



**CITY COUNCIL WORKSHOP MEETING MINUTES**  
**January 3, 2024**

The City Council met for a Workshop Meeting at 4:00 p.m.  
City Hall  
102 Butler St., Saugatuck, MI 49453.

**Call to Order:**

The meeting was called to order by Mayor Stanton at 4:00 p.m.

**Attendance:**

Present: Mayor Stanton, Mayor Pro-Tem Baldwin and Councilmembers Anderson, Dean, Gardner, Muncey and White.

Absent: None.

Others Present: City Manager Heise, Director of Planning, Zoning & Project Management Cummins, Attorney Jake Witte, Treasurer Stanislawski and Clerk Wolters.

**Agenda Changes:** None.

**Guest Speakers:** None.

**Public Comment:** None.

**Discussion Items:**

AT&T Presentation:

Ken Berthiaume, City Auditor presented the 2023 City audit:

- Audit work went very smoothly.
- They received excellent help and cooperation from City staff, especially Treasurer Stanislawski.
- City bookkeeping is in excellent shape.
- The audit has been submitted to the State of Michigan.
- Comparing 2023 revenues and expenses to 2022, positive net position.
- Property tax increase over prior year by 6%.
- Investment earnings were substantially higher this year.
- General government expenses went up 30%.
- \$250,000 more expense in category of general government.
- Legal fees increased for a total of \$629,000 for the year.

- \$10,500,000 held in cash and investments, \$6,900,000 million invested with Michigan class. Earned about \$300,000 last year.
- Unrestricted net position \$6,923,000.00, \$150,000.00 higher than prior year.
- Restricted net position \$3,100,000.
- General fund balance came in at \$5,057,000 with annual budget is about \$3,500,000.

#### AT&T Lease:

- City attorneys have been negotiating the tower structure lease agreement.
- The substantive terms of the agreement are in place with a little bit more that needs to be figured out.
- The City Council will go into closed session to discuss the lease amounts.
- The current red-line lease was presented to Council.

#### Dunce Ridge Update:

- There has been an order issued by the Court of Appeals, not a final order, but it's something to update the Council about and some correspondence from Dune Ridge via closed session.

#### **Closed Session:**

*Motion by Anderson, second by Muncey to move into closed session pursuant to MCL 15.286(h) to discuss a confidential written legal opinion regarding a potential lease agreement with AT&T. Via roll call vote, motion carried unanimously.*

*Motion by Baldwin, second by Dean to move into closed session pursuant to MCL 15.268(e) and (h) to discuss a confidential written legal opinion regarding the ongoing lawsuit with Dune Ridge SA, LP. Via roll call vote, motion carried unanimously.*

*Council entered closed session at 4:22 p.m.*

Councilmember Garnder entered the meeting at 4:30 p.m.

The council entered open session at 5:39 p.m.

**Correspondence:** None.

#### **Council Comments:**

- Councilmember White: None.
- Councilmember Muncey: A great colleague of his for many years, a business owner who owned Framing with Friends, who served with the interurban for over 30 years has passed away. Maria Muha served with him during the last five years that he has been on the interurban board. She was a wonderful person and will be greatly missed.
- Mayor Pro-Tem Dean: Happy New Year to all.
- Councilmember Baldwin: None.
- Councilmember Gardner: None.
- Councilmember Anderson: None.

- Mayor Stanton: None.

**Adjournment:**

*Motion by Dean, second by Gardner to adjourn the meeting. Upon voice vote, motion carried unanimously. Mayor Stanton adjourned at 5:41 p.m.*

Respectfully Submitted

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Jamie Wolters, City Clerk