



CITY COUNCIL MEETING MINUTES

January 8, 2024

The City Council met for Regular Council Meeting at 7:00 p.m.
City Hall
102 Butler St., Saugatuck, MI 49453.

Call to Order:

The meeting was called to order by Mayor Stanton at 7:00 p.m.

Pledge of Allegiance.

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, Treasurer Stanislawski, Department of Public Works Assistant Superintendent Herbert, Attorney Jake Witte and Clerk Wolters.

Mayor's Comments:

She wanted the meeting to go as efficiently as possible and would do her best. There are many items on the agenda that were discussed at the workshop, but they will take as much time as needed. She congratulated April Gundy and the Convention and Visitor's Bureau for choosing April to oversee special events for the City. April will be a great person to do that and will be great to have a point person for all events. The Saugatuck Township Hall will be hosting a Community Safety Coalition Meeting on Tuesday at 6:00 p.m.

City Manager Comments:

His report is on page eleven and was happy to answer any questions.

Gardner asked City Manager Heise about blazes (journey markers) that have been put on the trails at the "Airport Property".

City Manager Heise noted it appears to be organic pop-up signage which is similar to signage placed at other walking areas within the City.

Baldwin noted that PPW is interested in looking at getting wayfinding signage eventually for that property. There are also many deep blinds on the property that don't seem to be an issue for anyone.

Mayor Stanton asked that DPW discuss and look into this matter with legal counsel.

Agenda Changes:

*Motion by Muncey, second by Dean to remove item 15D in new Business Dune Ridge Update.
Via voice vote, motion carried unanimously.*

Guest Speakers: None.

Public Comment on Agenda Item Only:

Tim Dykema, non-resident: Item 15B.

- Owns home in Saugatuck since 1994, spends summer here.
- He was the first wireless provider in the City to provide signal off Mt. Baldhead.
- Spoke in concern with a section of the lease regarding the City not to alter any surrounding property owned by the City.
- He emailed Council with his concerns.

Consent Agenda:

- A. Regular City Council Meeting Minutes – December 11th, 2023.
- B. Regular City Council Meeting Minutes – December 20th, 2023.
- C. City Council Strategic Planning Meeting Minutes – December 20th, 2023.

Motion by Gardner, second by Baldwin to approve the consent agenda as presented. Upon roll call vote, motion carried unanimously.

Staff Reports:

City Manager, Director of Planning & Zoning, Treasurer, DPW Superintendent and Engineer submitted status reports of current activities since the last Council meeting on December 20th, 2023, for their respective departments.

DPW Herbert informed the Council that the Village Park playground was removed earlier in the morning. He responded to a question by Gardner about his process for his team meetings. He informed the Council that himself and engineer Jon Moxey will be presenting a 2024-2025 construction plan.

Boards, Commissions & Committees:

Fire District Administration Board, Dan Fox:

- The following recap was from the meeting that was held on December 18th.
 - Year end incidents went down due to good weather in December reducing vehicular accidents.
 - Year end response time dropped a full minute due to a revision pushed by the Fire District that allows the Fire District to receive a heads up on calls at the same time as EMS.
 - Total grants to the Fire District amounted to \$106,000.
 - They discussed a possible aquation of an attenuator truck to use at accident scenes on the highway.
 - The ambulance study group has a meeting on January 17th with an ambulance provider.
 - Lithium car battery fires burn at 2,000 degrees. One fire in Alabama took 36,000 gallons of water to extinguish the fire. The tanker trucks hold 3,000 of water, it would take 13 truckloads to extinguish.
- The next meeting is January 15th.

Interurban Board, Councilmember Muncey:

- They are working on the plans for the building expansion and should be seeing plans from the engineer soon.
- They lost a valuable board member who served working for eleven years working for The Interurban and twenty-nine years on the board. Maria Muha passed away and The Interurban will plant a small garden outside of the Interurban facility.

KLSWA, Barry Johnson: None.

Kalamazoo Lake Harbor Authority, Mayor Stanton:

- They are meeting January 23rd.

Zoning Board of Appeals: None.

Historic District Commission, Councilmember Gardner:

- They met on January 4th.
- Discussion was on 254 Francis, new home development.
- They had a meeting in November regarding the property, the developer came back with improvements as a result of the November discussion with the Historic District Commission.
- The application was approved.

Planning Commission, Chair Councilmember Anderson:

- The next meeting is January 18th.
- Zoning Director Cummins and legal counsel reworking on preliminary recommendations, moving the waterfront property recommendations and they will come in front of the Council soon.

Parks and Public Works Committee, Mayor Pro-Tem Baldwin:

- They did not meet in December.
- Next meeting is January 23rd.

Tri-Community Non-Motorized Trail Study Committee, Councilmember Dean:

- They are working on setting up a meeting with The Friends of the Blue Star Trail.

Tri-Community Recycling Ad-Hoc Committee: None.

Request for Payment: None.

Approval of Accounts Payable:

A. Accounts Payable in the amount of \$813,053.30.

Motion by Gardner, second by Baldwin to approve the accounts payable as presented in the amount of \$813,053.30. Via roll call vote, motion carried unanimously.

Introduction of Ordinances: None.

Unfinished Business: None.

New Business:

Audit Presentation:

Treasurer Stanislawski noted that the City auditor presented the audit report on Wednesday and he is available to answer any questions. The City is in great shape.

AT&T Lease:

Motion by Baldwin, second by Anderson to adopt the lease as presented including a month lease amount of \$2,150 with an annual escalator at 1.5% request AT&T contribute \$55,000 for improvements at existing restroom facilities near Mt. Baldhead and revegetate the dunes near the Mt. Baldhead staircase. Authorize Mayor and Clerk to execute lease subject to final staff, legal and engineering review.

Discussion:

- Muncey suggested the Council increase the \$50,000 to cover painting the dome as well.
- City Manager Heise suggested \$30,000 more if the Council decides.
- Gardner is not prepared to support a redline version of a contract with this importance.
- White appreciates the project and is excited about it but it is hard for him to consider an incomplete contract.
- Witte noted the red line is that the substantive lease terms are all there, the lease agreement itself has not been finalized and formatted. The language will essentially be the same subject to the proposed motion language.
- It is sufficient for him and trust the Mayor to sign a finalized version with the appropriate review from legal counsel to address concerns.
- Anderson suggested changing the last word of the motion to approval instead of review.
- Dean and Muncey agree with Anderson's suggestion.
- White thinks the item should be tabled. It does not feel complete enough.
- Dean called the question.
- Mayor Stanton directed to amend the motion and take the vote.
- Witte said if AT&T does not agree, then the lease comes back to the Council.
- Anderson asked Witte if Mr. Dykema's concerns give Witte any concerns. She is comfortable that Staff and Legal Counsel will exercise good judgment.
- White noted the contract is not complete and feels two weeks is not too long to wait to receive a final version to vote on.
- Baldwin amended her original motion.

Motion by Baldwin, second by Anderson to adopt the lease as presented including a month lease amount of \$2,150 with an annual escalator at 1.5% request AT&T contribute \$85,000 for improvements at existing restroom facilities and painting of the dome near Mt. Baldhead and revegetate the dunes near the Mt. Baldhead staircase. Authorize Mayor and Clerk to execute lease subject to final staff, legal and engineering approval. Via roll call vote, motion carried 5-2. Yes – Anderson, Baldwin, Dean, Muncey and Stanton. No – Gardner and White.

Temporary Banner Sign – Village Square:

Motion by Baldwin, second by Dean to approve the temporary banner sign in Village Square as presented until the playground equipment is installed. Via voice vote, motion carried unanimously.

Councilmember Dean asked to be excused and left the meeting at 7:51 p.m.

Public Comment:

Brent Birkholz, resident:

- He noted that Mt. Baldhead is sliding into the dune which is sliding into the Kalamazoo River.
- Save the dunes first before worrying about a lease with AT&T.
- It is a national landmark and AT&T is going to change the footprint with heavy equipment.
- There are other spots in the community to put a monopole, he sees them traveling up and down the coast of Michigan.
- The City owned water tower property has high voltage power and City right of ways.
- Save the stairs and save the dunes.

Correspondence: None.

Council Comments:

- Councilmember Anderson:
Gave her thoughts about the impracticability of extending the landline at the beach for emergency communication. The Council needed to decide to go forward or not and it's not to say they can't have other wireless solutions in the future.
- Councilmember Gardner:
It is time for the City Manager review, and he asks to put this onto the next workshop agenda to discuss the process. For transparency it should be discussed at a workshop in terms of what the Council part of the process is and understanding how that process is going to work. Regarding the airport property, the Council needs to know the value of the property and what the future plans are. There is no safe presumption that this will be for public use. City Manager Heise sent out a strategic planning report email, Gardner would like to have an understanding of how that will be brought to staff and back to Council for planning. He would like to see on one of the upcoming workshop agendas a discussion on current boards and commissions. There are some Ad Hoc committees that need to be reviewed. Regarding the AT&T lease in closed session from Wednesday discussion. There are two issues to resolve, one being emergency communication. He noted he suggested prior to look at extending the current landline. The property is difficult to get to, the reason why it hasn't been developed. There should be a wireless communication strategy discussion for wireless, for cable and fiber optics.
- Mayor Pro-Tem Baldwin: None.
- Councilmember Muncey:
Thanked Mr. Birkholz for letting Council know about the erosion problem. It is an eye opener. He wishes he would have that information before looking at the contract. He feels comfortable with Staff and Engineer to follow through with the lease.
- Councilmember White:
Judge Baillargeon is the judge of the West Michigan Regional Veterans' Treatment Court, they celebrated their 50th graduate of the program. Judge Baillargeon established the program 10 years ago. A lot of veterans have trouble acclimating to society after they're done serving our country. He congratulated the Judge and his team.

Adjournment:

Motion by Muncey, second by Gardner to adjourn the meeting. Upon voice vote, motion carried unanimously. Mayor Stanton adjourned at 8:02 p.m.

Respectfully Submitted

Jamie Wolters, City Clerk