

City Commission  
January 5, 2015

Mayor Mark Warba called the regular meeting of the City Commission to order at 6:30 p.m.

Present: Commissioners Lynn Anderson, Tom Hogenson, Lorraine James, and Dan Rothstein; Mayor Mark J. Warba; City Attorney Eric D. Williams; City Manager Steve Sobers; and City Treasurer Jon Locke.

Absent: None

There were ten persons in the audience.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES**

Commissioner Anderson moved, seconded by Commissioner Hogenson that the minutes of December 15, 2014 meeting be accepted.

Yeas: Anderson, Hogenson, James, Rothstein, Warba

Mayor Warba acknowledged the new Pioneer reporter, Dan Meloy.

**SPECIAL ORDERS OF THE DAY** – none

**STUDY SESSION**

a. Audit Presentation

Joe Verlin, of Gabridge & Co., presented the Comprehensive Annual Financial Report, Year Ended June 30, 2014, walking through the highlights of the audit with the City Commission. He complimented the City staff for their assistance in the process. He stated that the internal controls are suitably designed for the City and that the staff has the skills, knowledge and expertise in carrying out the required accounting objectives. He presented a series of graphs showing the current year's status compared to previous years.

Mr. Verlin and City Treasurer Jon Locke answered questions that the City Commissioners had. Some of the comments pertained to: the funding level of the ACT 345 and MERS retirement systems; unassigned fund balance for the General Fund and the desire to get that within the recommended percentage of the total expenditures during the next budget cycle; custodial credit risk; and revenues from property tax and amount of exempt property within the City and the ability of the City to generate income through income taxes.

Mayor Warba appreciated the "good" references regarding the City's performance pertaining to the audit report.

The Commission took a seven-minute break.

b. Depot Discussion

City Manager Steve Sobers presented a summary sheet, which he hopes will help to stimulate some discussion, of possible practical uses for the depot on Maple Street. Many of the possible uses are based on the report made by the Ferris State University students. In order to do any renovation of the depot, the City would need some type of grant support and local match.

Commissioner Anderson stated that it is a local historical building and the City has an obligation to do something, if it is nothing more than stabilizing it.

Commissioner Hogenson stated that the proposed uses are only suggestions, but there does not appear to be any one of them that produces a real passion regarding its use. There needs to be some excitement involved. Commissioner Rothstein agreed that there needs to be a use that produces real excitement. There would need to be a special unique business to sustain in that location, and something that would draw people to the location.

Commissioner James questioned what the cost would be for the State to transfer it to the City. Mr. Sobers stated that the worst case is that it would have some value placed on it, whereby the City would need to pay more than \$1. There has been some discussions with Darwin Booher regarding transferring and cost. Commissioner James believes the City would have more latitude if it owned the building.

Mayor Warba would like to see that something is done with the building. He would like to see this reviewed by the Planning Commission in hopes that they have some ideas of usage of the depot, with a report back by the beginning of March. He is hopeful that the City Brownfield Authority may be able to offer some suggestions as well. He suggests that the Capital Conference (Mach 25<sup>th</sup>) may provide good opportunity to talk to the City's legislators regarding this.

c. Ordinance on Deer Feeding

Director Nerbonne reported on the current deer cull, stating she will be meeting with the USDA Wednesday afternoon to set up deer stands and baiting. The cull will be sometime in January.

City Attorney Eric Williams presented his research on an ordinance prohibiting the feeding of deer within the City limits. He provided a couple of ordinance samples, along with an ordinance he drafted. He recommends that such an ordinance does not need to be complicated. Time should show if the ordinance is effective, if there are problems with violations, if there are enforcement issues. It is unknown where something like this will go until it is tried. It will need to be determined who will write the violation tickets. If it is other than Police Officers, there will need to be a section authorizing who will write the tickets.

After a discussion of the issue, the Mayor stated he is not sure of how the Commission gets the answer as to if there is a problem with the feeding of the deer within the City via an

ordinance. Would State law of recreational feeding of deer trump City ordinance? He suggested that if Public Safety were assigned to writing the violation tickets, they may want to weigh in on the issue.

The City Attorney will do some more research to determine if there is a problem and who should write the tickets. Mayor Warba directed the City Attorney to do a little more data gathering and return with an update.

**PUBLIC COMMENT** - none

**PUBLIC HEARING** – none

**RESOLUTION NO. 15-01**

Commissioner Hogenson moved, supported by Commissioner Rothstein, the adoption of the following:

**RESOLUTION ADOPTING 2015  
CITY COMMISSION MEETING SCHEDULE**

WHEREAS, Section 6.1 of the City Charter requires the City Commission to adopt its meeting schedule for the upcoming year before or at their first regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED, that the attached 2015 meeting schedule be adopted, which sets the regular meeting for 6:30 p.m.

Yeas: Anderson, Hogenson, James, Rothstein, Warba

Nays: None

The Mayor declared the resolution adopted.

Dated: January 5, 2015

**RESOLUTION NO. 15-02**

Commissioner Rothstein moved, seconded by Commissioner James the adoption of the following resolution:

**RESOLUTION ADOPTING THE 2015 RULES OF PROCEDURES  
FOR CONDUCTING THE BIG RAPIDS CITY COMMISSION BUSINESS**

WHEREAS, Section 6.1 of the City Charter requires that the City Commission adopt at its first or second meeting of January each year its Rules of Procedures, and

WHEREAS, the 2015 Rules of Procedures are attached.

NOW, THEREFORE, BE IT RESOLVED that the City Commission hereby adopts the 2015 Rules of Procedures for Conducting the Big Rapids City Commission Business.

Yeas: Anderson, Hogenson, James, Rothstein, Warba  
Nays: None  
The Mayor declared the resolution adopted.  
Dated: January 5, 2015

**RESOLUTION NO. 15-03**

Commissioner Anderson moved, seconded by Commissioner James, the adoption of the following:

**RESOLUTION ON MAYORAL APPOINTMENTS  
TO BOARDS AND COMMISSIONS**

BE IT RESOLVED, that the City Commission hereby confirms the following Mayoral appointment/recommendation:

**BROWNFIELD REDEVELOPMENT AUTHORITY**

Ralph Crew appointed to a full term ending January 2017

Richard Hult appointed to a full term ending January 2018

Robert (Bobby) Fisher appointed to a full term ending January 2018

Yeas: Anderson, Hogenson, James, Rothstein, Warba  
Nays: None  
The Mayor declared the resolution adopted.  
Dated: January 5, 2015

**ORDINANCE NO. 683-01-15**

Commissioner Hogenson moved, seconded by Commissioner Anderson, the adoption of the following Ordinance:

**ORDINANCE AMENDING THE WATER RATES TITLE V,  
SECTION 54.11 AND SECTION 54.10 OF THE  
BIG RAPIDS CITY CODE OF ORDINANCES**

THE CITY OF BIG RAPIDS ORDAINS:

Section 1. Title V, Section 54.11 is hereby amended to read:

§ 54.11 WATER RATES.

Effective February 1, 2015, the rates to charge monthly for water service shall consist of a base rate without regard to usage, and a commodity charge based on water usage.

## INSTITUTIONAL CUSTOMERS

<u>Meter Size, Inches</u>	<u>Base Rate</u>	<u>Commodity Charge</u>
5/8	\$10.00	\$6.10 per 1,000 gallons
¾	\$16.80	\$6.10 per 1,000 gallons
1	\$27.67	\$6.10 per 1,000 gallons
1 ½	\$59.87	\$6.10 per 1,000 gallons
2	\$115.17	\$6.10 per 1,000 gallons
3	\$197.07	\$6.10 per 1,000 gallons
4	\$374.87	\$6.10 per 1,000 gallons
6	\$606.57	\$6.10 per 1,000 gallons

## RESIDENTIAL/COMMERCIAL/INDUSTRIAL CUSTOMERS

<u>Meter Size, Inches</u>	<u>Base Rate</u>	<u>Commodity Charge</u>
5/8	\$4.00	\$5.25 per 1,000 gallons
¾	\$16.62	\$5.25 per 1,000 gallons
1	\$23.24	\$5.25 per 1,000 gallons
1 ½	\$36.71	\$5.25 per 1,000 gallons
2	\$121.52	\$5.25 per 1,000 gallons
3	\$221.70	\$5.25 per 1,000 gallons
4	\$309.80	\$5.25 per 1,000 gallons
6	\$397.48	\$5.25 per 1,000 gallons

Section 2. Title V, Section 54.10 is amended to read.

(A) The monthly charge for each single unit dwelling for sewage disposal service to users not connected with the City's water system who do not have a water meter shall be billed at the rate of 8,000 gallons of water use plus the base rate for a residential 5/8 meter. In multi-dwellings this special rate shall be the residential rate for 8,000 gallons of water use, multiplied by the number of units per dwelling using City sewer disposal service plus the base rate for a residential 5/8 meter. These special rates include the base rate and commodity charge for sewer service and use.

(B) *Metered water usage.* Any new sewer customer who is not connected to the City water shall install a water meter provided by the City. The current cost of the meter shall be borne by the user if the meter size is greater than 5/8 inch. The City shall recommend the size of the meter, which size the customer may either use or select an alternate size.

Section 2. This ordinance shall be effective upon publication.

Section 3. The Clerk is directed to publish this ordinance in the Pioneer.

Yeas: Anderson, Hogenson, James, Rothstein, Warba

Nays: None

The Mayor declared the Ordinance adopted.

Dated: January 5, 2015  
Published: January 9, 2015

**ORDINANCE NO. 684-01-15**

Commissioner Rothstein moved, seconded by Commissioner Anderson, the adoption of the following:

**ORDINANCE AMENDING THE SEWER RATES, TITLE V,  
SECTION 54.12 OF THE BIG RAPIDS CITY CODE OF ORDINANCES**

WHEREAS, the Commission of the City of Big Rapids has determined that a rate increase is necessary to pay the costs, specifically the debt incurred in the recent modernization of the wastewater plant, and

WHEREAS, the Commission desires to adopt this rate adjustment one year at a time.

NOW, THEREFORE BE IT RESOLVED, the City of Big Rapids hereby ordains:

Section 1. Title V, Section 54.12, is hereby amended to read:

Effective February 1, 2015 the rates to charge monthly for sewer service shall consist of a base rate without regard to usage and a commodity charge based on sewer usage.

<u>Meter size</u>	<u>Base Rate</u>	<u>Commodity Charge</u>
5/8	\$3.30	\$6.17 per 1,000 gallons
¾	\$15.48	\$6.17 per 1,000 gallons
1	\$26.93	\$6.17 per 1,000 gallons
1 ½	\$64.38	\$6.17 per 1,000 gallons
2	\$144.14	\$6.17 per 1,000 gallons
3	\$246.35	\$6.17 per 1,000 gallons
4	\$466.29	\$6.17 per 1,000 gallons
6	\$857.60	\$6.17 per 1,000 gallons

Township customers:

The sewer rates charged to customers in Big Rapids Township and Green Township shall be determined by the current User Charge Report.

Industrial Pretreatment Program (IPP):

Commercial, Industrial, and Institutional users shall be charged an additional amount per 1,000 gallons of use for the Industrial Pretreatment Program (IPP) as determined by the current User Charge Report.

Single customer facilities:

Sewer lift stations, facilities, or other services on the system which serve only one customer shall be individually charged the cost of that private service.

Section 2. This Ordinance shall be effective upon publication.

Section 3. The Clerk is directed to publish this ordinance in the Pioneer.

Yeas: Anderson, Hogenson, James, Rothstein, Warba

Nays: None

The Mayor declared the resolution adopted.

Dated: January 5, 2015

Published: January 9, 2015

**UNSCHEDULED BUSINESS**

Mayor Warba commented on the following:

- He asked the Commissioners to let it be known if they desire to attend the MML Capital Conference on March 25<sup>th</sup> in Lansing.
- Charter requires the City Manager to track City contracts. At the January or February meeting, he would like a report on contracts.

There being no further business to come before the City Commission, the Mayor declared the meeting adjourned at 8:50 p.m.

\_\_\_\_\_  
Mayor Mark J. Warba

\* \* \* \* \*

\_\_\_\_\_  
Roberta R. Cline, City Clerk