No. 587. Ordinance No. 587 includes amendments that would base connection fees to the water and sewer system on meter size and make it possible for all related water and sewer system rate changes to occur by resolution rather than by ordinance. Rates, fees, and charges that would be set by resolution in the future include:

1. Water System Rates and Charges
2. Fire Sprinkler Standby Fee
3. Water Tap Fees and Connection Charges
4. Cross Connection Inspection Fees
5. Sanitary Sewer System Rates and Charges
6. Sewer Tap Fees and Connection Charges
7. Discharge Permit Application Fees
8. Pretreatment Charges and Fees
9. Extra Strength Surcharges
10. Other charges (related to City's pretreatment program)
11. Fee for Water Turn-On after Disconnection
12. Emergency Final Reading Fee

Additionally, the draft ordinance will amend the section regarding placement of liens against property for unpaid utility bills to comply with state statute.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to introduce and conduct a first reading of Ordinance No. 587 - an ordinance to amend Part Two, Title Two, Chapter 214, Section 214.05, entitled, "Fees in the Streets, Utilities and Public Services Code;" to amend Part Ten, Title Four, Chapter 1040, Section 1040.10, Entitled, "Rates and Charges;" to amend Part Ten, Title Four Chapter 1042, Section 1042.02 Entitled, "Objectives RE: Contract Requirements;" to amend Part Ten, Title Four, Chapter 1042, Section 1042.42 Entitled, "Rates and Charges," and to amend Part Ten, Title Four, Chapter 1042, Section 1042.48, entitled, "Liens" of the Codified Ordinances of the City of Ionia, and to schedule a Public Hearing regarding the proposed ordinance for **7:00 PM, Wednesday, May 1, 2024 at Ionia City Hall.**

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, and Milewski
NAYS: Non

MOTION CARRIED

CITY OF IONIA
IONIA COUNTY, MICHIGAN
ORDINANCE NO. 587

AN ORDINANCE TO AMEND PART TWO, TITLE TWO, CHAPTER 214, SECTION 214.05 ENTITLED “FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE”; TO AMEND PART TEN, TITLE FOUR, CHAPTER 1040, SECTION 1040.10 ENTITLED “RATES AND CHARGES”; TO AMEND PART TEN, TITLE FOUR, CHAPTER 1042, SECTION 1042.02 ENTITLED “OBJECTIVES RE: CONTRACT REQUIREMENTS”; TO AMEND PART TEN, TITLE FOUR, CHAPTER 1042, SECTION 1042.42 ENTITLED “RATES AND CHARGES”; AND TO AMEND PART TEN, TITLE FOUR, CHAPTER 1042, SECTION 1042.48 ENTITLED “LIENS” OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA

The City of Ionia Hereby Ordains:

Section 1: Amendment

That Part Two, Title Two, Chapter 214, Section 214.05 of the Codified Ordinances of the City of Ionia is amended to read in its entirety as follows:

214.05 FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE.

~~(a) Street Permits. The fee for a permit issued pursuant to Chapter 1020 Chapter 1020 (Streets Generally), as provided for in Section 1020.03 1020.03 of the Streets, Utilities and Public Services Code, is twenty-five dollars (\$25.00).~~

~~(b) Sidewalk Permits. The fee for a permit to construct, rebuild or repair a sidewalk, as provided for in Section 1022.02, 1022.02, is twenty-five dollars (\$25.00).~~

~~(c) Water and Sewer System Rates and Charges.~~

~~(1) (1) Water Supply System Rates and Charges. Rates and charges for services and use of the water supply system shall be as set forth below, provided that such rates and charges may be revised from time to time by ordinance resolution of the City Council: from time to time.~~

~~(2) A. Facilities maintenance charges:~~

~~(3) 000 to 100,000 gallons — 1 REU — \$30.00/qtr~~

~~(4) 100,000 to 300,000 gallons — 5 REU — \$150.00/qtr~~

~~(5) 300,000 to 1 million gallons — 13 REU — \$390.00/qtr~~

~~(6) 1 million to 2 million gallons — 45 REU — \$1,350.00/qtr~~

~~(7) 2 million to 10 million gallons — 90 REU — \$2,700.00/qtr~~

~~(8) 10 million gallons + usage divided by 22,000 gallons x \$30.00/qtr/REU charge.~~

~~(9) B. Commodity rate: All water service shall be charged on the basis of water consumed as determined by the meter installed by the Department in the premises of water users. The commodity rate shall be four dollars (\$4.00) per thousand metered gallons.~~

~~(10) C. Fire sprinkler standby fee: An annual fee of two thousand dollars (\$2,000) which can be applied in one payment or divided into quarterly payments as determined by the City.~~

~~(11) D. Water tap fees.~~

~~(12) 1. City of Ionia, Easton Township, Ionia Township one thousand dollars (\$1,000) minimum. All costs shall be recovered, such as road cuts, taps, meter and yoke, etc. with five hundred dollars (\$500.00) remaining to the City Water Fund for future improvements.~~

~~(13) 2. In addition to the regular tap fee, a fee of two dollars and thirty seven cents (\$2.37) per square foot shall be charged as an Urban Rural Development Recovery Fee with one dollar and seventy six cents (\$1.76) of the resulting sum going to the City for Community Development/past investment and the remaining sixty one cents (\$0.61) to the Township. The Urban Rural Development Recovery Fee is the cost associated with providing service to new developments that have not paid for the developed water supply system. The Urban Rural Development Recovery Fee is designed to reimburse the System for past investment that has been paid for by existing users and is based on Current Project Value.~~

(2) E. Fire Sprinkler Standby Fee. A fire sprinkler standby fee shall be as set by resolution of the City Council from time to time. The fire sprinkler standby fee applies to customers with internal sprinkler fire suppression systems and is intended to cover the cost of the City's cross-connection program and the readiness to serve charge for the water service line that feeds the sprinkler fire suppression system.

(3) Water Tap Fees and Connection Charges. Water tap fees and connection charges shall be as set by resolution of the City Council from time to time. Water tap fees and connection charges shall be paid to the City exclusively as the sole owner of the water system.

a. Connection Charge. As new customers connect to the water system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the availability of safe, reliable water and the size and number of wells, pumps, watermains and storage structures. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system. The connection charge is readily calculated from the City's accounting and utility billing systems. The basis of the charge is the customer meter size, which determines the maximum demand potential for that connection.

b. Customers wishing to connect are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration and all other associated costs. The City shall not incur any cost for taps, unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

~~(14) Cross Connection Inspection Fee:~~

~~(15)(4) 1. Fees. A quarterly cross connection inspection fee shall be charged as set by resolution of the City Council from time to time to cover its cost for conducting time to conduct cross connection inspections at locations requiring back flow preventers or prevention, or having chemical application, food processing or non-domestic usage according to the following schedule:~~

- ~~a. Locations requiring annual inspections: \$15.50/quarter~~
- ~~b. Locations requiring bi-annual inspections: \$7.75/quarter~~
- ~~c. Locations requiring tri-annual inspections: \$4.00/quarter~~

~~2. Those locations which are currently charged the fire sprinkler standby fee referenced in (c)(1)C. of this section shall be exempt from the cross connection inspection fee.~~

~~(2) (d) Sanitary Sewer System Rates and Charges.~~

~~(1) Sanitary Sewer System Rates and Charges. Rates and charges for services and use of the Sanitary Sewer System sanitary sewer system shall be as set forth below, provided that such rates and charges may be revised by resolution of the City Council from time to time by ordinance.~~

~~(2) Sewer Tap Fees and Connection Charges. Sewer tap fees and connection charges shall be as set by resolution of the City Council from time to time. Sewer tap fees and connection charges shall be paid to the Ionia Regional Utilities Authority (IRUA) as the majority owner of the sanitary sewer system.~~

~~a. A. Facilities maintenance charges:~~

~~b. 000 to 100,000 gallons 1 REU \$46.00/qtr~~

~~c. 100,000 gal. to 1 million gallons 5 REU \$230.00/qtr~~

~~d. 1 million gal. to 2 million gallons 45 REU \$2,070.00/qtr~~

~~e. 2 million gal. to 4 million gallons 90 REU \$4,140.00/qtr~~

~~f. 4 million gal. to 8 million gallons 180 REU \$8,280.00/qtr~~

~~g. 8 million gal. to 10 million gallons 360 REU \$16,560.00/qtr~~

~~h. 10 million gallons + usage divided by 22,000 gallons x \$46.00/qtr/REU.~~

~~i. B. Commodity rate: All sewage disposal service shall be charged on the basis of water consumed. The commodity rate shall be four dollars and thirty cents (\$4.30) per thousand metered gallons.~~

~~j. C. Sewer tap fees: City of Ionia \$1,500 minimum; Easton Township \$1,500 minimum; Ionia Township \$1,500 minimum; Berlin Township \$40.00 (inspection fee only Township sets tap fee). All costs shall be recovered, such as road cuts, tap costs, labor, etc.~~

~~a. D. Connection Charge. As new customers connect to the sewer system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the size and number of sanitary sewer mains, lift stations, and the flow capacity of the wastewater treatment plant. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system The connection charge is readily calculated~~

from the City's accounting and utility billing systems. The basis of the charge is the customer meter size, which determines the maximum demand potential for that connection.

- b. Customers wishing to tap the sewer main are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration and all other associated costs. The City shall not incur any cost for taps, unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

(3) Discharge ~~permit application fees~~ Permit Application Fees. All discharge permit applicants shall be assessed an application fee for reimbursement of the City's costs of reviewing and processing the application and for administration of the permit. ~~For Non-Categorical permits, the application fee shall be two hundred dollars (\$200) per year multiplied by the number of years of the permit. For categorical permits, the application fee shall be \$500 per year multiplied by the number of years of the permit. The application fee shall be as set by resolution of the City Council from time to time.~~

~~E. (4) Pretreatment chargesCharges and feesFees. All permitted users shall be assessed a surcharge for reimbursement of actual costs to operate the City's pretreatment program ~~at a rate of two hundred and twenty dollars (\$220) per quarter. The surcharge shall be as set by resolution of the City Council from time to time.~~~~

~~F. (5) Extra Strength Surcharges. Extra strength surcharges:~~

~~1. Any discharge shall be as set by resolution of BOD between 300 mg/L and 490 mg/L may be charged at a rate of up to \$0.10 per pound.the City Council from time to time.~~

~~2. Any discharge of suspended solid between 300 mg/L and 570 mg/L may be charged at a rate of up to \$0.20 per pound.~~

~~3. Any discharge of total phosphorus between 5.0 mg/L and 10.0 mg/L may be charged at a rate of up to \$4.40 per pound.~~

~~4. Any discharge of ammonia-nitrogen between 20 mg/L and 52 mg/L may be charged at a rate of up to \$0.20 per pound.~~

~~G. (6) Other charges. The City Council may adopt other reasonable charges and fees, through adoption of resolutions of the City Council from time to time, for reimbursement of costs for setting up, administering and operating the City's pretreatment program, which may include:~~

~~1. Fees, without limitation, fees for monitoring, inspection and surveillance procedures, including the cost of collection and analyzing an industrial user's discharge, and reviewing monitoring reports submitted by industrial users.~~

~~2. Fees for reviewing and responding to accidental discharge procedures and construction.~~

~~3. Fees for filing appeals and related legal expenses.~~

~~4. Other; and, other fees as the City may deem necessary to carry out the requirements contained herein. These fees relate solely to the matters covered by this chapter and are separate from all other fees, fines and penalties chargeable by the City.~~

~~(3) (e) Lien and Deposits.~~

~~— A. Property owners. Property owners shall be exempt from paying a utility deposit fee. In the case of delinquencies resulting in shut-off, the delinquent amount shall be applied to the tax bill of the property. Unpaid balances shall follow the property regardless of whether the owner has changed at tax payment time. In addition, a property owner must show his or her Homestead Affidavit Certificate issued on the property to verify that he or she is indeed the property owner. No exception shall be made to the affidavit.~~

~~— B. Renters/business renters. Renters shall be assessed a fee of one hundred twenty-four dollars (\$124.00), a four dollar (\$4.00) processing cost and one hundred twenty dollars (\$120.00) for a deposit on utility service. Such one hundred twenty dollar (\$120.00) fee shall be retained by the City until the renter leaves the property. Such deposits, when service is discontinued, shall be applied against any unpaid balance. Any remaining amount shall be returned to the person making the deposit.~~

~~— C. Nonresidents. Nonresident property owners shall not be assessed a deposit fee, provided the township for which they pay property taxes has signed agreement on file with the City to bill any delinquency against the taxes levied on the property. If such agreement is not on file, a charge of one hundred twenty-four dollars (\$124.00), (one hundred twenty dollars (\$120.00) for deposit, and four dollars (\$4.00) for administration) shall be paid prior to issuance of any service. The four dollar (\$4.00) fee is not returnable. The one hundred twenty dollar (\$120.00) deposit shall be applied against the final bill on a property and any remaining amount returned to the property owner. No deposit shall be returned until a final reading/disconnect is issued on a property.~~

~~— D. Nonresident renters. Nonresident renters shall be charged a fee of one hundred twenty-four dollars (\$124.00), (one hundred twenty dollars (\$120.00) for deposit, and four dollars (\$4.00) for administration). Such deposit shall be retained by the City until service is discontinued, at which time the deposit shall be placed against any outstanding charges with the balance returned to the renter.~~

~~— (4) Project Value.~~

~~— A. Based on the advice and determinations of the City's engineers, the City Council finds that the City has made an investment of one million two hundred ninety-two thousand and twenty-eight dollars and sixty-four cents (\$1,292,028.64) in the system, which includes accumulated depreciation. The City Council further finds that the current value of the system shall, at any time, be equal to the then present value of one million two hundred ninety-two thousand and twenty-eight dollars and sixty-four cents (\$1,292,028.64) based on the annualized rate of inflation determined by the United States Consumer Price Index.~~

~~— B. As used in this chapter, "Current Project Value" shall mean, as of any date of determination, the Project Value (defined herein) increased to its then-present value. The City's engineer shall calculate and determine Current Project Value by increasing each component of Project Value to its value as of such date of determination, using the annualized rate of inflation as determined by the United States Consumer Price Index.~~

~~— C. As used in this chapter, "Project Value" shall mean the dollar amount of past investment in the System, taking into account accumulated depreciation. Project Value, as determined by the City's engineer, is equal to one million two hundred ninety-two thousand and twenty-eight dollars and sixty-four cents (\$1,292,028.64).~~

~~— (d) Storm Water Management Fees and Development Fees. The following fee structure for implementation and enforcement of Sections 1043.06 et seq., are as follows:~~

~~— (1) General storm water/drainage permit — \$50.00~~

~~— (2) Taps into the City storm water system — \$500.00 for 11,000 square foot lot; larger lots subject to storm water ordinance and applicable fees~~

~~— (3) Large parcel storm water review fees (greater than 5 acres)~~

~~— A. Storm water permit — \$500.00~~

~~— B. Initial deposit (for review by engineer, calculations, etc.) — \$1,000.00~~

~~— Note: When this amount is expired, no further action will take place until another deposit is made. Funds pay for engineering, attorney fees, public hearings, etc. incurred for the specific permit.~~

- ~~— (4) Development reviews (Townships):~~
- ~~— A. Utility site plan review permit fee: \$500.00~~
- ~~— B. Initial deposit: \$2,000.00~~
- ~~— This fee and deposit does not include applicable tap fee. Chargeable items:~~
- ~~— C. Staff time;~~
- ~~— D. Engineering reviews by the City Engineer on water, sewer, storm;~~
- ~~— E. Any attorney fees associated with developments.~~

~~Note: The purpose of this fee is to cover the City's costs in reviewing development that will utilize the City's water system as well as the collective sanitary sewer collection system. Attorney fees, staff time, and engineering studies shall be reimbursed to the City. At such point as the deposit amount is used, no further work will progress until another deposit is made to the City. In no case shall the City or Townships subsidize such reviews or conduct such reviews without a signed Utility Site Plan Review Permit. In addition, all development shall be recorded in a data base format that can be utilized by the City's Geographic Information System. Failure to provide data and as-builts in this format shall result in the City performing the work and billing the developer/account. If sufficient funds do not exist, final connections, taps and occupancy permits shall not be granted. No oral order, objection, claim, or notice by any party shall affect or modify any of the requirements of the Municipal Standards or other related ordinances and regulations.~~

(1) Lien. Utility system rates, fees, and charges will be a lien and collected on property served by utilities as provided in 1933 PA 94 (MCL 141.101 et seq.) and 1939 PA 178 (MCL 123.161 et seq.). If such rates, fees, or charges are not paid within six months after they are due, the City's Public Utilities Department may certify the same to the City Treasurer who shall enter such delinquent charges upon the next general City tax roll as a charge against such premises and the same shall be collected and the lien thereof enforced in the same manner as general City taxes are collected and the lien thereof enforced against such premises.

(2) Notwithstanding subsection (e)(1), above, the lien shall not apply if a lease has been legally executed, containing a provision that the lessor shall not be liable for payment of water and/or sanitary sewage system bills accruing subsequent to the filing of an affidavit as provided herein. An affidavit with respect to the execution of a lease containing this provision shall be filed with the City's Public Utilities Department and 20 days' notice shall be given by the lessor of any cancellation, change in, or termination of the lease. The affidavit shall contain a notation of the expiration date of the lease. Where notice is given that a tenant is responsible for such charges and services as provided herein, the City shall render no further service to the premises until a cash deposit in a sum fixed by resolution of the City Council from time to time is made as security for the payment of the rates, fees, and charges. Nothing herein shall be interpreted or applied to preclude other lawful means of enforcement including, without limitation, discontinuing water or similar services to the premises.

Section 2: Amendment

That Part Ten, Title Four, Chapter 1040, Section 1040.10 of the Codified Ordinances of the City of Ionia is amended to read in its entirety as follows:

1040.10 RATES AND CHARGES.

(a) In General. The City Council shall establish rates, fees, and charges for services of the Water Supply System. The rates and charges set by consistent with the City Council shall take into consideration all aspects provisions of the operation Section 214.05 of the system including administration, operation, maintenance, debt service, replacement and depreciation Code.

(b) No Free Service. No free water service shall be furnished to any person, firm or corporation, public or private, or to a public agency or instrumentality.

(c) Contracts for Service and Rates and Charges for Service Outside of the City; Franchise Contracts; Outside City Service. The City has previously entered into contracts with certain townships whereby the City has received consideration in exchange for providing certain capital costs, and other indirect costs, of providing service to users of the Water Supply System located in those townships. Rates, fees, and charges billed for use by the user of those townships shall be in accordance with the applicable contract and Section 214.05 of the Code.

~~—In the event a non-resident is served by the Water Supply System and whose premises is not located within an Act 425 or Franchise Contract area, the rates charged for Facilities Maintenance Charge and commodity usage shall be multiplied by one and one-half times for residential service.~~

(d) Payment of Charges by City, Exception. The City shall pay for all water used by it at the rates established by ordinance. The water used through a fire hydrant by the City is hereby deemed to be a public benefit and there shall be no charge for service. Charges against the City shall be payable in quarterly installments from current funds of the City.

(e) Illegal Disconnection, Connection or Tampering With a Water Meter. For illegally disconnecting, connecting or tampering with a water meter, the property owner shall be charged two times the cost of the last quarterly billing. No service shall be provided until such bill is paid in full. If not paid, such cost shall be added to the property taxes and collected as delinquent.

(f) Facilities Maintenance Charge. ~~The~~A Facilities Maintenance Charge shall be charged against every premises connected to the Water Supply System whether water is used or not and shall be calculated ~~on~~consistent with the provisions of Section 214.05 of the Code and in accordance with a Residential Equivalent Unit (REU) basis. A single family unit is considered one REU. In the case of a multiple unit residence, each unit shall be charged one Facilities Maintenance Charge REU. In December of each year, or at such other time as may be deemed appropriate, the City shall review REU allocations, taking into account factors such as the amount of use for each class of user in the previous year, and shall adjust such REU allocations as necessary with the revised allocations effective for the following twelve month period or until a subsequent review.

(g) Fee for Water Turn-On after Disconnection. If service is discontinued, a fee, consistent with the provisions of Section 214.05 of the Code and as established by resolution of the Council from time to time, shall be charged to turn the utilities back on. In the case of winter shut-offs, no charge shall be made to turn the utility off. However, a fee shall be charged to turn service back on.

(h) Final Readings. At least twenty-four (24) hours notice shall be given to the City for a final notice reading on a property. If such time limit cannot be given, a fee, consistent with the provisions of Section 214.05 of the Code and as established by resolution of the City Council from time to time, shall be made to perform the work on an emergency basis.

(i) Contracts for Service. No user shall receive service from the Water Supply System without first completing a contract application and providing evidence of ownership of the property to be served or, ~~if the user rents or leases the property being served, until providing sufficient deposit with the City to be retained by the City until the renter leaves the property being served. by taking other steps as set forth in Section 214.05 of the Code.~~ No utility service will be activated without a signed contract, and no billings shall be made to "Occupant" or any person other than the owner of the property being served, or a tenant who has complied with the requirements of this Section Code, or such other person as the City Manager approves.

(j) Billing Cycle; Penalty; Collection. The City Manager shall have charge of the reading of all meters and shall have all meters read at least quarterly. Bills for water service shall be due and payable when rendered. There shall be added to all bills not paid on or before the twentieth day of the first month following the end of each quarter a penalty of ten percent of the amount of the bill. The Treasurer shall be responsible for collecting all charges and crediting the proper account.

(k) Non-payment of Bills. All bills not paid shall result in the termination of water service to the premises. No user who has had his or her water shut off shall reactivate his or her service by their own action. The City may disable the service to prevent future reactivation.

(l) Liens. ~~By Section 21 of Act 94 of the Public Acts of 1933, as amended, and by the terms of this chapter, the~~ The rates, fees, and charges for services furnished by the Water Supply System shall be liens on the property served. ~~The City shall certify those rates and charges delinquent for six months or more to the City tax assessing officer, who shall enter the amount of the delinquent rates and charges on the tax roll against the premises to which the service was rendered, and who shall collect the rates and charges and enforce the lien in the same manner as provided for the collection of ad valorem property taxes assessed upon the same roll and the enforcement of the lien for taxes, and subject to the provisions of, Section 214.05(e) of the Code.~~

~~—For premises equipped with a separate water shut-off, in all cases where a tenant represents to the City, by filing an affidavit evidencing the legal execution of a lease containing a provision that the lessor shall not be liable henceforth for payment of water or sewage system bills, then the tenant shall pay to the City a deposit as set by resolution of the City Council from time to time as security for payment of future rates and charges. If the tenant fails to pay rates and charges the delinquent rates and charges shall not become a lien against the premises. The City shall, however, cease to provide water service to the tenant's premises until the tenant pays the delinquent charges in full.~~

Section 3: Amendment

That Part Ten, Title Four, Chapter 1042, Section 1042.02 of the Codified Ordinances of the City of Ionia is amended to read in its entirety as follows:

1042.02 OBJECTIVES RE: CONTRACT REQUIREMENTS.

The City of Ionia ("City") and the Townships of Berlin, Easton, Ionia and Orange (together with the City collectively called the "Constituent Municipalities") and the Ionia Regional Utilities Authority ("Authority"), entered into the Ionia Regional Utilities Authority Contract of December 2010 ("Contract"), to promote the health and welfare of the residents of the ~~constituent municipalities. The Contract covers topics pertaining to the sewage disposal system and collection systems as those terms are used in the Contract and as adopted herein.~~ Constituent Municipalities. The City, on behalf of the Authority, ~~is required by the terms of and in accordance with the Contract to: operate, maintain, administer and manage;~~ operates, maintains, administers and manages the sewage disposal system; ~~read~~ reads its master meters; ~~bill~~ bills and ~~collect~~ collects service charges from the Constituent Municipalities ~~(including the City itself); account; and accounts~~ for all collections and from such collections ~~pay~~ pays all costs for operation, maintenance, management and administration of the sewage disposal system. Accordingly, it is necessary for the City, as a Constituent Municipality, to establish rates and charges for services to ~~its Users~~ users connected to or are required to be connected to its collection system, in amounts necessary to operate, maintain and administer the sewage

collection and disposal system ~~and to adopt an ordinance that requires users to pay rates and charges for sewer collection and disposal services. It is the purpose of the City by enacting and keeping in force and effect this chapter to comply with the foregoing requirements of the Contract to protect and promote the health and welfare of the residents of the City.~~

Section 4: Amendment

That Part Ten, Title Four, Chapter 1042, Section 1042.42 of the Codified Ordinances of the City of Ionia is amended to read in its entirety as follows:

1042.42 RATES AND CHARGES.

(a) The City Council shall establish rates, fees, and charges for services of the sewage collection and disposal system. ~~The rates and charges set by consistent with the City Council shall take into consideration all costs provisions of operation and maintenance Section 214.05 of the system, in addition to the capital costs of both the collection and disposal systems Code.~~

(b) ~~Every~~ A Facilities Maintenance Charge shall be charged against every premises connected to the sewage collection and disposal system, ~~whether therethe system is any discharge from the premises used or not, shall be charged and shall be calculated consistent with the provisions of Section 214.05 of the Code in accordance with a facilities maintenance fee on a residential equivalent unit Residential Equivalent Unit (REU) basis.~~ A single family unit is considered one REU. In the case of a multiple unit residence, each unit shall be charged one REU. In December of each year, or at such other time as may be deemed appropriate, the City shall review REU allocations, taking into account factors such as the amount of use for each class of user in the previous year, and shall adjust such REU allocations as necessary with the revised allocations effective for the following 12-month period or until a subsequent review.

Section 5: Amendment

That Part Ten, Title Four, Chapter 1042, Section 1042.48 of the Codified Ordinances of the City of Ionia is amended to read in its entirety as follows:

1042.48 LIENS.

~~—(a) By Section 21 of Act 94 of the Public Acts of 1933, as amended, and by the terms of this chapter, the rates~~ The rates, fees, and charges for services furnished by the sewage collection and disposal system shall be liens on the property served. The City shall certify those rates and charges delinquent for six months or more to the City tax assessing officer, who shall enter the amount of the delinquent rates and charges on the tax roll against the premises to which the service was rendered, and who shall collect the rates and charges and enforce the lien in the same manner as provided for the collection of ad valorem property taxes assessed upon the same roll and the enforcement of the lien for taxes in the manner, and subject to the provisions of, Section 214.05(e) of the Code.

~~—(b) For premises equipped with a separate water shut-off, in all cases where a tenant represents to the City, by filing an affidavit evidencing the legal execution of a lease containing a provision that the lessor shall not be liable henceforth for payment of water or sewage system bills, then the tenant shall pay to the City a deposit as set by resolution of the City Council from time to time as security for payment of future rates and charges. If the~~

~~tenant fails to pay rates and charges the delinquent rates and charges shall not become a lien against the premises. The City, shall, however, cease to provide water service to the tenant's premises until the tenant pays the delinquent charges in full.~~

Section 6: Repealer

That all ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 7: Publication and Effective Date

The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect upon its, or a summary thereof as permitted by law, publication in the *Daily News*, a newspaper of general circulation in the City unless otherwise provided by law.

(VII-8) Bid Award – M-21 Control Valve Replacement

The City’s water distribution system contains three pressure districts (low, middle and high), which are controlled in part by seven pressure reducing valves (PRVs). The PRVs are designed to maintain pressure in the distribution system in the event of a pressure drop, which can occur for example, during a watermain break. There are three PRV’s between the high and low pressure districts, two PRV’s between the high and middle pressure districts, and two PRV’s between the middle and low pressure districts. The valves are reaching the end of their useful life, prompting us to begin their replacement, as detailed in the City’s Capital Improvement Plan.

Bids were recently solicited to replace the M-21 PRV, which is located in a controlling vault on M-21 near Beardsley Road. This valve operates between the middle and low pressure districts. Two bids were received for this project as follows:

Bidder	Location	Bid Amount
CL Trucking	Ionia, MI	\$17,222.50
Peerless Midwest	Ionia, MI	\$16,968.90

Councilmember Winters made a motion, seconded by Councilmember Lee, to approve the bid of \$16,968.90 by Peerless Midwest of Ionia to replace the M-21 pressure reducing valve.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski
NAYS: None

MOTION CARRIED

(VII-9) Bid Award – Public Safety 2024 Patrol Vehicle

In order to keep Public Safety equipment operating within its expected useful life, one to two new patrol vehicles are typically budgeted and purchased annually to replace the oldest vehicles in the fleet. The oldest vehicle currently scheduled for replacement is a 2017 Ford Explorer with 89,716 miles (as of 3-25-24). 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. The vehicles to be replaced will be sold at auction and proceeds will be returned to the General Fund.

Berger Chevrolet of Grand Rapids has purchased a bulk number of black Chevy Tahoes to sell to the law enforcement community. This year, Berger is requiring a purchase order from municipalities to reserve vehicles for delivery in FY 2025. Based on MiDEAL (state bid) pricing, we have received the following bid:

Tahoe (2024 4WD Commercial/Police Package)

\$52,854

Councilmember Cowling made a motion, seconded by Councilmember Cook, to approve purchase of a 2024 Chevrolet Tahoe at the MiDEAL price of \$52,854 from Berger Chevrolet of Grand Rapids.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski

NAYS: None

MOTION CARRIED

(VII-10) Purchase of a new Dump/Salt Truck

In order to keep Public Works Department equipment operating within its expected useful life, older vehicles are routinely budgeted and replaced. The 2010 Freightliner M2 dump/salt truck with 26,924 miles (as of 3/25/24) is soon due for replacement. Given the expected lead time from order to shipment (14 to 16 months), it is necessary to place an order now in anticipation for FY2025 receipt. The proposed replacement vehicle is a 2025 Freightliner 108SD chassis with a truck dump box and plow upfit by Truck & Trailer Specialties. A written quotation for a new dump truck with upfit details to meet city specifications was recently solicited from the noted vendors below.

Bidder	Location	Price
Freightliner	Grand Rapids, MI	\$ 97,450
Truck & Trailer Specialties	Dutton, MI	\$ 89,994
TOTAL		\$187,394

This year a quote was sought only for a Freightliner chassis, because nearly all the city’s other trucks are now from Freightliner, which helps with reduced parts stocking and familiarity with maintenance and repairs. As in past years, the old truck will be offered for sale via the online auction site, www.Rangerbid.com.

Councilmember Winters made a motion, seconded by Councilmember Starr, to approve the purchase of a 2024 Freightliner plus dump box and plow upfit from Freightliner of Grand Rapids, MI plus Truck & Trailer Specialties of Dutton, MI for \$178,308 (\$92,100 + \$86,208, respectively).

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski

NAYS: None

MOTION CARRIED

(VII-11) Policy 4-008: Citizen Participation Plan for Community Development Block Grant Projects (new)

The City of Ionia was recently notified funding has been reserved in the amount of \$283,200 (\$240,000 for homeowner improvement projects; \$43,200 for administration) in response to its grant application for Homeowner Improvement Projects within the CHILL Program. Since this is a federally funded grant program, the city must implement several new/amended policies to meet program requirements. One such requirement is the creation of a Citizen Participation Plan for Community Development Block Grant Projects, which resulted in the drafting of new Policy 4-008.

Councilmember Cook made a motion, seconded by Councilmember Winters, to approve proposed new Policy 4-008: Citizen Participation Plan for Community Development Block Grant Projects and authorize its addition to Section 4 – Community Development of the City of Ionia General City Policy Manual.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski

NAYS: None

MOTION CARRIED

(VII-12) Policy 1-007: Purchasing Goods or Services Policy (revised)

The City of Ionia was recently notified funding has been reserved in the amount of \$283,200 (\$240,000 for homeowner improvement projects; \$43,200 for administration) in response to its grant application for Homeowner Improvement Projects within the CHILL Program. Since this is a federally funded grant program, the city must implement several new/amended policies to meet program requirements. An existing city policy that must be amended to meet CDBG requirements is the purchasing policy, 1-007. An additional section has been added at the end of this policy to address purchasing/procurement requirements related to CDBG funded projects.

Councilmember Winters made a motion, seconded by Councilmember Ketchum, to approve proposed amended Policy 1-007: Purchasing Good or Services Policy, which currently appears in Section 1 – Finance Policies of the City of Ionia General City Policy Manual.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski
NAYS: None

MOTION CARRIED

(VII-13) Third Party Administrator Agreement for MSHDA CHILL Grant

To administer the new MSHDA CHILL Grant for qualified Homeowner Improvement Projects requires a significant amount of time and is best managed by those already familiar with utilizing federal funding for homeowner improvements. A Request for Proposals was recently issued by the city to three area governmental agencies and non-profits to provide third party administrator services for this grant. One response was received from EightCAP, Inc. of Orleans, Michigan, a 501(c)(3) non-profit human services agency familiar with administering federally funded grant programs. The experience and capacity of EightCAP will work well in satisfying grant administration needs and the agency is willing to administer the grant at 18% of project costs up to a maximum of \$43,200, which would be fully paid by the grant.

The Third Party Administrator Agreement reflects the proposed partnership. It is possible that changes to the agreement may yet be requested by MSHDA, as its review was not yet completed.

Councilmember Winters made a motion, seconded by Councilmember Waterman, to approve the Third Party Administrator Agreement with EightCAP, Inc. at the not to exceed price of \$43,200, which will be fully paid by the grant. It is further requested that the city manager be authorized to approve non-substantive agreement changes if required by MSHDA.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski
NAYS: None

MOTION CARRIED

(VII-14) Resolution 2024-08, to establish a method for selecting property within the Orchard View Industrial Park and setting the price per acre

In the 1980's the city of Ionia acquired approximately 40 acres of land contiguous to the City, previously operated as an apple orchard, which was subsequently developed into the Orchard View Industrial Park (the "Park."). The Park was platted into 13 lots, most of which contained approximately three acres each. To fund the public infrastructure required to promote economic development within the Park, the city established a Local Development Finance Authority (LDFA), which in turn created a Development and Tax Increment Financing (TIF) Plan to capture tax revenue generated by private investment to fund the

necessary public infrastructure improvements, namely watermain, sanitary sewer and a public street with associated storm water collection infrastructure.

Since its development, 8 of the 13 original Park lots have been sold and developed, leaving just five remaining lots for sale. Lots 1-3 are the only remaining contiguous lots that can be assembled into a 9-acre parcel.

In 2022, the City was approached by a new industrial business to sell two Park lots. Those lots were offered for sale and purchased for \$26,200 per acre, less some minor environmental survey costs approved by the City Council. Prior to this sale, previous Park lot sales had been executed or offered at rates less than the market rate. Given the cost of installing the original Park public infrastructure, a need to maintain/update it in the near future, and the current scarcity of vacant industrial-zoned land available for development, Council were asked to consider adopting a resolution to officially establish its new practice of selling such land at market rate and rescind any past resolutions that might reflect outdated, prior practice.

Councilmember Cowling made a motion, seconded by Councilmember Ketchum, to approve Resolution 2024-08, which will establish a method for selling property within the Orchard View Industrial Park and setting the price per acre.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski
NAYS: None

MOTION CARRIED

Resolution 2024-08

**CITY OF IONIA
CITY COUNCIL
RESOLUTION**

**A RESOLUTION TO ESTABLISH A METHOD FOR SELLING PROPERTY WITHIN THE
ORCHARD VIEW INDUSTRIAL PARK AND SETTING THE PRICE PER ACRE AND TO RESCIND
ANY INCONSISTENT PRIOR ACTIONS**

The following Resolution was offered for adoption by City Council Member Cowling and was supported by City Council Member Ketchum:

WHEREAS, the City of Ionia is the developer of the Orchard View Industrial Park (the “Park”), which was originally platted with 13 lots containing approximately a total of 40 acres, and

WHEREAS, today, just industrial five lots remain available for development, containing 16.6 acres more or less; and

WHEREAS, the City has previously invested public funds to serve the Park with public infrastructure necessary to promote its economic development, namely water and sanitary sewer utilities and paved roadway, including curb, gutter and storm sewer collection facilities; and

WHEREAS, in 2022, following the sale of two Park lots, the City noted growing scarcity of land available for economic development that is fully served by public infrastructure, particularly land available for industrial development, and

WHEREAS, this 2022 sale further marked a change in past practice regarding the sales price of lots within the Orchard View Industrial Park;

NOW, THEREFORE, BE IT RESOLVED THAT:

5. The City Council of the City of Ionia finds that it is in the best interest of the public to offer land for sale in the Park at reasonable market value to recoup local taxpayers' investment in installing the associated public infrastructure and as stewards of the City's limited resources.

6. The City Council of the City of Ionia further authorizes listing available Park lots on the City website for the current market rate of \$26,200 per acre, which amount shall be subject to annual revision based on the true cash value established for such land by the City Assessor.

7. The City Council of the City of Ionia additionally authorizes its City Manager to negotiate the terms, conditions and sales price for all Orchard View Industrial Park property, subject to final City Council approval.

8. All prior approvals of the City Council relative to the sale of land in the Park, which approvals have not been reduced to writing and executed as of the date of this Resolution, are rescinded.

9. All prior resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

10. This Resolution shall take immediate effect.

AYES: Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, and Milewski

NAYS: None

ABSTAIN: None

ABSENT: None

RESOLUTION 2024-08 DECLARED ADOPTED

(VII-15) Resolution 2024-02 – To establish a fee to be charged and collected by the Mayor when solemnizing a marriage

In accordance with state statute, the mayor of the City of Ionia is authorized to solemnize marriages anywhere within Ionia County. The statute further specifies that if the mayor performs this service, a fee shall be charged as determined by City Council, which will be deposited in the City's general fund.

Councilmember Winters made a motion, seconded by Councilmember Lee, to approve Resolution 2024-02, which will establish a fee of \$25 to be charged by the mayor when performing marriage ceremonies. All such fees would be remitted to the City's general fund.

Roll Call Vote: AYES: Ketchum, Winters, Cook, Lee, Millard, Cowling, Waterman, & Milewski

NAYS: Starr

MOTION CARRIED

CITY OF IONIA
A RESOLUTION TO ESTABLISH A FEE TO BE CHARGED AND COLLECTED BY THE
MAYOR WHEN SOLEMNIZING A MARRIAGE

At a Regular Meeting of the City Council of the City of Ionia held on Wednesday, April 10, 2024, the following Resolution was offered by Councilmember Winters, seconded by Councilmember Lee:

WHEREAS, the Mayor of the City of Ionia has been asked to solemnize marriages from time to time;
and

WHEREAS, MCL 551.7 authorizes persons to solemnize a marriage and provides that, “Marriages may be solemnized by... “(a) mayor of a city, anywhere in a county in which that city is located (MCL 551.7(1)(f)); and

WHEREAS, MCL 551.7 further provides that, “If a mayor of a city solemnizes a marriage, the mayor shall charge and collect a fee to be determined by the council of that city, which shall be paid to the city treasurer and deposited in the general fund of the city at the end of the month (MCL 551.7(3)); and

WHEREAS, in accordance with Section 2.12 of the Ionia City Charter, fees charged by the city may be set by ordinance or by resolution;

NOW, THEREFORE, BE IT RESOLVED that the Ionia City Council hereby:

1. Establishes a fee of \$25, which shall be charged and collected by the mayor of the City of Ionia whenever he shall perform the service of solemnizing a marriage in accordance with MCL 551.7.
2. This fee shall be paid to the city treasurer and deposited in the general fund of the city at the end of the month.

AYES: Ketchum, Winters, Cook, Lee, Millard, Cowling, Waterman, and Milewski

NAYS: Starr

RESOLUTION 2024-02 DECLARED ADOPTED:

(VII-16) Schedule Special Meeting to Review Proposed Budget

As has been past practice, City Council was asked to schedule a special meeting for the purpose of reviewing the proposed FY24-25 City budget, to be held at 5:30 PM, prior to the regular May meeting at 7:00 PM.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to schedule a Special City Council Meeting for 5:30 PM, Wednesday, May 1, 2024, for the purpose of reviewing the proposed FY24-25 budget.

Roll Call Vote: **AYES:** Ketchum, Winters, Cook, Lee, Starr, Millard, Cowling, Waterman, & Milewski

NAYS: None

MOTION CARRIED

VIII. APPOINTMENTS

None.

IX. CITY DEPARTMENT REPORTS & MINUTES FROM BOARDS & COMMISSIONS

Reports provided to Council.

X. CITY COUNCILMEMBER COMMENTS/GOOD OF THE ORDER

Mayor John Milewski: (1) Has enjoyed seeing the graduating senior banners being installed; (2) Sorry to be missing the annual Ice Cream Social taking place tonight.

City Manager Garland: (1) Saturday, April 13, 8:00-Noon, is “Dump Your Junk” day; (2) The spring yard waste/brush removal will take place April 15-19; (3) The changeover to 800 megahertz affects the tornado siren system, and it will be tested this week. She will send a reminder to Council once it is scheduled.

Tom Millard: (1) Is excited to see all the things starting to take shape with the spring time, and is looking forward to all the local activities this spring and summer.

Clerk Patrick: The City needs election workers. Those interested can complete an application found at the City’s website or pick one up at City Hall.

Margot Cook: “Dump Your Junk” day is a positive thing.

Dawn Ketchum: (1) Appreciated the dinner provided last month; (2) Thank you to Precia for finding a solution to the alley issue that was on the agenda.

XI. CLOSED SESSION

Councilmember Winters made a motion, seconded by Councilmember Starr to enter into closed session at 9:10 PM. The motion carried by Voice Vote. The closed session was held in accordance with the Open Meetings Act, Sec. 8 (1)(c), for the purpose of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement at the City’s request. Councilmember Winters made a motion, seconded by Councilmember Millard, to end the closed session at 10:00 PM, and they returned to open session

XII. ADJOURNMENT

Following a motion to adjourn by Councilmember Cowling, seconded by Councilmember Winters. Following a Voice Vote, the meeting was adjourned at 10:04 PM`.

Submitted by:

Mary Patrick
Ionia City Clerk