

**PROCEEDINGS
OF
CITY COUNCIL MEETING
OF THE
CITY OF LOWELL
MONDAY, AUGUST 16, 2021, 7:00 P.M.**

1. **CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL.**

The Regular Meeting was called to order at 7:00 p.m. by Mayor DeVore and City Clerk Sue Ullery called roll.

Present: Councilmembers' Cliff Yankovich, Marty Chambers, Leah Groves, Jim Salzwedel and Mayor DeVore.

Absent: None.

Also Present: City Manager Michael Burns, City Clerk Susan Ullery, Chief of Police Chris Hurst, DPW Director Dan Czarnecki, City Attorney Jessica Wood and Wastewater Treatment Plant Superintendent Brian VanderMulen.

2. **CONSENT AGENDA.**

- Approval of the Agenda.
- Approve and place on file the minutes of the August 2, 2021, Regular City Council Meeting.
- Authorize payment of invoices in the amount of \$446,716.66.

IT WAS MOVED BY SALZWEDEL and seconded by CHAMBERS to approve the consent agenda as written.

YES: Councilmember Groves, Mayor DeVore, Councilmember Salzwedel, Councilmember Yankovich and Councilmember Chambers.

NO: None.

ABSENT: None.

MOTION CARRIED.

3. **CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA.**

There were no comments.

4. **OLD BUSINESS.**

None.

5. **NEW BUSINESS.**

a. **Wastewater Treatment System Valuation Report.**

City Manager Michael Burns stated he has been working with PFM on the Valuation study that was done for the water and wastewater facilities. Burns introduced Ben Kapenstein from PFM to present a PowerPoint about the study.

Ben Kapenstein then provided PowerPoints on both the water and wastewater treatment systems

Water Treatment System:

- Issues to consider when exploring sale (which is only to Lowell Township) and if it is not being sold, understand this is only to get a valuation of the facilities.
- Cost Approach – Asset List & Depreciation Schedule (one approach)
- Income Approach – 2021 - Operating
- Market Approach
- Reviewed Historical Rates

Wastewater Treatment Plant

- Introduction & Exploring Sale – already a shared system with the township only having 18% capacity
- General Description of WWTP
- Reviewed current rates
- Cost Approach – Asset List & Depreciation Schedule.
- Income Approach – 2021 Operating –cash flow, treatment, collection
 - DSCR – Financial Model
 - Future – Capital Spending
 - Future Rates
- Market Approach
 - any debt would be paid off

Burns stated based on this study, there isn't a lot of value for the city in selling these systems at this time, it just doesn't make sense and he doesn't recommend it.

b. Water Treatment System Valuation Report.

DPW Director Dan Czarnecki read his memo explaining the need for the Foreman Building Roof replacement, stated the different quotes and gave his recommendation.

IT WAS MOVED BY YANKOVICH and seconded by CHAMBERS that the Lowell City Council approve the quote from Risner's Roofing and Home Improvement, Lowell, MI, for the replacement of the shingled roofing at the Foreman Building, as outlined in their quote dated May 31, 2021, for a cost of \$59,600.00.

YES: Councilmember Salzwedel, Councilmember Chambers, Councilmember Groves, Mayor DeVore, and Councilmember Yankovich.

NO: None.

ABSENT: None.

MOTION CARRIED.

6. **BOARD/COMMISSION REPORTS.**

Councilmember Yankovich stated the LARA funds have been met as the final hour. Dave Austin is working with the state on a two-part completion to wrap it all up. Betsy Davis is working on a

new website for the Trail for announcements, information, updates and to proactively have a place for future funds to be given for maintenance and upkeep of the trail.

Councilmember Chambers stated they did have coffee with Council and it was a fun morning. Would like to thank officer VanSolkema who came as well as Charlie West from Lowell Light & Power who explained the new AMI meters, how they work and why they are needed. Planning Commission approved another marijuana facility and we had one back out.

Councilmember Groves stated Parks & Rec meeting tomorrow. Met with Chamber of Commerce, everything went well at all the events all summer, attendance was great and that is always nice to hear.

Mayor DeVore stated Fire Authority was cancelled.

7. **BUDGET REPORT.**

City Manager Michael Burns stated no big expenses for the year. Have been talking to marijuana facilities that are close to opening but the state deadline is September 30th.

8. **MANAGER'S REPORT.**

City Manager Michael Burns went over a couple items:

- Fair went well this past week.
- Amity project seems to be moving along smoothly, that is really the last project.
- We did get 2020 census numbers, the city did go up in population +395 people, so that will provide a slight increase to your revenue sharing and ACT51.
- Bathroom project is moving along as well.

9. **APPOINTMENTS.**

It was a general consensus to appoint Lisa Plank to the Downtown Historic District Commission.

10. **COUNCIL COMMENTS**

Councilmember Groves stated the Fair was wonderful. It is nice to see the community joining each other for events. As a representative of the City, feel free to reach out to me for finding resources.

Councilmember Chambers stated it was nice to see Lowell Township and the City of Lowell come together to get the trail system finally ready to be complete. We work well together.

Councilmember Yankovich wanted to stress that communication is the key. Appreciated the people that showed up to coffee with council and asked questions and with Officer Vansokema's help, got to the answer. Please ask if you have questions and show up to things where you can find answers, like Coffee with Council.

Councilmember Salzwedel inquired about the punch list for the showboat and whether we can hold up on paying things until all of that is complete.

Mayor DeVore stated that he attended the fair, it was great and weather was great for it as well as market on main. Cities all over the state are getting sued that have put a limit on marihuana facilities. What you are getting here in Lowell is cleaned up buildings, new buildings, no crime to date and money coming into the city.

11. **ADJOURNMENT.**

IT WAS MOVED BY SALWEDEL and seconded by CHAMBERS to adjourn at 7:49 p.m.

YES: 5. NO: None. ABSENT: None. MOTION CARRIED.

DATE:

APPROVED:

Mike DeVore, Mayor

Sue Ullery, Lowell City Clerk