

CITY OF REED CITY
REGULAR COUNCIL PROCEEDINGS
May 12, 2025

Mayor Meinert called the meeting to order at 5:30 P.M. in Council Chambers, 227 E. Lincoln Avenue, Reed City, Michigan.

Present Mayor, Roger Meinert. Council Members: Trevor Guiles, Nicole Woodside, Charles Lupo and Nate Bailey. Dan Burchett and Brad Nixon and were absent. The City Attorney, David Porteous and City Manager, Rich Saladin, were also in attendance. Department Heads attending were, Rich Rehkopf, Kadee Kidd, Chris Lockhart Jeff Stein and Curt Brackenrich. The meeting was opened with the pledge to the flag. There were citizens in the audience.

Public Hearing

Mayor Meinert opened the Public Hearing at 5:31 P.M. to receive public comments on Obsolete Property Rehabilitation Act application for 201 W. Upton. Submitted by Corinna Hervey, owner.

Corinna Hervey submitted a letter of consideration to the Council.

April 25, 2025

City of Reed City
227 East Lincoln Street
Reed City, MI 49677

Dear Council Members,

On December 23, 2024, I purchased the building(s) at the corner of W Upton and Higbee which was formally Century 21 Real Estate office. I am in the process of applying for a Building Communities Grant through the Michigan Economic Development Corporation (MEDC). This grant is to support both this project, to provide a benefit to the community, and build confidence in me as a real estate developer. As part of the grant process, I have successfully completed a course from University of Michigan, "Real Estate Development and Building Value in Your Community". I have learned a lot through this process.

I welcome and encourage you to walk through the building with me. The downstairs has been used as a commercial office space while the second floor has been unused for many years. The second floor is unusable due to the lack of modern electrical, plumbing and mechanical systems. Many of the windows and doors are broken. It is my intent, with the assistance of grant funding and a commercial loan, to convert the property to a mixed-use building. I have attached the preliminary design documents for the upstairs to become a residential apartment (2 bedroom, 1 bath) and the downstairs to be commercial office space which will be renovated to suit the tenant who is already committed. The building has tested positive for asbestos in the stairwell, flooring and window caulking. The heating and cooling systems must be completely replaced. In addition to these issues a portion of the roof may need to be replaced in the near future.

The project has a severe gap in what can be financed due to the expected rate of return. Although there is a need for both commercial office space and residential housing the fair market value of the rent will not cover the scope of the project needed to rehabilitate. The expected budget is \$640,000 which is projected to be paid by loan funds of \$265,000, a grant of \$300,000 and personal investment of \$75,000. This includes the price of acquiring the property.

I believe that the City is aware of the historical significance of these buildings which were once the fire department and City hall for Reed City. Several community members have reached out with inquiries of this building's potential and benefits to our downtown.

I am asking the City to approve the Application for Obsolete Property Rehabilitation Exemption Certificate which would greatly assist in the overall finances of this project. With the projected increase after renovation, combined with the already tight return this would help bring this project to realization.

Please let me know of any questions or if you would like a tour of the project. I look forward to improving the use of this building and hope it will lead to more projects in the future to support our community.

Kindly,

Corinna Hervey

There were no public comments.

The Public Hearing was closed at 5:32.

Public Hearing

Mayor Meinert opened the Public Hearing at 5:32 P.M. to receive public comments on proposed 2025-2026 fiscal year City of Reed City budget and millage rates.

There were no public comments, and no written comments received.

The Public Hearing was closed at 5:33.

Public Hearing

Mayor Meinert opened the Public Hearing at 5:33 P.M. to receive public comments on amending zoning ordinances 1258.04 and 1260.04.

There were no public comments, and no written comments received.

The Public Hearing was closed at 5:33.

- Agenda Motion by Woodside, seconded by Bailey, **CARRIED**, to approve the agenda as presented. Affirmed by voice vote.
- Minutes Motion by Woodside, seconded by Guiles, **CARRIED**, to accept the minutes of the April 14, 2025, regular meeting as presented. Affirmed by voice vote.
- Bills Motion by Bailey, seconded by Guiles, **CARRIED**, to approve paying bills in the amount of \$1,814,522.58 as presented. Roll call vote. Voting yes were Woodside, Lupo, Meinert, Guiles, 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 April 30, 2025. Motion by Woodside, seconded by Guiles, **CARRIED**, to approve the Department Head reports as submitted. Affirmed by voice vote.
- Audience Russ Nehmer provided a written update of the County Commission meeting and answered any questions that Council had.
- Casey Helmboldt provided an update on the conclusion of the Hometown Heroes program, final number of banners was 72, Richmond Township joined in assisting the program as well.

Unfinished Business

Ordinance 002-2025

Motion by Guiles, seconded by Bailey, **CARRIED**, to adopt Ordinance Amendment 002-2025 amending zoning ordinances 1258.04 and 1260.04 to include ground floor dwellings. Affirmed by roll call vote. Voting yes were Woodside, Bailey, Meinert, Guiles. Voting no was Lupo.

CITY OF REED CITY
NOTICE OF ADOPTION
ORDINANCE AMENDMENT 002-2025

At the May 12, 2025, regular meeting of the City Council, held at 5:30pm at City Hall, 227 East Lincoln Ave, Reed City, MI 49677.

THE CITY OF REED CITY ORDAINS:

CITY OF REED CITY
ORDINANCE NO. 1258.04

An Ordinance to amend Part Twelve, Chapter 1258.04 of the City Code Governing C-1 Commercial District, Central Business District, Special Land Use Permits. The City of Reed City ordains that section 1258.04 is amended to add Ground Floor to 1258.04(c).

CITY OF REED CITY
ORDINANCE NO. 1260.04

An Ordinance to amend Part Twelve, Chapter 1260.04 of the City Code Governing C-2 Commercial District, General Commercial, Special Land Use Permits. The City of Reed City ordains that section 1260.04 is amended to add Ground Floor to 1260.04 (o).

This ordinance was introduced on March 10, 2025, by Councilperson **BAILEY**.

At a regular meeting of the City Council of Reed City, Osceola County, Michigan, held in the City Hall on the 12TH day of MAY 2025, at 5:30 p.m., local time.

PRESENT: Nate Bailey, Charles Lupo, Roger Meinert, Trevor Guiles, Nicole Woodside

ABSENT: Dan Burchett and Brad Nixon

The following ordinance was offered by Guiles and seconded by Bailey.

ADOPTED: Ayes: Bailey, Meinert, Guiles, Woodside.

Nays Lupo.

This ordinance shall take effect 7 days after publication.

Copies of the ordinance may be purchased or inspected at City Hall located at 227 East Lincoln Ave, Reed City MI, Monday through Friday 8-5.

Pocket Park Motion by Guiles, seconded by Woodside, **CARRIED**, to accept bid from Gerber Construction for the Downtown Pocket Park in the amount of \$1,483,850.25 contingent on MEDC approval of additional grant funds. Affirmed by roll call vote. Voting yes were Woodside, Bailey, Guiles, Meinert and Lupo.

New Business
Change Order Motion by Guiles, seconded by Bailey, **CARRIED**, to approve DWSRF24 Gerber 855455-3 Change Order 3 for \$12,000. Affirmed by roll call vote. Voting yes were Woodside, Bailey, Guiles, Meinert and Lupo.

Charitable Gaming License
Motion by Meinert, seconded by Lupo, **CARRIED**, to approve Resolution for Charitable Gaming License for The Comfort Home. Affirmed by roll call vote. Voting yes were Woodside, Bailey, Guiles, Meinert and Lupo.

Fencing Motion by Guiles, seconded by Woodside, **CARRIED**, to allow Yoplait to install temporary summer fencing at Depot Parking Lot. Affirmed by voice vote.

Ordinance 001-2025
Motion by Bailey, seconded by Guiles, **CARRIED**, to adopt Ordinance 001-2025, Repealing and Replacing Downtown Development Authority. Affirmed by roll call vote. Voting yes were Woodside, Bailey, Guiles, Meinert and Lupo.

CITY OF REED CITY

ORDINANCE NO. 001-2025

AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE CITY OF REED CITY BY REPEALING AND REPLACING CHAPTER 284 CREATING A DOWNTOWN DEVELOPMENT AUTHORITY FOR THE CITY OF REED CITY, DESIGNATING BOUNDARIES OF THE DOWNTOWN DISTRICT AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

At a regular meeting of the City of Reed City Council, Osceola County, Michigan, held in the City Hall on the 12th day of May 2025, at 5:30 p.m. local time.

PRESENT: Nicole Woodside, Charles Lupo, Nate Bailey, Trevor Guiles and Roger Meinert

ABSENT: Dan Burchett and Brad Nixon

The following ordinance was offered by Bailey and seconded by Guiles.

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 as established by this chapter.
- (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.
- (f) "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.

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 30 days from adoption.

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

ADOPTED:

Ayes: Woodside, Bailey, Guiles, Meinert and Lupo.

Nays: None

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 13th day of January 2025.

Amanda Grant

Amanda Grant, Clerk
City of Reed City

AUTHENTICATED:

Roger Meinert

Roger Meinert, Mayor
City of Reed City

Date Adopted: May 12, 2025
Date Published: May 20, 2025

Easement Motion by Guiles, seconded by Woodside, **CARRIED**, to authorize the signing of easement request from Great Lakes Energy. Roll call vote. Voting yes were Woodside, Bailey, Guiles, Meinert and Lupo.

Resolution 2025-06

Motion by Bailey, seconded by Woodside, **CARRIED**, to approve Resolution 2025-06: Resolution to Approve Obsolete Property Rehabilitation District Application for 201 W Upton. Roll call vote. Voting yes were Woodside, Bailey, Guiles, Meinert and Lupo.

RESOLUTION 2025-06 TO APPROVE AN OBSOLETE PROPERTY REHABILITATION DISTRICT APPLICATION, PA 146 of 2000, AS AMENDED

Minutes of a regular meeting of the City of Reed City Council of the City of Reed City, held on May 12, 2025, at Council Chambers in Reed City, MI at 5:30.

PRESENT: Nicole Woodside, Charles Lupo, Nate Bailey, Trevor Guiles and Roger Meinert

ABSENT: Dan Burchett and Brad Nixon

The following preamble and resolution were offered by Bailey and supported by Woodside.

Resolution 2025-06 Approving Obsolete Property Rehabilitation (OPRA) District for Corinna Hervey Located at 201 W Upton Reed City, MI.

WHEREAS, the City of Reed City legally established the Obsolete Property Rehabilitation District Former Century 21 Real Estate 201 W. Upton on May 12, 2025, after a public hearing held on May 12, 2025; and

*WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 146 of 2000 does not exceed 5% of the total taxable value of the City of Reed City; and

WHEREAS, a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 on May 12, 2025; and

WHEREAS, Corinna Hervey is not delinquent in any taxes related to the facility; and

WHEREAS, Corinna Hervey has provided answers to all required questions under the application instructions to the City of Reed City; and

WHEREAS, the application is for Obsolete property as defined in section 2(a) of Public Act 146 of 2000; and

WHEREAS, the applicant Corinna Hervey has provided answers to all required questions under the application instructions to the City of Reed City; and

WHEREAS, the City of Reed City requires that rehabilitation of the facility shall be completed by December 12, 2026; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established under Public Act 146 of 2000; and

WHEREAS, completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, and increase the number of visitors to Reed City in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(j) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the Reed City Council of the City of Reed City
Be and hereby is granted an Obsolete Property Rehabilitation
Exemption for the real property, excluding land, located in
Obsolete Rehabilitation District Former Century 21 Real Estate at
201 W. Upton for a period of 10 years, beginning
December 31, 2025, and ending December
30, 2035, pursuant to the provisions of PA 146 of 2000, as amended.

Ayes: Woodside, Bailey, Guiles, Meinert and Lupo.

Nays: None

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City of Reed City Council of the City of Reed City, County of Osceola Michigan at a regular meeting held on May 12, 2025.

Amanda Grant
Clerk

2024-25 Budget Amendments

Motion by Guiles, seconded by Bailey, **CARRIED**, to accept 2024-25 Budget Amendments – General Fund, Sewer Fund, Water Fund. Affirmed by roll call vote. Voting yes were Lupo, Guiles, Meinert, Bailey, Woodside.

DATE: May 12, 2025
FUND/ACCOUNT DESCRIPTION ACTUAL TO DATE ESTIMATED YEAR END AMENDED BUDGET INCREASE (DECREASE)

<u>1. Fund #101 General Fund</u>					
Expenditures (by Department)	PRESENT BUDGET	Actual to Date	Estimated Year End	Amended Budget	Increase (decrease)
Dept. 101 City Council	58,210	44,005	66,210	66,210	8,000
Dept. 262 Elections	9,400	8,613	10,550	10,550	1,150
Dept. 268 City Properties - Other	26,375	74,470	107,950	107,950	81,575
Dept. 336 Fire Dept	680,783	204,534	693,533	693,533	12,750
Dept. 851 Ins, Bonds & Fringes	80,140	57,039	88,140	88,140	8,000
Total Increase in Expenditures					\$ 111,475
Revenues (by account)					
Acct. 402 Current Tax - Real Prop.	691,000	589,025	631,580	631,580	(59,420)
Acct. 676 Reimbursements -		170,895	170,895	170,895	170,895
Total Increase in Revenues					\$ 111,475

Reason:
Various year-end adjustments between departments, and record the revenue and expenditure for the Fire Dept.

RESOLUTION FOR BUDGET AMENDMENTS
Resolution by the City Council to Amend the 2024/2025 fund/department budgets as follows:
Trans Canada grant of \$12,750 for new Pagets.
Date Motion made 05/12/2025 and Passed by a vote of 5 to 0
ATTESTED BY Amanda Grant DATE 05/12/2025

Resolution 2025-07; 2025-2026

Motion by Guiles, seconded by Meinert, **CARRIED**, to adopt resolution 2025-07, approving the 2025-2026 Budget Resolution for General, Special Revenue, Capital Projects, Debt Service, Enterprise, and Internal Service Funds for the City of Reed City Appropriations Acts as presented.

CITY OF REED CITY 2025-2026
BUDGET RESOLUTION for GENERAL, SPECIAL REVENUE,
CAPITAL PROJECTS, DEBT SERVICE, ENTERPRISE,
AND INTERNAL SERVICE FUNDS FOR THE CITY OF REED CITY
APPROPRIATIONS ACT
Resolution 2025-07

At the regular meeting of the City Council of the City of Reed City, County of Osceola, Michigan, held in said City on May 12, 2025.

PRESENT: Roger Meinert, Trevor Guiles, Nicole Woodside, Charles Lupo and Nate Bailey

ABSENT: Brad Nixon and Dan Burchett

The following resolution was offered by Councilperson **Guiles** and seconded by Councilperson **Meinert**
WHEREAS, in accordance with Chapter 8 of the City Charter of the City of Reed City governing budget procedure and general finance, and in compliance with the requirements of the Michigan Uniform Accounting and Budgeting Act, a balanced budget has been set up for the City of Reed City for the fiscal year of July 1, 2025 through June 30, 2026; and
WHEREAS, a Public Hearing was held on May 12, 2025 on the proposed 2025-2026 City Budget in accordance with the City Charter provisions;
WHEREAS, the Council has determined the amount of money to be raised by taxation necessary for expenditures and liabilities for 2025-2026 fiscal year and has ordered that money to be raised by taxation within statutory and constitutional limitations; and
WHEREAS, the Uniform Budgeting and Accounting Act, Act No. 2 of the Public Acts of Michigan 1968, as amended ("UBAA"), requires that the Council enact a general appropriations act designed to meet City funded expenditures; and
WHEREAS, the Reed City Manager has examined the fiscal requests for 2025-2026 of the various departments, which it must be funded or assist in financing;
NOW, THEREFORE, BE IT RESOLVED that the City of Reed City Council hereby adopts the budget and appropriates the following sums for all Funds for the municipal purposes set forth below:

(101) General Fund				
Legislative/Chief Executive/Financial & Tax Administration				
	(101) City Council		\$ 116,710	
	(172) City Manager			\$ 63,960
	(215) City Clerk			\$ 112,780
	(223) Other Accounting Activities-Audit		\$ 4,600	
	(247) Board of Review	\$ 2,225		
	(253) City Treasurer		\$ 106,220	
	(257) City Assessor			\$ 26,800
General Government				
	(262) Elections			\$ 12,850
	(265) Building and Grounds		\$ 47,700	
	(269) City Properties – Other	\$ 26,950		
Public Safety				
	(301) Police Department		\$ 572,700	
	(332) Snow Mobile Enforcement	\$ 1,320		
	(336) Fire Department		\$ 346,433	
Public Works				
	(441) Dept. of Public Works	\$ 300,100		
	(448) Street Lighting			\$ 46,000
	(528) Refuse			\$ 48,000
	(567) Cemetery			\$ 97,145
Recreation/Culture				
	(721) Planning Commission		\$ 10,800	
	(751) Parks & Recreation		\$1,911,326	
Other Governmental Functions				
	(851) Insurance/Bonds			\$ 92,140
Contingencies				

	(990) Contingencies		\$ 0
Appropriations			
	(968) Contributions		\$ 70,000
	Total 2025-2026 General Fund Expenditures	\$ 4,016,759	
(151) Cemetery Trust Fund			\$ 1,550
Special Revenue Funds			
	(202) Major Streets		\$ 238,975
	(203) Local Streets		\$ 159,000
	(208) Park Commission Fund	\$ 12,000	
	(267) Law Enforcement Training	\$ 1,000	
	(292) Small Business Revolving Loan	\$ 50,120	
	Total Special Revenue Funds	\$ 461,095	
Debt Service Funds			
	(397) Fire Bldg. Dept.		\$ 37,130
	Total Debt Service Funds		\$ 37,130
Capital Projects Funds			
	(402) Equipment Replacement		\$ 5,000
	(446) Fire Equipment Replacement	\$ 5,300	
	Total Capital Projects Funds		\$ 10,300
Enterprise/Internal Service Funds			
	(590) Sewer Fund		
Dept.	(536) Administration		\$ 119,075
	(543) Operation & Maintenance	\$ 1,194,030	
	(549) Collection System		\$ 173,925
	(564) Meter Reading		\$ 8,590
	(586) Depreciation		\$ 500,000
	(902) Construction-system	\$ 10,000,000	
	(905) Debt Service	\$ 34,100	
	(958) Appropriations-Contributions	\$ -0-	
	Total Sewer Expenditures	\$ 12,029,720	
	(591) Water Fund		
Dept.	(536) Administration		\$ 111,900
	(542) Water Production	\$ 512,100	
	(564) Meter Reading		\$ 8,275
	(566) Depreciation		\$ 200,000
	(902) Construction		\$ 6,134,897
	(905) Debt Service		\$ 130,120
	(958) Appropriations-Contributions	\$ -0-	
	Total Water Expenditures	\$ 7,097,292	
	(661) Equipment Pool Fund		
Dept.	(536) Administration		\$ 6,505
	(982) Maintenance repairs	\$ 352,865	
	Total Equipment Expenditures	\$ 359,370	
	Grand Total 2025-26 Expenditures	\$ 24,013,216	

BE IT FURTHER RESOLVED that the City Council of The City of Reed City authorizes the levy of 13.9741 (2024) mills on real and personal property within the City of Reed City for municipal operating purposes.

BE IT FURTHER RESOLVED that the City Council of the City of Reed City hereby authorize the levy of .5800 mills on real and personal property within the City of Reed City for the Fire Department Building Debt Service Fund.

BE IT FURTHER RESOLVED that the City Council of the City of Reed City does hereby direct the Assessor for the City of the City of Reed City to spread upon the tax roll the levies necessary for municipal purposes and does hereby authorize the City Treasurer to collect such taxes.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to make budgetary transfers within the funds/departments in accordance with the fund/departmental totals established through this budget, and that all other transfers may be made only by further action of the City Council, pursuant to the provisions of the Michigan Uniform Accounting and Budgeting Act. This Resolution shall become effective July 1, 2025. This Resolution may be amended by the City Council at any time and any appropriations made hereunder may be increased or decreased in the Council's decision.

The Resolution and attachments as incorporated by reference herein and all amendments hereto shall constitute the 2025-2026 General Appropriations Act of the City of Reed City, Osceola County, Michigan.

BUDGET ADOPTED WITH APPROPRIATIONS:

YEAS: Meinert, Woodside, Lupo, Bailey & Guiles

NAYS: None

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Reed City, County of Osceola, Michigan, at a meeting held on May 12, 2025, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with Open Meetings Act, Act No. 267 of the Michigan Public Acts of 1976, including in the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

DATED: May 12, 2025

Amanda Grant

Amanda Grant, City Clerk

Social District Street Closure

Motion by Bailey, seconded by Lupo, **CARRIED**, to approve street closure of the 100 block from 3-10 on June 7, 2025, June 28, 2025, and August 23, 2025. Affirmed by voice vote.

Council Member Dan Burchett Resignation

Motion by Meinert, seconded by Guiles, **CARRIED**, to accept Burchett's resignation as council member and Mayor Pro-Tem. Affirmed by voice vote.

Mayor Meinert nominated Trevor Guiles as Mayor Pro-Tem. Council voted by ballot unanimously 5-0 to elect Trevor Guiles as Mayor Pro-Tem.

Consent Agenda

Motion by Woodside, seconded by Bailey, **CARRIED**, to accept the consent agenda as presented. Affirmed by voice vote.

City Manager Report

City Manager Saladin submitted a written report and updated the council on positive union and labor negotiations. City projects are going extremely well and ahead of schedule, Saladin is extremely pleased with the progress. Saladin reported that he had a productive meeting with Molly Sherwood regarding the Master Plan, which will be going forward soon.

- Mayor Report Mayor Meinert thanked the community as well as the DPW crew for the hard work on refresh Reed City day. The community is beautiful thanks to all of the hard work.
- Attorney Report No further information other than what was discussed.
- Council Report Lupo updated council on the Sesquicentennial progress, with input from Bailey.
- Audience No audience comments.
- Closed Door Motion by Meinert, seconded by Bailey, **CARRIED**, to go into closed door session with the City Treasurer, City Attorney and City Clerk to remain; to discuss Union negotiations at 7:07 P.M. Roll Call vote. Voting yes were Meinert, Bailey, Woodside, Guiles, and Lupo.
- Motion by Guiles, seconded by Lupo, **CARRIED**, to exit Closed door session at 7:37; No decisions were made. Affirmed by voice vote.
- Closed Door Motion by Guiles, seconded by Bailey, **CARRIED**, to go into closed door session with the City Attorney and City Clerk to remain at 7:37; at the request of the City Manager to discuss the City Manager Evaluation. Roll call vote. Voting yes were Meinert, Bailey, Woodside, Guiles, and Lupo.
- Motion by Guiles, seconded by Lupo, **CARRIED**, to exit Closed door session at 8:07; No decisions were made. Affirmed by voice vote.
- City Manager Contract
- Motion by Guiles, seconded by Woodside, **CARRIED**, to accept the City Manager's contract as presented and authorize Mayor and Clerk to sign. Voting yes were Woodside, Bailey, Meinert, Guiles, and Lupo.
- Meinert asked that his evaluation summary be included in the minutes:
- Councilmembers Brad Nixon and Nate Bailey, along with Mayor Roger Meinert met with Mr. Saladin on Thursday, April 24 to review Rich's performance over the previous year. During the discussion, we review the results of the evaluation survey what was completed by members of council as well as the department heads that serve our city.
- The survey results were overwhelmingly positive and there no comments from the survey that were a concern to discuss with Mr. Saladin. Mr. Nixon, Mr. Bailey and I feel that Rich has done an outstanding job over this past year and the results of his work show through the benefits happening throughout our community.
- The committee of councilmembers recommend Mr. Saladin's contract be extended for another year (this will be 2 years in total). Furthermore, we recommend that Mr. Saladin receive a 3.5% pay increase.
- Adjourn Mayor Meinert adjourned the meeting at 8:14 P.M.

Amanda Grant
City of Reed City Clerk