

CITY OF WHITEHALL
CITY COUNCIL WORK SESSION MINUTES
VIA ZOOM
November 10, 2020
5:00 p.m.

PRESENT: Scott Brown, Dick Connell, Virginia DeMumbrum, Ellie Dennis, Debi Hillebrand, Sean Mullally, and Steve Salter

ABSENT: None

ALSO PRESENT: Scott Huebler, Brenda Bourdon, Roger Squiers, Laurie Audo, and Will Meier

Mayor Hillebrand called the meeting to order at 5:06 p.m. via Zoom.

DISCUSSION ITEMS

Designated Assessor – City Manager Huebler provided background on the Muskegon County Interlocal Agreement for the County Designated Assessor with additional explanations provided by Attorney Meier. The agreement will be brought as an action item to the next council meeting.

Meeting Organization – Using a consent agenda for council meetings was discussed with an explanation from Attorney Meier on how items could be pulled from the consent agenda for discussion or questions. Salter was concerned that transparency would be an issue if questions were not asked. It was confirmed that transparency would be maintained because questions are always allowed and everything is provided in the packet including the bills which is accessible on the City's website. Dennis encouraged others to ask questions in advance to prepare for the meeting and another suggested that by asking ahead, a more thorough answer could be provided at the Council meeting.

Air BNB Operations – Huebler explained that Air BNBs are gaining popularity and due to a resident's noise complaint questioned whether Council would like them to be regulated. Consensus was to allow the County to enforce the accommodation tax collection (as Huebler explained) and potentially regulate allowable locations by a zoning ordinance.

Mobile Food Vendors – With the North Mears Parking lot improvements came much opposition to food trucks from local restaurant owners. Consensus from Council was that it brings more variety and options to the community and that most do not have any issues with them. Connell was opposed to food trucks using city property and Hillebrand would like more guidelines. The topic will be added to a future work session agenda.

PUBLIC COMMENT:

Amy Martell requested that the removal of Big Johns be stricken from the Master Plan and agrees that guidelines need to be implemented for Food Trucks.

Aaron Smith and Greg Maki updated Council on their remodeling progress for their Medical Marihuana Facility and requested that Adult Use be considered.

Scott Brown requested to have the City Manager and Attorney's evaluation process added to a work session.

MEETING ADJOURNED AT 5:59 P.M.

Debra Hillebrand, Mayor

Brenda Bourdon, City Clerk

CITY OF WHITEHALL
CITY COUNCIL MEETING MINUTES
VIA ZOOM
NOVEMBER 10, 2020

PRESENT: Scott Brown, Dick Connell, Virginia DeMumbrum, Ellie Dennis, Debi Hillebrand, Sean Mullally, and Steve Salter

ABSENT: None

ALSO PRESENT: Scott Huebler, Brenda Bourdon, Roger Squiers, Laurie Audo, and Will Meier

Mayor Hillebrand called the meeting to order at 6:00 p.m. via Zoom

APPROVAL OF THE AGENDA

Motion by Dennis, seconded by DeMumbrum, CARRIED, to approve the agenda. All yeses

SPECIAL PRESENTATION

Doug Vredevelde, of Vredevelde Haefner, reviewed the 2020 Fiscal Year audit noting that a clean or unmodified opinion was issued. Doug also provided highlights of several financial statements and fielded questions from Council.

APPROVAL OF COUNCIL MINUTES

Motion by Mullally, seconded by Dennis, CARRIED, to approve the September 22 Council Meeting Minutes. All yeses

APPROVAL OF THE ACCOUNTS PAYABLE

Motion by Connell, seconded by DeMumbrum, CARRIED, to approve the account payables in the amount of \$119,680.14 and checks to be drawn in their several amounts.

Roll Call Vote: Yes – Connell, DeMumbrum, Dennis, Mullally, Salter, and Hillebrand;
No – Brown; Absent – None

COMMUNICATIONS

Certificate of Appreciation, Marina Advisory Committee Minutes, Muskegon Innovation Hub Annual Report, Special TIFA Meeting Minutes, White Lake Senior Center Newsletter

Motion by Dennis, seconded by DeMumbrum, CARRIED, to approve the communications and place on file. All yeses

MESSAGES FROM THE MAYOR, COUNCIL, AND CITY MANAGER

Council members provided comments.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Resolution 20-30 Tannery Bay Phase II Engineering

Motion by Dennis, seconded by Connell, CARRIED to approve the Prien&Newhof Tannery Bay Phase II Engineering Proposal as presented for an amount not to exceed \$46,900 and approve the budget amendment to the TIFA fund by adding \$46,900 in contractual services and reducing the fund balance likewise.

Roll Call Vote: Yes – Dennis, Connell, Brown, Salter, Mullally, DeMumbrum, and Hillebrand;
No – None; Absent – None

B. Resolution 20-31 Marina Settling Investigation

Motion by Salter, seconded by Brown, CARRIED to approve the Prein&Newhof Municipal Marina Settling Investigation Proposal as presented for an amount not to exceed \$10,000 and approve a budget amendment to the TIFA fund by adding \$10,000 in contractual services and reducing the fund balance likewise.

Roll Call Vote: Yes – Salter, Brown, Connell, Dennis, DeMumbrum, Mullally, and Hillebrand;
No – None; Absent – None

C. Resolution 20-32 Marina Rates

Motion by Mullally, seconded by Salter, CARRIED to adopt the Commission Transient Rate F and Seasonal Rate 7 for 2021 as presented.

Transient Rate F and the Seasonal Rate 7 for 2021:

	<u>2021</u>
Transient 30'	\$44
Transient 45'	\$67
Seasonal 30'	\$1,830
Seasonal 45'	\$2,745

Roll Call Vote: Yes – Mullally, Salter, Brown, Connell, Dennis, DeMumbrum, and Hillebrand;
No – None; Absent – None

D. Resolution 20-33 MERS Benefit Plan

Motion by Connell, seconded by Dennis, CARRIED to adopt the Hybrid Benefit Plan Agreement Addendum as presented.

Roll Call Vote: Yes – Connell, Dennis, DeMumbrum, Mullally, Salter, Brown, and Hillebrand;
No – None; Absent – None

E. Ordinance 20-02 Amended Minor in Possession

Motion by DeMumbrum, seconded by Brown, CARRIED to adopt ordinance amendment to Chapter 130 entitled "Disorderly Conduct," by adding section (A) under 130.03 FURNISHING OR USING OF INTOXICATING LIQUOR BY PERSONS UNDER 21 YEARS OF AGE.

Roll Call Vote: Yes – DeMumbrum, Brown, Connell, Dennis, Mullally, Salter, and Hillebrand;
No – None; Absent – None

PUBLIC COMMENT

Lillian Morningstar provided comment.

ADJOURNMENT

Mayor Hillebrand adjourned the Council Meeting at 6:41 pm.

Debra Hillebrand, Mayor

Brenda Bourdon, City Clerk