

**CITY OF REED CITY**  
**REGULAR COUNCIL PROCEEDINGS**  
**April 14, 2025**

Mayor Meinert called the meeting to order at 6:00 P.M. in Council Chambers, 227 E. Lincoln Avenue, Reed City, Michigan.

- Present** Mayor, Roger Meinert. Council Members: Trevor Guiles, Nate Bailey, Nicole Woodside, Dan Burchett, Brad Nixon and Charles Lupo. Also in attendance; City Manager, Rich Saladin, and Department Heads Kadee Kidd, Jeff Stein and Curt Brackenrich. The meeting was opened with the pledge to the flag. There were citizens in the audience.
- Agenda** Motion by Bailey, seconded by Burchett, **CARRIED**, to approve the agenda with adding line item #9 under New Business, Council meeting time change. Affirmed by voice vote.
- Minutes** Motion by Guiles, seconded by Burchett, **CARRIED**, to accept the minutes of the March 10, 2025, regular meeting as presented. Affirmed by voice vote.
- Bills** Motion by Woodside, seconded by Lupo, **CARRIED**, to approve paying total amount of \$1,870,265.54 as presented. Roll call vote. Voting yes were Nixon, Woodside, Burchett, Meinert, Guiles, Lupo and Bailey.
- Reports** Fire Chief Jeffrey Stein, Police Chief Christopher Lockhart, Rich Rehkopf, DPW, and Curt Brackenrich, WWTP, filed written reports. Kadee Kidd provided by email, Financial Reports including a Revenue/Expenditure Report as of March 31, 2025. Motion by Woodside, seconded by Guiles, **CARRIED**, to approve the Department Head reports as submitted. Affirmed by voice vote.

**Audience Presentations**

Russ Nehmer provided a written update of the County Commission meeting and answered any questions that Council had.

Josh Morris introduced himself as the new Point of Contact for the Disc Golf, replacing Dan Burchett. The disc golf program has partnered with a new promoter that will allow them to host PDGA tournaments and expand the Reed City Disc Golf activities.

**New Business**

**Sesquicentennial Merchandise**

Motion made by Meinert, seconded by Burchett, **CARRIED**, to authorize Sesquicentennial committee to begin purchasing necessary merchandise and set up on website for the Celebrate 150 webpage. Roll call vote. Voting yes were Woodside, Bailey, Meinert, Guiles, Lupo, Nixon, and Burchett.

**Sesquicentennial Payment Processor**

Motion made by Meinert, seconded by Woodside, **CARRIED**, to set up debit/credit processor to process Merchandise payments through the Wix website. Roll call vote. Voting yes were Nixon, Woodside, Burchett, Bailey, Guiles, Meinert and Lupo.

**001-2025 Ordinance -DDA**

Re-introduced to include additional wording by Guiles for discussion and action at the May 12, 2025, meeting.

ORDINANCE NO. 001-2025

AN ORDINANCE REPEALING AND REPLACING CHAPTER 284 OF THE REED CITY CODE, CREATING A DOWNTOWN DEVELOPMENT AUTHORITY FOR THE CITY OF REED CITY, DESIGNATING BOUNDARIES OF THE DOWNTOWN DISTRICT PURSUANT TO PUBLIC ACT 57, PUBLIC ACTS OF 2018, AS AMENDED AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to the provisions of Act 57 of the Michigan Public Acts of 2018, as amended ("Act 57"), the City of Reed City proposed the establishment of a Downtown Development Authority (the "Authority") and designated a Downtown District; and

WHEREAS the City of Reed City adopted a Resolution of Intent to Establish the Authority and to schedule a public hearing to provide an opportunity for public comment on the proposed Authority in accordance with Act 57; and

WHEREAS, the City Council has provided a reasonable opportunity to the taxing jurisdictions located in the development area to express their views and recommendations regarding the Authority as required by Act 57; and

WHEREAS, a public hearing was held on January 13, 2025, following notice as required by Act 57; and

WHEREAS, the City Council has considered public comment and determined that it is necessary and in the best interest of the City to halt property value deterioration and increase property tax valuation where possible in the business district of the City, to eliminate the causes of that deterioration and to promote economic growth by establishing a Downtown Development Authority pursuant to Act 57; and

WHEREAS, at a regular meeting of the City of Reed City Council, Osceola County, Michigan, held in the City Hall on the 14th day of April 2025, at 6:00 p.m. local time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following ordinance was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

NOW, THEREFORE,

#### THE CITY OF REED CITY ORDAINS:

##### 284.01. Title

This ordinance shall be known as the "Downtown Development Authority Ordinance" of the City of Reed City.

##### 284.02. Determination of Necessity: Purpose

The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the City, and promote economic growth, pursuant to **PUBLIC ACT 57, PUBLIC ACTS OF 2018, AS AMENDED**.

##### 284.03. Definitions

The terms used in this ordinance shall have the same meaning as given to them in Act 57 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this ordinance:

- (a) "Authority" means the Reed City Downtown Development Authority created by this ordinance.
- (b) "Act 57" means **PUBLIC ACT 57, PUBLIC ACTS OF 2018, AS AMENDED**.
- (c) "Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.
- (d) "Chief Executive Officer" means the Mayor of the City or the City Manager.
- (e) "City" means the City of Reed City, Michigan.
- (f) "Council" or "City Council" means the City Council of the City.
- (g) "Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

##### 284.04. Creation of Authority

There is hereby created pursuant to Act 57 a downtown development authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the "**REED CITY DOWNTOWN DEVELOPMENT AUTHORITY**". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this ordinance and Act 57. The enumeration of a power in this ordinance or in Act 57 shall not be construed as a limitation upon the general powers of the Authority.

##### 284.05. Termination

Upon completion of its purposes, the Authority may be dissolved by the Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

##### 284.06. Description of Downtown District

The Downtown District shall consist of the territory in the City described in Exhibit A, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this ordinance and Act 57.

##### 284.07. Board of Directors

The Authority shall be under the supervision and control of the Board. The Board shall consist of the Chief Executive Officer and 8 members. Members shall be appointed by the City Mayor, subject to approval by the Council. Not less than a majority of the members shall be persons having an interest in property located in the Downtown District. Not less than one of the members shall be a resident of the Downtown District, if the Downtown District has 100 or more persons residing within it. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed and qualified. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. An appointment to fill a vacancy shall be made by the City Mayor for the unexpired term only. Members of the Board shall serve without compensation but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the Council. In the event that the Board determines to employ a Director of the Authority, such Director shall furnish a bond in the penal sum of One Hundred Dollars (\$100.00) payable to the Authority for use and benefit of the Authority and shall file the same with the Clerk of the City.

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#### 284.08. Powers of Authority

Except as specifically otherwise provided in this ordinance, the Authority shall have all powers provided by law subject to the limitations imposed by law.

#### 284.09. Fiscal Year: Adoption of Budget

The fiscal year of the Authority shall be the same as the City.

#### 284.10. Section Headings: Severability: Repealer

Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

#### 284.11. Publication. Recording and Filing

This ordinance shall be published once after its adoption in full in the "Pioneer", a newspaper of general circulation in the City of Reed City and the City Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

#### 284.12. Effective Date

This ordinance shall take effect immediately upon its publication.

The City of Reed City, Osceola County, Michigan, hereby approves this Ordinance.

ADOPTED:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF OSCEOLA )

I, Amanda Grant, Clerk of said City of Reed City, Osceola County, Michigan, do hereby certify that I have completed the foregoing copy of resolution, and that said meeting was conducted and public notice given pursuant to and in full compliance with the Open Meetings Act, being Act 267, P.A. of Michigan 1967, and that the original record thereof now remaining on file in the City offices is a true and correct copy thereof.

IN WITNESS WHEREOF, I have hereto affixed my official signature this 14th day of March 2025.

\_\_\_\_\_  
Amanda Grant, Clerk  
City of Reed City

AUTHENTICATED:

\_\_\_\_\_  
Roger Meinert, Mayor  
City of Reed City

Date Adopted: \_\_\_\_\_

Date Published: \_\_\_\_\_

### Resolution 2025-5 Zoning Ordinance amendment

Motion made by Guiles, seconded by Woodside, **CARRIED**, to approve Resolution 2025-5.  
Roll call vote, voting yes were Meinert, Woodside, Lupo, Bailey, Guiles, Burchett and Nixon.

City of Reed City

RESOLUTION NO. 2025-05 Resolution to schedule a Public Hearing on May 12, 2025, at 5:30 PM to consider the Planning Commission's recommendations to amend zoning ordinance Sections 1258.04 and 1260.04.

The City of Reed City, Osceola County, Michigan

#### RESOLVES

At a regular meeting of the City Council of Reed City, Osceola County, Michigan, held in the City Hall on the 14th day of April 2025, at 6 p.m., local time.

PRESENT: Nate Bailey, Trevor Guiles, Dan Burchett, Roger Meinert, Nicole Woodside, Brad Nixon and Charles Lupo

ABSENT: None

The following resolution was offered by Guiles and seconded by Woodside.

**WHEREAS**, the Planning Commission has recommended amending the zoning ordinance as follows:

1258.04 Special Land Use Permit- (c) Ground Floor and Upper Floor Dwellings; and

1260.04 Special Land Use Permit- (o) Ground Floor and Upper Floor Dwellings; and

**WHEREAS**, for each proposed amendment to the Zoning Code, the City Council shall schedule a public hearing on May 12, 2025, at 5:30 pm.

**NOW, THEREFORE, BE IT RESOLVED**, as follows:

The City Council shall conduct a public hearing on May 12, 2025, at 5:30 pm to provide an opportunity for residents and interested parties to provide comment, state views and opinions on the proposed zoning amendment.

**ADOPTED:** Ayes: Nate Bailey, Trevor Guiles, Dan Burchett, Roger Meinert, Nicole Woodside, Brad Nixon and Charles Lupo

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STATE OF MICHIGAN )

) ss

COUNTY OF OSCEOLA )

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of Reed City, county of Osceola, State of Michigan, at a regular meeting held on the 14th day of April 2025, at 6 p.m., local time and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1967, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Amanda Grant

Amanda Grant, Clerk

MERS Motion by Guiles, seconded by Burchett, **CARRIED**, to approve the application for waiver Defined Benefit Pension Retirement Systems as presented to the State of Michigan Department of Treasury. Roll call vote. Voting yes were Meinert, Guiles, Burchett, Bailey, Nixon, Lupo and Woodside.

MERS DB Plan Surplus division Addendum Motion by Guiles, seconded by Bailey, **CARRIED**, to approve creating surplus division addendum as presented by City Treasurer Kadee Kidd. Roll call vote. Voting yes were Meinert, Guiles, Burchett, Bailey, Nixon, Lupo and Woodside.

Change Order 855455-1 Gerber Construction Motion by Guiles, seconded by Lupo, **CARRIED**, to approve Change Order 855455-1 Gerber Construction for \$17,472.00. Roll call vote. Voting yes were Bailey, Lupo, Meinert, Guiles, Burchett, Woodside, and Nixon.

Change Order #9 Emergency Control Building Generator wire replacement Motion by Nixon, seconded by Burchett, **CARRIED**, to approve the ratified purchase of an emergency electrical wire repair in the amount of \$33,905. Roll call vote. Voting yes were Woodside, Bailey, Meinert, Guiles, Lupo, Nixon, and Burchett.

Meeting Time Change Motion by Meinert, seconded by Woodside, **CARRIED**, to approve council meeting time change from 6pm to 5:30 beginning with the May 12, 2025, meeting and continue for the remainder of the 2025 schedule. Affirmed by voice vote.

Consent Agenda Motion by Woodside, seconded by Guiles, **CARRIED**, to approve the consent agenda as presented. Affirmed by voice vote.

#### City Manager Report

Rich Saladin submitted a written report and highlighted the following:

- Approximately 50% of new meter installations has occurred.
- Trestle bridge flow has ceased.
- Pocket park bids have been received, Fleis and VandenBrink are reviewing the bids and will have a meeting with the MEDC to determine if additional grant allocation can be made.

Mayor Report Nate Bailey has bills next month.

Motion made by Guiles, seconded by Lupo, **CARRIED**, to accept the Mayors appointed Rental Inspection ad hoc committee members. Affirmed by voice vote.

#### Attorney Report

None

Council comments

Brad Nixon announced that he is retiring in 15 days.

Charles Lupo updated the council on Sesquicentennial committee ending and asked if anyone could help with resurrecting the Reed City Pageant.

Audience comments

Jeff Stein announced that on May 3, 2025, there will be a “Red Out” in honor of all fallen Firefighters, the city will light up the depot in red in honor.

Russ Nehmer asked the status of grants for the Purple Heart Trail, to which City Manager Rich Saladin replied that would be applied for in 2026.

Adjourn

Mayor Meinert adjourned the meeting at 7:36 P.M.

Amanda Grant, City Clerk