



City Council

Mayor: Chris Emerick
Mayor Pro-Tem: Sandy Szeliga
Council: Dan Elliott
Sean Duffy
Matt Hildebrand
City Clerk: Kathy Fiebig
City Manager: Pepper Lockhart

City of Ewart
200 S. Main St.
Ewart, MI 49631
(231) 734-2181

www.ewart.org

CITY OF EVART REGULAR COUNCIL MEETING AGENDA Tuesday, January 18, 2022 @ 8:00PM

The Regular Council Meeting will be held in the Community Room at the Depot located at 200 S. Main St. Ewart, MI 49631

Before each regular council meeting there will be a standing pre-council work session from 7:30PM to 8:00PM.

1. Call to Order: 8:00PM
2. Pledge of Allegiance
3. Roll Call
4. Citizens' Comments – *limited to 3-4 minutes per individual*
5. Approval of Agenda
6. Consent Agenda
The purpose of the Consent Agenda is to expedite business by grouping non-controversial items together to be dealt with by one Board motion without discussion. Any person, whether Board Member, staff or public may ask that item be removed from the Consent Agenda to be placed elsewhere on the regular agenda for discussion. All such requests will be granted.
 - A. Regular Council Minutes – January 3, 2022
 - B. Vendor's List \$339,231.12
 - C. Budget Amendments
7. Unfinished Business
 - D. Variance Waiver Exemption
 - E. Sale of Ewart Industrial Park Lots
 - F. Sale and Split of Lots 6, 7 & 8 of the Industrial Park -*tabled until Planning Commission reviews at January meeting and makes a recommendation.*
8. New Business
 - G. Green Gold Diner – Special Events
9. Department/Informational Reports (No Action Needed)
 - H. Accounts Payable Report (1/4/2022 – 1/18/2022)
 - I. Payroll Reports (1/4/2022 – 1/18/2022)

- 10. City Attorney Report/Comment**
- 11. City Clerk Report/Comment**
- 12. City Manager Report/Comment**
- 13. Finance Director Report/Comment**
J. Finance Director's Monthly Report – December 2021
- 14. Department of Public Works Report/Comment**
K. DPW Monthly Report – December 2021
- 15. Police Department Report/Comment**
L. Police Department Monthly Report – December 2021
- 16. Downtown Development Authority Report/Comment**
M. DDA Meeting Packet – January 11, 2022
- 17. Planning Commission**
- 18. Evert Area Fire Department**
N. Fire Department Minutes – December 14, 2021
- 19. Evert Housing Commission**
O. Housing Commission Minutes – November 16, 2021
- 20. Citizens' Comments** – *limited to 3-4 minutes per individual*
- 21. Adjournment**

**CITY OF EVART
REGULAR COUNCIL MEETING
January 3, 2022 @ 8:00PM
Community Room at the Depot, 200 S. Main Street**

Mayor Chris Emerick called the meeting to order at 8:00pm, then led the assembly in the Pledge of Allegiance.

Present (via roll call): Sean Duffy, Dan Elliott, Mayor Emerick, Matt Hildebrand, Sandra Szeliga

Present (staff): City Manager Pepper Lockhart, Finance Director/Treasurer Jennie Duncan, Director of Public Works Dustin Moma, City Attorney James White, Chief of Police John Beam Jr., City Clerk Kathy Fiebig

Guests: Randy Berger (RCB Contracting), Dr. Steve Kalesperis, Rob LaPeen, Jason O'Dell, Ashley Flachs, Roger Elkins and two unidentified adult males

Citizens' Comments:

Dr. Steven Kalesperis: came in during the work session and overheard several comments that seem to be at odds with the purchase contracts that he has offered. Asked if he was on the agenda tonight? Mayor Emerick told him he was not. Council is still waiting for the financial information that has been repeatedly requested. When that information has been received, discussion will resume. Dr. Kalesperis replied that he can't obtain funding until he has a signed contract.

Ashley Flachs reminded council that she is a licensed realtor and broker and will volunteer her services to review potential property sales.

Roger Elkins: The city website still lists Public Square as a city park although it now belongs to the school district. He noted that the parcel at 7 Mile Road and N. Main Street is restricted to park and recreation use and would like to see language reflecting that.

Jason O'Dell: Mr. O'Dell is a Planning Commission member, and the Commission has briefly discussed the possible division of Lots 6, 7 and 8 in the Industrial Park. He would like to see further discussion on this issue before any decisions are made. He noted that there will be another joint meeting of representatives from Evert City council, boards, commissions, and stakeholders on January 19. This should be discussed then for additional community input. The Commission is currently working on updating the Master Plan, and this matter should be part of that effort, as well.

Ashley Flachs: There are companies that specialize in providing plans and recommendations for marketing industrial parks. They will research the history and protect the town from liability. She can provide contact information.

Robb LaPeen: apologized that the paperwork requested hasn't been submitted; he has been very ill with COVID. They have the necessary funding but don't understand why they have to prove this on property the city may not sell to them. Their development will touch on a number of industries other than marijuana.

Approval of Agenda

Ms. Lockhart added Item J1: Pay Commission recommendation to the agenda.

Motion by Mayor Emerick to approve the agenda with this addition. Support by Mr. Hildebrand.

Motion passed with all in favor.

Approval of Consent Agenda

A. Regular Council Minutes – December 20, 2021

B. Vendor's List \$45,651.17

C. Budget Amendments

Mr. Elliott noted an error in the December 20 minutes: the partial funding for High and River Street will be provided by the Region 8A Rural Transportation Task Force, not the Osceola County Road Commission. Motion by Mayor Emerick to approve the consent agenda as presented with this correction to the December minutes. Support by Ms. Szeliga. Motion passed with all in favor.

Unfinished Business

D. McClellan's Offer to Purchase Lot 2 on the Industrial Park - *postponed*

The interested parties are waiting on the results of a building inspection before submitting their bid. They will also perform a Phase 1 Environmental Study.

New Business

E. Department of Public Works (DPW) Employment Contract

After discussion with the Labor Relations Board, Ms. Lockhart presented a proposed five (5) year contract for Mr. Moma. Mr. Hildebrand requested that "Section 5. Compensation" be changed to reflect Mr. Moma's entire first year, not the six months remaining. Motion by Mr. Hildebrand to approve the contract for Mr. Moma as Director of Public Works/Airport Manager with this correction. Support by Ms. Szeliga. Motion passed. Motion by Mayor Emerick to approve Resolution 2022-01 supporting the above motion. Support by Mr. Elliott. Motion passed with a roll call vote; all were in favor.

F. Compensation (Pay) Commission Appointment – Jim Schwab

Ms. Fiebig advised council that Mr. Schwab is currently a member of the Planning Commission (PC) and serves on the Administrative Review Committee for the PC. Mr. Schwab has agreed to serve on the Compensation Commission as well. Mayor and City Manager support this recommendation. Motion by Mr. Hildebrand to appoint Jim Schwab to the Compensation Commission for a four-year term, beginning in 2021 and expiring in 2025. Support by Mr. Duffy. Motion passed with all in favor.

G. Sale and Split of Lots 6, 7 & 8 of the Industrial Park

Ms. Fiebig presented an offer to purchase parts of Lots 6, 7 and 8 in the Industrial Park for an outdoor marijuana grow facility. Mr. White noted that the purchase agreement calls this "Lot 9" and if the offer is accepted, that should be changed to reflect that the purchase is for the southernmost portions of these lots as defined by the legal description. Calling it Lot 9 would require replatting the entire park. Mr. Hildebrand would prefer to have this lot split reviewed by the Planning Commission and a recommendation from them before moving forward. No action taken.

H. Clearance of Trees & Brush – Airport Runway

Mr. Moma reminded council that the brush issue must be resolved by June 1, 2022 or the city will begin incurring substantial fines. Some of the area involved is a wetland so can only be worked when frozen, which narrows the window of opportunity considerably. He presented four bids to council. Ms. Lockhart stated that this project would typically be bid out with a Request for Proposals (RFP) but advised council that Mr. White has confirmed that the City Purchasing Policy gives council the ability to waive that requirement since this must be accomplished in such a short time frame. She also advised council that this expense will come from the general fund balance as it is not in the current budget. Motion by Mr. Hildebrand to accept Estimate #2 from RCB Contracting Services in the amount of \$58,000 for brush removal at the airport. Support by Mr. Duffy. Motion passed with all in favor.

I. Ordinance 2021-02/An Ordinance to Amend the City of Evert Zoning Ordinance

Ms. Fiebig reported that the Planning Commission held a public hearing regarding this ordinance and did not receive any public comments. The Planning Commission voted unanimously to recommend approval. Council noted that although the Ordinance was drafted and discussed during 2021, it would be appropriate to rename it Ordinance 2022-01 to reflect passage in 2022. Motion by Mr. Hildebrand to approve passage of Ordinance 2022-01. Support by Ms. Szeliga. Motion passed with a roll call vote: Mr. Elliott voted no, and Mayor Emerick, Mr. Hildebrand, Ms. Szeliga and Mr. Duffy voted yes.

J. Ordinance 2021-03/An Ordinance to Amend Evert City Code Chapter 8

As above, the Ordinance will be renamed Ordinance 2022-02 to reflect the fact that it was passed in 2022. Motion by Mayor Emerick to approve Ordinance 2022-02. Support by Mr. Duffy. Motion passed with a roll call vote: Mayor Emerick, Mr. Hildebrand, Ms. Szeliga and Mr. Duffy voted yes. Mr. Elliott voted no.

J1. Recommendation of the Compensation (Pay) Commission

Ms. Fiebig presented Resolution 2021-25 detailing the Compensation Commission's recommendations to council regarding mayoral, council and clerk's pay. Council renamed this resolution to 2022-02 to reflect passage in 2022. Motion by Mr. Elliott to accept the recommendation of the Commission as presented. Support by Mr. Hildebrand. Motion passed with a roll call vote; all were in favor.

Department/Informational Reports

K. Accounts Payable Report (12/21/2021 – 1/3/2022)

L. Payroll Reports (12/21/2021 – 1/3/2022)

City Attorney Report/Comment

Mr. White noted that the agenda reflects much of what he and Ms. Lockhart have been working on. He reviewed the purchase offer for the split of lots 6,7, and 8 and reviewed Mr. Moma's employment contract. He will provide a written report of his monthly activity at the next council meeting.

City Clerk Report/Comment

Ms. Fiebig briefly reviewed the Planning Commission's 2021 Annual Report, noting that there would be several updates regarding actions taken in the last week of December 2021.

City Manager Report/Comment

Ms. Lockhart intends to live stream future council meetings and is looking for information on policies that approve hybrid meeting (in person and virtual attendance). She has hired Lisa Newsome to fill the open administrative assistant position. She is researching cost for colored bridge lights and asked council to give some thought to future bridge lighting. She's working with OHM Engineering for engineering costs for River and High Street.

Finance Director Report/Comment: none

Department of Public Works Report/Comment

Mr. Moma reported that the ice skating rink will be installed soon at the west end of the Skate Park. Dale Martin is spearheading this project. The rink will be sited to avoid moving any of the park equipment.

Police Department Report/Comment

Chief Beam noted with regret that the preferred candidate for the resource officer position has withdrawn his application as he is leaving the area. The new exterior lights have been installed at the police department. Chief has begun the installation of the new security cameras and will continue to work on this project. He is trying to obtain vehicle quotes for the USDA grant.

Downtown Development Authority Report/Comment: none

Evert Area Fire Department: none

Evert Housing Commission: none

Citizens' Comments:

Randy Berger has enjoyed working with DPW Director Moma. He has been impressed with the way Mr. Moma has responded in emergency situations and appreciates the way he approaches the job.

Ashley Flachs seconded Mr. Berger's comments and stated that she believes Mr. Moma cares about his employees and their families.

Jason O'Dell: invited Council and all in attendance at the meeting to attend the next school board meeting on Monday, January 10 at 7pm at the Middle School. He noted that this is an open ended invitation and that the school board would appreciate more community input.

Ashley Flachs suggested that the city consider setting up a land bank in order to more easily facilitate the sale of city properties. She supported Mr. Elkins comments regarding the city property at 7Mile Road and N. Main Street.

Motion by Mayor Emerick to adjourn. Support by Mr. Duffy. Motion passed with all in favor. The meeting was adjourned at 9:13pm.

Kathy Fiebig, City Clerk

01/13/2022 07:41 AM
User: JENNIE
DB: CITY OF EVART

CHECK REGISTER FOR CITY OF EVART
CHECK DATE FROM 01/04/2022 - 01/18/2022

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 751 VENDOR					
01/05/2022	751	38883	1217	1 WAY INSULATION SERVICES, LLC	2,400.00
01/05/2022	751	38884	796	RCB CONTRACTING	29,000.00
01/06/2022	751	38885	MISC	CORELOGIC, INC	667.43
01/06/2022	751	38886	MISC	CORELOGIC, INC	374.73
01/06/2022	751	38887	MISC	CORELOGIC, INC	660.67
01/10/2022	751	38888	0028	CITY OF EVART	2,697.96
01/10/2022	751	38889	0653	EVART PUBLIC LIBRARY	135.90
01/10/2022	751	38890	0229	OSCEOLA COUNTY TREASURER	1,586.28
01/10/2022	751	38891	MISC	WELLS FARGO VENDOR FINANCIAL	4,840.11
01/10/2022	751	38892	0028	CITY OF EVART	23,818.37
01/10/2022	751	38893	0051	EVART FIRE DEPARTMENT	23,802.02
01/10/2022	751	38894	0045	EVART PUBLIC SCHOOLS	115,998.64
01/10/2022	751	38895	1047	MECOSTA OSCEOLA TRANSIT AUTHORITY	5,911.03
01/10/2022	751	38896	0668	MECOSTA-OSCEOLA INTERMEDIATE	60,075.23
01/10/2022	751	38897	0229	OSCEOLA COUNTY TREASURER	32,618.42
01/18/2022	751	38898	440	AXON ENTERPRISE, INC	375.00
01/18/2022	751	38899	0028	CITY OF EVART	626.61
01/18/2022	751	38900	478	CORE&MAIN LP	598.52
01/18/2022	751	38901	1200	DEERE CREDIT, INC	1,315.64
01/18/2022	751	38902	0576	DTE ENERGY	1,593.06
01/18/2022	751	38903	1766	EVART PARTS PLUS	159.32
01/18/2022	751	38904	1025	FILE SAFE, INC	150.25
01/18/2022	751	38905	0677	HOMETOWN HARDWARE	49.56
01/18/2022	751	38906	0061	IDEXX LABORATORIES, INC.	1,542.41
01/18/2022	751	38907	1775	KIENITZ-NIX MEMORIALS, INC	110.00
01/18/2022	751	38908	1119	KUBE PROPANE, LLC	697.53
01/18/2022	751	38909	PRA5111	LEXIPOL	495.00
01/18/2022	751	38910	1201	POINT BROADBAND	153.60
01/18/2022	751	38911	796	RCB CONTRACTING	3,833.33
01/18/2022	751	38912	1806	REPUBLIC SERVICES #239	10,370.60
01/18/2022	751	38913	353	REVIZE, LLC	1,500.00
01/18/2022	751	38914	472	ROTARY MULTIFORMS, INC	306.49
01/18/2022	751	38915	0129	SMITH LUMBER CO	1,006.84
01/18/2022	751	38916	919	SUMMIT COMPANIES	1,401.25
01/18/2022	751	38917	0776	WIELAND TRUCK CENTER-CLARE	148.59
01/18/2022	751	792 (E)	0024	CONSUMERS ENERGY	564.36
01/18/2022	751	793 (E)	1827	FIRST BANK CARD	2,802.50
01/18/2022	751	794 (A)	1858	AFFORDABLE PRINTS	28.00
01/18/2022	751	795 (A)	1456	AMERICAN SPECIALTY PRODUCTS	524.25
01/18/2022	751	796 (A)	328	CHARTER/SPECTRUM	419.40
01/18/2022	751	797 (A)	921	DRUG SCREEN PLUS	90.00
01/18/2022	751	798 (A)	1757	MAURER'S TEXTILE RENTAL	557.60
01/18/2022	751	799 (A)	1730	SCOTLAND OIL COMPANY, INC.	3,224.62

751 TOTALS:

Total of 43 Checks:	339,231.12
Less 0 Void Checks:	0.00
Total of 43 Disbursements:	339,231.12

CONSENT AGENDA REPORT

To: Honorable Mayor Emerick & Council Members
From: Jennie Duncan, Finance Director/Treasurer
Date: January 12, 2022
Re: Requesting Approval for Budget Amendments

For the Consent Agenda of January 18, 2022

Background. Several times a year, I will present budget amendments to the city council for approval. Per our approved Resolution 2020-13, “City officials are responsible for the expenditures authorized in the budget and may expend City funds up to, but not to exceed, the total appropriation authorized for each department. City officials may make transfers among the various line items contained in the department appropriations.” Prior to any negative general ledger line item, it is best practice to request a budget amendment. Our 2021-2022 budget was approved on May 17, 2021.

Financial Impact. None

Recommendation. Please approve the following budget amendments as stated.

Attachments.

1. Budget Amendment detail report.

City of Evert
JOURNAL ENTRY
JE: 6400

Post Date: 01/12/2022
Entry Date: 01/12/2022
Description: FOR COUNCIL PACKET 1.18.2022

Entered By: JENNIE
Journal: BA

GL #	Description	DR	CR
101-265-727.000	OFFICE SUPPLIES	240.00	
101-265-850.000	COMMUNICATIONS		100.00
101-265-921.000	UTILITIES		240.00
101-265-932.000	COMPUTERS/EQUIPMENT/IT	100.00	
101-301-758.006	UNIFORMS		40.00
101-301-840.000	PHYSICALS	40.00	
101-441-860.000	TRAVEL EXPENSES	60.00	
101-442-850.000	COMMUNICATIONS		60.00
590-537-850.000	COMMUNICATIONS		300.00
590-537-900.000	PUBLISHING/PRINTING		10.00
590-537-930.000	REPAIRS AND MAINTENANCE	10.00	
590-537-955.000	MISCELLANEOUS EXPENSE		125.00
590-538-740.000	OPERATING SUPPLIES	300.00	
590-538-801.000	PROFESSIONAL SERVICES	125.00	
591-545-850.000	COMMUNICATIONS		283.00
591-545-860.000	TRAVEL EXPENSES	8.00	
591-545-900.000	PUBLISHING/PRINTING		8.00
591-545-930.000	REPAIRS AND MAINTENANCE	283.00	
Journal Total:		1,166.00	1,166.00

APPROVED BY: _____

AGENDA REPORT

To: Honorable Mayor Emerick and Council members
From: Pepper Lockhart, City Manager
Date: January 12, 2022
Re: Variance Waiver/ Exemption for the Sale of Lots 2,3,4,6,7 & 8
For the Agenda of January 18, 2022: Regular Meeting

Background

There has been interest from Dr. Kalesperis and Mr. LaPeen regarding several lots in the industrial park. At the council meeting on January 3, 2022, he requested that you see the letter he sent regarding lots 2 & 3 from December 29th. Today I received another request for lots 2,3,4,6,7,8. They are now, also requesting a variance, waiver or exemption to the Evert City Ordinance Sections 8-125, paragraph a & Section 8-126, paragraph a, be changed from one thousand foot to one hundred foot from these locations described in the ordinance.

Issues and Questions Specified

In both letters, it is inferred that they were not made aware until recently of the code restriction of 1000 ft from a school or church. I have enclosed the affidavit signed by Mr. Kalesperis, on October 26, 2021, stating that he has read Ordinance 2019-09 which states on page 31 the 1000 ft information. In item #3 & #5F, of the letter they state that a proof of funds was not previously required. Mayor Emerick requested on October 5 at the regular council meeting that proof of funds be provided. They also refer to using "the map provided by the municipal clerk", This map, (attached to the letter of January 12, 2022) was not provided by the city clerk.

Attachments

1. Letter from Mr. Kalesperis dated January 12, 2022. (6 pages)
2. Affidavit signed by Mr. Kalesperis
3. Ordinance 2019-09- Section XI pg. 31
4. October 5, 2021-Final council minutes
5. Ordinance 8-125 & 8-126

Dr. G. Steven Kalesperis DO

10790 E. Bierri Rd.

EVART, MI 49631

January 12, 2022

To: Evart City Council - Mayor Emerick, Mayor Pro Tem Szeliga,
and Council Members Duffy, Elliot and Hildebrand
From: Dr. G. Steven Kalesperis DO and Mr. Robb LaPeen

This letter is in regard to our pending purchase acquisition of Lots 2 and 3 for the initial development of a MEDICAL OFFICE and CBD WELLNESS CENTER in the Air Industrial Park of Evart, Michigan, and the recent purchase contract revision by the city attorneys that will require council approval before moving forward. Please be advised that we have attached a revision to the pending contract that seeks the council's reconsideration of our initial intent to develop Lots 2, 3, 4, 6, 7 & 8, since the financial and hedge fund investors that have approached us are seeking to finance the entire project development rather just the initial phase of Lot 2 and 3. For this reason, and based on the assessed valuation of the undeveloped acreage at \$10,000/acre, we are offering a \$2,500 premium above the assessed value, since our plans will require immediate access to all lots.

At the council meeting, prior to the last on 01/03/2022, Evart City Manager, Pepper Lockhart, advised me of several issues that had delayed Evart council's final approval of the purchase contract under review and revision by your city attorneys.

1. Financials for Mr. LaPeen were not made available. Unfortunately, there was a miscommunication between Mr. Steve Herrera to Mr. LaPeen, after an email was sent from the City Manager to our project manager, Mr. Herrera;
2. Mr. LaPeen was gravely ill with a severe case of the COVID-19 Delta variant. Due to the severity of his illness, he was in no physical or mental condition to prepare such an individual financial. Moreover, our understanding based on our experience in past acquisitions of real estate, whether residential or business, is: Until a contract is agreed upon by both parties, financial means and/or terms of financing are not required immediately; but typically allow a minimum of 30-60 days for the buyer to obtain suitable financing, if a cash purchase is not a part of the Buyers' offer.
3. In addition to the individual financials of the buyers, a Proof of Funds, Letter of Credit, or a Bank Loan Approval was also requested that had not been required in our earlier negotiations; and reference is again made to the preceding paragraph (2).
4. A new issue brought to our attention by Pepper Lockhart, only recently, and which has caused further delay, will require attention for resolve by the City Council. This issue involves the recent disclosure of a code restriction of marijuana facilities within a 1000 foot radius from public schools and churches.
5. Prior to the above issues, and since our initial offer to acquire the properties this past June, 2021, other setbacks included:

- a. A rejection of a Lease with Purchase option, despite initial approval by the City Attorney. This was followed by a purchase offer of Lot 2 plus 26 acres encompassing Lots 3, 4, 6, 7, & 8 submitted in September, for the purpose of developing a teaching campus with a marijuana grow/processing facility and dispensary that would be associated with a medical/wellness complex.
No zoning restriction limiting a marijuana facility in Lots 2-8 was ever raised;
- b. From the beginning of all negotiations, Dr. Kalesperis and Mr. LaPeen expressed their desire for a joint venture to develop a centrally located educational campus in the State of Michigan. The purchase offer for the entire 26+ acres available in the Northwest section of the Industrial Park was for the purpose of training individuals to cultivate medicinal plants and herbs, inclusive of the processing of Medicinal Hemp and Cannabis, and the extraction, purification, testing and research of THC, CBD, CBG, and CBN. Other natural therapeutic organic cannabinoids that Healthcare professionals and licensed caregivers may use in their treatment regimens instead of potentially toxic pharmaceuticals were also to be cultivated. Despite the intent of the purchase offer, the Ewart city council would not approve the contract offer, because they were concerned the project was too large a risk.
No zoning restriction limiting a marijuana facility in Lots 2-8 was ever raised;
- c. After a compromise was reached between the City Counsel and Dr. Kalesperis & Mr. LaPeen to limit the purchase to Lots 2 and 3 as the first phase, with the acquisition of Lots 4, 6, 7, & 8 to be incorporated into phases 2 and 3, with a right of first refusal option if outside parties expressed an interest to purchase, the purchase contract was revised to a land contract with an initial earnest deposit of \$150,000 with the balance to be paid in 3 annual installments of \$100,000 to Ewart. A new issue then arose claiming the City could not enter into a Land Contract for the sale of city property.
No zoning restriction limiting a marijuana facility in Lots 2&3 was ever raised;
- d. The next issue raised was when the Interim City Manager, Mr. Richard Lewis, advised us that no further licenses for Marijuana Grow or Processing were available for our development to justify moving forward. After a contentious discussion followed; we informed the council that we had previously been assured by the city clerk and prior city manager, Sarah Dvoracek, that several licenses for grow and processing were still available at \$5,000 each.

I recall this meeting clearly, since there was another individual seeking to purchase the building on Lot 2, only for the purpose of continuing to rent out the space. Since he was seeking some form of tax credit to formalize a purchase within the following week, he jokingly commented and asked if the council would reconsider approving his purchase if some sort of gift would accompany his offer. Although the council seemed to accept his comment in the jovial spirit it was given, since I recall the council laughing, perhaps it was this joking comment by another interested party that confused Mr. Duffy in erroneously thinking that it was Dr. Kalesperis who offered a bribe to the

council in exchange for the council issuing more licenses for marijuana. Again No zoning restriction limiting a marijuana facility in Lots 2&3 was ever raised;

- e. Shortly after that meeting, we were contacted by Mr. Lewis and assured that licenses were definitely still available; but the purchase offer would have to be revised since the City could not move forward with the Land Contract that was previously approved by the City Council, and it needed to be revised by the city attorneys to a purchase by cash or financing by a bank or investors. No zoning restriction limiting a marijuana facility in Lots 2&3 was ever raised;
- f. After the purchase agreement was revised by city attorneys, without an opportunity for review by Dr. Kalesperis, Mr. LaPeen or Mr. Herrera, the issue of individual financials and Proof of Funds were then required as described in the above issues 1-3. Yet, such requirements appear premature, as illustrated in the paragraphs numbered above as (2) and (3).

Unfortunately, despite our best efforts to move forward, and the many errors made by the city council and their prior City Managers' in regards to their own Due Diligence, we appear to have reached an impasse that can be compared to the age old question, "What comes first; the chicken or the egg?". The council claims it cannot move forward without a Proof of Funds for the prospective Buyers to finance the purchase; while the Buyers have multiple investors interested in financing the venture; but will not commit to a Letter of Credit or Proof of Funds unless they can see a contract where there is an Approved Code Exemption by the council; whereby, the lots for sale are not restricted from growing, processing, or selling marijuana, which is only a fraction of the intended use of the Air Industrial Park campus development plan.

When we originally pursued this project, we relied on the map attached below, (which Dr. Kalesperis was given by the Municipal Clerk when he first inquired if any "Green Zoned" lots were for sale), showing that the acreage we have sought to purchase was zoned for such an operation by all areas colored as dark gray. At that time I was assured Licenses were available.

Measuring from the lot lines of the school and church North of Highway 10 to Industrial Park Lots 2 & 3 lot lines just South of Highway 10, the distance from the church as well as the distance from the school lot line to the lot lines of Lots 2 & 3 is 104 feet per Ms. Lockhart.

Michigan law states no marijuana establishment may be located within 1,000 feet of a pre-existing public school or church, **unless a municipality adopts an ordinance that reduces this distance requirement.** Evart city ordinance restriction also follows the state limitation of distance from such entities to within a 1,000 foot radius preventing marijuana facilities from being developed for growing or processing; however, the attached map for Green-Zoned areas allowed in the industrial park clearly allow growing and processing of marijuana within Lots 2 & 3 despite the ordinance terminology; thus creating a conflict in allowed vs restricted zoning. Yet, the municipality may reduce this distance by adoption of an ordinance/zoning exemption.

It would be understandable if school and church properties limited marijuana facilities from being developed if within 1,000 feet AND NOT divided by a major highway; however, a busy highway such as Highway 10 may realistically be considered a limiting boundary that provides a greater risk to school children and church goers' access to the facilities by serving as or considered as a suitable hazardous distance or deterrent that may serve as a reasonable replacement or substitute for the current 1,000 foot restriction.

Since State Highway 10 is a major motor traffic roadway that in essence acts as a State barrier-deterrent effectively dividing the Residential, School, and Religious service areas from the Industrial Park Lots, the current "1,000 foot distance restriction," (to preserve the safety of church-goers and school children from being influenced by a Schedule I controlled substance), could be replaced by a "100 foot wide major highway serving as a barrier-deterrent," we respectfully request the City Council consider Dr. G. Steven Kalesperis and Mr. Robb LaPeen's request for a variance to the code to exempt marijuana facilities within the Industrial Park, as the current code properly references, i.e., Sec 8-125 states, "(b) All grower facilities and excess grower facilities shall be limited to the general industrial I-2 zoning districts. (c) All safety compliance facilities, processor facilities, and secured transporter facilities shall be limited to the general industrial I-2 or general business C-2 zoning districts." In addition, Sec 8-126 states, "(b) All provisioning centers or marijuana microbusinesses shall be limited to the general industrial I-2 or general business C-2 zoning districts."

Please consider adopting a revision to the Marijuana Grower Facility code to read:

All grower, processor, extraction, and provisional facilities for Marijuana shall be limited or developed within the Industrial Park areas of the City of Evart; whereby, any zoning restrictions or limitations as described in Sec. 8-125 and 8-126 are hereafter modified to "1000 feet within areas zoned as Residential"; and such facilities within the Industrial Park that are secured by sophisticated equipment (as is the standard practice in Michigan cannabis growing operations) and divided from Residential, School and Church zoned property lines by a major roadway, (i.e., Highway 10), that is at least 100 feet wide, shall be exempt from the 1,000 foot distance restrictions, since such roadway shall be deemed a sufficient barrier or deterrent similar to or considered a suitable substitute for the current 1,000 foot restriction required for ambulatory school-going minors or religious church attendees' access, and such deterrent-barrier adequately serves to assure the safety standards of the Evart Community.

We would like to add that we understand a precedent for an exemption of the 1,000 foot restriction was obtained by the Lume Dispensary on the North side of Highway 10 in the City of Evart for a retail cannabis operation which is within a 1,000 foot distance from the protected facilities described in Sections 8-125 and 8-126 of the Evart, MI Code of Ordinances.

BENEFITS TO ADOPTING A VARIANCE/EXEMPTION AND APPROVING THE PROJECT:

Furthermore, the building on Lot 2, and the 4 acres of Lot 3, as well as the additional 20+ acres we seek to acquire (i.e., Lots 4, 6, 7, & 8) have been under the ownership of the City of Evart for many years. Our project gives the city the opportunity to receive approximately \$700,000 - \$720,000, presuming the assessor's recent valuation of Lot 3's 4 acres at \$10,000/acre, and our increased offer is acceptable for this long held and unimproved city property.

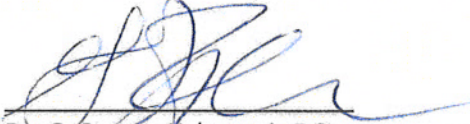
In addition, the improvements to the location for a medicinal plant and herb cultivation, processing and extraction training campus with the PLANNED GEOTHERMAL AND RENEWABLE SOLAR ENERGY power sources the proposed campus plans to include will result in significant property tax and licensing revenues for the city, as well as emergency power reserves for the city during times of electrical power losses, such as those recently experienced this past fall, when Evart power loss lasted for close to a full week to 10 days, and caused an estimate of tens if not hundreds of thousands of dollars lost by residents, businesses, as well as the city of Evart. Furthermore, our business plan calls for a medical facility and significant job training in a fast growing and emerging medical plant, herb, cannabis and Hemp CBD industry for rural Michigan.

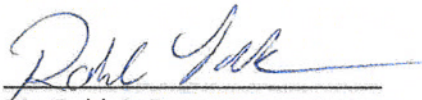
Our project will not only create jobs for Evert residents, but in addition to the tax and licensing revenues to be paid to the City of Evert, we plan to promote a community development assistance program whereby our corporate entity will donate 5% of our annual net corporate revenues, up to one (1) million dollars per year, to various City of Evert programs.

With great appreciation for the Council's consideration on this matter, please accept this letter as a formal request to the Evert Council Members to consider providing a waiver and/or exemption to the Evert City Ordinance Sections 8-125 and 8-126 as we have **noted in bold** above that will be applied to the Industrial Park location we seek to purchase in order that we may pursue the intended business operations previously outlined to the city and are described herein again for Council Members to review.

In addition, we also request the councils' consideration of our revised purchase offer submitted with this request, since the interested investors in this project, (who will supplement any needed funds for acquisition and development), are ready, willing, and able to move forward as soon as all documents assuring an adopted variance by the council, along with the approved purchase contract by the city are agreeable to all parties.

Respectfully,


Dr. G. Steven Kalesperis DO and
Medical Operations & Training
Overseer Research & Development


Mr. Robb LaPeen
Wellness Center Operations & Training
Overseer Herbal Grow & Processing

Prospective Buyers of Lots 2, 3, 4, 6, 7 & 8 in Evert Air Industrial Park

EnEvar

Grower Facility = I-2

Testing Facility =  I-2  C-2

Processor =  I-2  C-2

Existing Facilities

proposed Facility

Industrial-Park-

arquette State

oth

Fair-

7th

Recreation

-5th

-6th

Q

44

-9th

Eleventh

erry-

1-2th

Railroad

8th

Rive

Waters-Edge

I-1: Light Industri

I-2: General Indi

C-1. Central Bus

2. General Data

Affidavit

STATE OF MICHIGAN
COUNTY OF OSCEOLA COUNTY

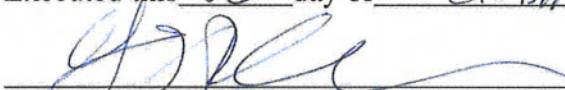
The undersigned, Dr. G. Steven Kalesperis, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Michigan. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. Affidavit that the Purchaser has researched and accepted the City of Ewart Marihuana Facilities Licensing and Regulations as outlined in Ordinance No. 2019-09, amended by Ordinance 2020-04 and Ordinance 2020-6, and other amendments that may occur prior to closing.

Affidavit that the Purchaser has researched and accepted the City of Ewart Zoning Ordinances Section 8 Business Article III. – Marihuana Facilities

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.

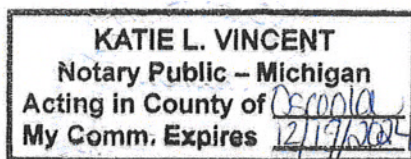
Executed this 26 day of OCTOBER, 2021.

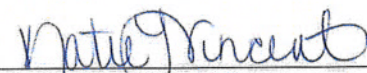

Dr. G. Steven Kalesperis

NOTARY ACKNOWLEDGMENT

STATE OF MICHIGAN, COUNTY OF OSCEOLA COUNTY, ss:

The foregoing instrument was acknowledged before me this 26th day of October, 2021, by G. Steven Kalesperis, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.




Signature of person taking acknowledgment

Title or rank

Serial number, if any

Ordinance 2019-09

- (P) Exterior signage or advertising identifying the facility as a Processor Facility shall be prohibited.
- (Q) Odor Control – No person, tenant, occupant, or property owner shall permit the emission of marihuana odor from any source to result in detectable odors that leave the premises upon which they originated and interfere with the reasonable and comfortable use and enjoyment of another's property. Whether or not a marihuana odor emission interferes with the reasonable and comfortable use and enjoyment of a property shall be measured against the objective standards of a reasonable person of normal sensitivity. A grower or processor shall install and maintain in operable condition a system which precludes the emission of marihuana odor from the premises.

SECTION XI.

LOCATION OF GROWER FACILITY, SAFETY COMPLIANCE FACILITY, PROCESSOR FACILITY SECURED TRANSPORTER.

- (A) No Grower Facility, Safety Compliance Facility, Processor Facility or Secure Transporter shall be located within one thousand (1000) feet Distance from real property comprising a church or religious institution, public or private elementary, licensed child care facility, vocational, or secondary school.
- (B) All Grower Facilities shall be limited to the General Industrial "I-2" Zoning Districts.
- (C) All Safety Compliance Facilities, Processor Facilities, and secured Transporter Facilities shall be limited to the General Industrial "I-2" or General Business "C-2" Zoning Districts.

SECTION XII.

LOCATION OF PROVISIONING CENTERS.

- (A) No Provisioning Center shall be located within:

CITY OF EVART
REGULAR CITY COUNCIL MEETING MINUTES
Tuesday, October 5, 2021 @ 8:00PM
Depot, 200 S. Main Street

Mayor Chris Emerick led the assembly in the Pledge of Allegiance.

Present (via roll call): Sean Duffy, Mayor Emerick, Matt Hildebrand, Sandra Szeliga

Absent: Dan Elliott

Present (staff): Interim City Manager Richard Lewis, Finance Director/Treasurer Pepper Lockhart, Director of Public Works Dustin Moma, City Clerk Kathy Fiebig

Guests: Mark Sochocki, Robert Eklund, Vanessa Jones, Dr. G. Steven Kalesperis, Robb LaPeen, Roger Elkins

Approval of Agenda

Motion by Mayor Emerick to approve the agenda as presented. Support by Mr. Hildebrand. Motion passed with all in favor.

Approval of Consent Agenda

A. Regular Council Minutes – September 28, 2021

B. Vendor's List - \$72,389.20

Motion by Mr. Hildebrand to approve the consent agenda as presented. Support by Mayor Emerick. Motion passed with all in favor.

New Business

C. Mark Sochocki – Housing Commission 2020 Audit

Mr. Sochocki is the Executive Director of the Big Rapids Housing Commission and reminded council that the Evert Housing Commission has retained the Big Rapids Housing Commission for management/executive services. He presented the audit of the Evert Housing Commission for the 2020 fiscal year and requested that council accept the audit of the Annual Report of the Evert Housing Commission. There were two significant deficiencies noted in the audit: six of six tenant files did not contain the required documentation. Paychecks were prepared at the beginning of the month prior to work being performed by the employees, timecards were unsigned and required employment forms are missing. Another issue noted was that 18% of credit card purchases were unsupported. All of these issues are being addressed and corrected.

D. Proposals of Purchase of Industrial Park Property

Mr. Lewis advised council that two offers have been received for property in the industrial park, both of which include Lot 2, the McClellan property. Lot 2 appraised at \$400,000 sixteen months ago and the appraiser has suggested adding a 3% inflation increase for a current value of \$412,000. Lot 1, which is vacant land, just sold for \$100,000 or \$20,000/acre. There has been some discussion about getting the rest of the vacant lots in the park appraised, and Mr. Lewis suggested using the recent sale as a comparable for this discussion.

Dr. Steven Kalesperis (Utopian HeRxBs LLC) told council that he and Robb LaPeen (Birch Run Wellness Center LLC) intend to build a campus for growing, processing, prescribing, and selling medical and

recreational cannabis and hemp. There will also be an educational component with students on site. Their offer is for \$7,500/acre because the lots they are interested in are all listed at \$70,000 but vary widely in size and his research has shown lots in the Evart area typically sell for \$3,000-\$5,000. Mr. Hildebrand noted that such lots are farmland or residential, are not zoned industrial and cannot be compared to lots in the industrial park, which have water, sewer, police protection and US10 frontage. Dr. Kalesperis stated that if the lots appraise higher than \$7500/acre, their maximum offer will be \$10,000/acre and if they appraise at less, he expects the City to honor that price.

Robert Eklund (Red Sky Partners) stated that he has been discussing the purchase of Lot 2 since May with former city manager Sarah Dvoracek. He offered \$400,000 at that time and is still interested in purchasing the property. He is willing to pay \$415,000 (cash sale) and would like to close within the coming week. He will keep the current tenant in place.

Mr. Hildebrand noted that the Utopian/Birch Run offer includes a six-month rental clause, which he believes puts the City at unnecessary risk and asked if they are willing to strike the rental clause and purchase the property outright. Mr. Kalesperis said that was acceptable. Mr. Hildebrand then requested that the offer be revised and presented as a purchase agreement rather than the lease agreement with option to buy currently on the table. He also stated that the last major development in the park took twelve months to complete, and that he does not think the March deadline for this project is at all realistic. He reminded Mr. Kalesperis that the current rental agreement requires 90 days' notice to the tenant. Mayor Emerick voiced the concerns that this business model is new and therefore unproven and that the proposal mentions loans and grants, which are typically not available to cannabis projects. She would like to see proof of funding.

Mr. Lewis reiterated that it is highly unlikely that the Birch Run/Utopian agreement could be completed by their March 2022 deadline. The 90-day notice to the tenant will not be given until the sale has closed, and the project will have to work its way through the Planning Commission and must have a development agreement. He recommends that the City pursue appraisals for Lots 3, 4, 6, 7 and 8. No action taken.

Departmental/Information Reports (No action needed)

E. Accounts Payable Report (9/29/2021 – 10/5/2021)

F. Payroll Reports (9/29/2021 – 10/5/2021)

G. Revenue and Expense Report – September 2021

City Attorney Report/Comment - none

City Clerk Report/Comment - none

City Manager Report/Comment

Finance Director Report/Comment

Ms. Lockhart stated that the annual audit is underway and going well. Staff continues to schedule water meter replacements.

Director of Public Works Report/Comment

Mr. Moma reported that the storm clean up is substantially complete and staff has returned to their normal duties. The Splash Pad will be winterized soon and the handicapped kayak launch will be pulled out for winter storage. He is seeking quotes for a leaf vacuum which he believes would greatly expedite bulk leaf pick up in spring and fall, while keeping the street cleaner. He's having difficulty obtaining three bids and Mr. Hildebrand said if that continues to be the case, Mr. Moma should present an agenda report with that notation and council will look at the options available.

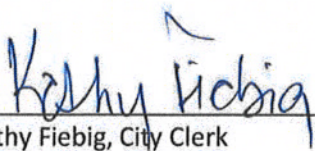
Police Department Report/Comment - none

Downtown Development Authority Report/Comment - none

Evart Area Fire Department - none

Citizens' Comments: Roger Elkins stated that he understands that City Hall still has issues with the phone system. He called this afternoon and couldn't get through, but staff promptly returned his missed call. He appreciated the courtesy.

Motion by Mayor Emerick to adjourn. Support by Mr. Hildebrand. Motion passed with all in favor. The meeting was adjourned at 9:23pm.



Kathy Fiebig, City Clerk

FINAL

Sec. 8-125. - Grower facility, safety compliance facility, processor facility or secured transporter.

- (a) No grower facility, excess grower facility, safety compliance facility, processor facility or secure transporter shall be located within 1,000 feet distance from real property comprising a church or religious institution, public or private elementary, licensed childcare facility, vocational or secondary school.
- (b) All grower facilities and excess grower facilities shall be limited to the general industrial I-2 zoning districts.
- (c) All safety compliance facilities, processor facilities, and secured transporter facilities shall be limited to the general industrial I-2 or general business C-2 zoning districts.

(Ord. No. 2019-09, § XI, 6-17-2019; Ord. No. 2020-04, § 2(XI), 8-10-2020)

Sec. 8-126. - Provisioning centers and microbusinesses.

- (a) No provisioning center shall be located within 1,000 feet of real property comprising a public or private elementary, vocational, or secondary school or 1,000 feet of a church or religious institution defined as exempt by the city assessor or county or state assessor's office or a licensed child care facility.
- (b) All provisioning centers or marihuana microbusinesses shall be limited to the general industrial I-2 or general business C-2 zoning districts.

(Ord. No. 2019-09, § XII, 6-17-2019)

AGENDA REPORT

To: Honorable Mayor Emerick and Council members

From: Pepper Lockhart, City Manager

Date: January 12, 2022

Re: Revised Purchase Offer for Lots 2,3,4,6,7,8

For the Agenda of January 18, 2022: Regular Meeting

Background

There has been interest from Dr. Kalesperis and Mr. LaPeen regarding several lots in the industrial park. The first proposal was brought to you on October 5th. That proposal offered a purchase of Lot 2 for \$417,750, and lots 3,4,6,7,8 for \$182,250. Interim City Manager, Richard Lewis also noted a development agreement would need to follow if this is approved. Today I received a request to purchase Lots 2,3,4,6,7,8. They have offered \$415,000 for Lot 2 and \$305,000 for the other lots mentioned.

Issues and Questions Specified

The purchase offer is requesting to have a final closing date no later than June 1, 2022. It will allow the 90-day notice to the tenant currently renting the building. This offer is contingent on the fact that council will need to approve the variance of 1,000 ft to 100 ft. They will provide a \$7,500 good faith deposit. I have sent this offer to the city attorney to review.

Attachments

1. Purchase Offer dated January 12, 2022.

REVISED BUYERS OFFER TO PURCHASE

OFFER TO PURCHASE PARTIES:

Dr. G. Steven Kalesperis D.O. (Principle Buyer) EVART RESIDENT

Current Address: 10790 E. Bierri Rd, Evart, Michigan 49631

Owner: Utopian HeRxBs LLC

Robb M. LaPeen (Secondary Buyer)

Current Address: 7373 N. Seymour Rd Flushing, MI 48415

Owner: Birch Run Wellness Center LLC

Address: 9213 Birch Run Rd., Birch Run, MI 48415,

City of Evart, Michigan 49631 (Seller)

Address of Property: West 7th St./ US 10-aka lot 2 (See Exhibit 9)

Including Lots 3, 4, 6, 7 & 8 = 24.29ac (See Exhibits 10, 11, 13, 14, & 15)

Offer to Purchase

Lot 2 w/11,408 sq ft building on 3.03 acres:

Prior Agreed Purchase Offer: \$415,000.00

Offer on Lots 3, 4, 6, 7 & 8 = 24.29ac@ \$12,500/acre: Purchase Offer: \$305,000.00

Total Purchase Offer: \$720,000.00

Lot 3 = 3.99 acres X \$12,500 = \$49,875

Lot 4 = 3.72 acres X \$12,500 = \$46,500

Lot 6 = 6.51 acres X \$12,500 = \$81,375

Lot 7 = 6.42 acres X \$12,500 = \$80,250

Lot 8 = 3.65 acres X \$12,500 = \$45,625

Total Value Lots 3-8 = \$303,625

Lots 3-8 Rounding Up Offer = **\$305,000**

Buyers: (G. Steven Kalesperis D.O. and Robb M. LaPeen) hereby revise their previous purchase offers and provide as an **Earnest Deposit** to the Seller (City of Evart) **\$7,500** in Good Faith toward the purchase of Lots 2, 3, 4, 6, 7 & 8 within the Evart Air Industrial Park intended for the development of a Medical Office, a Hemp derived **CannaBiDiol/Cannabinoid Wellness Center**, as well as a Medicinal Plant and Herbal grow, processing, extraction, purification and medical research campus that will become Central Michigan's state of the art Teaching and Learning training center for persons seeking to be educated and involved in the development of natural treatment remedies for a variety of conditions where contemporary and potentially toxic pharmaceuticals coupled with conventional medical practice has failed to resolve many health issues.

If this offer is not accepted, or if the City is unwilling to provide the requested variance to allow the Buyers to pursue their intended use of developing the property, all earnest deposit funds shall be promptly refunded to the Principle Buyer.

Type of Use: Development of Evart Medical and Wellness Center, Veteran Service Connected CBD/THC Holistic Medical Treatment & Medical Card Certification Center, Veteran and Native American Church of T.I. Owned Cannabinoid and Medicinal Plant and Medicinal Herb Grow Facility for Future Processing, Extraction, Testing and Research Campus for Therapeutic Holistic Herb Cultivation and Training Center.

This offer is conditional in that the Buyers will be devoting the majority of the land purchased to the development of renewal energy sources such as a Geothermal Power Plant that will be centrally located on the campus, as well as several locations devoted to Solar Panels. These power sources will be needed for the machinery, security, lighting, heating and additional power needed by the campus buildings. Any excess power generated may be available as needed by the city in times of extended power outage that frequently develops due to storms often experienced in Mid-Michigan.

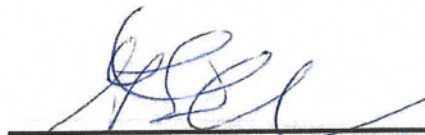
Due to the limiting verbiage of the Evart, MI Code of Ordinances, namely Sections 8-125 and 8-126, we are respectfully requesting the adoption by the Evart City Council a variance to the current limiting distance for certain facilities that we plan to build. Per the letter submitted with this revised offer, we request the adoption of a variance that will allow us to pursue the intended use as follows:

All grower, processor, extraction, and provisional facilities for Marijuana shall be limited or developed within the Industrial Park areas of the City of Evart; whereby, any zoning restrictions or limitations as described in Sec. 8-125 and 8-126 are hereafter modified to "1000 feet within areas zoned as Residential"; and such facilities within the Industrial Park that are secured by sophisticated equipment, (as is the standard practice in Michigan cannabis growing operations) and divided from Residential, School and Church zoned property lines by a major roadway, (i.e., Highway 10), that is at least 100 feet wide, shall be exempt from the 1,000 foot distance restrictions, since such roadway shall be deemed a sufficient barrier or deterrent similar to or considered a suitable substitute for the current 1,000 foot restriction required for ambulatory school-going minors or religious church attendees' access; and such deterrent-barrier adequately serves to assure the safety standards required of all business operations within the Evart Community.

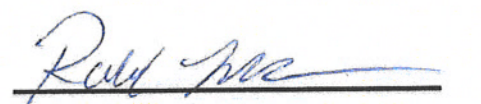
City of Evart shall have **30 days** to provide a code variance similar to that submitted **above in bold type**, for approval and acceptance by Buyers.

Upon the adoption of such variance that will allow the Buyers to develop the property pursuant to their intended use, with acceptable verbiage for the buyers to finalize any funding by interested investors, grantors, hedge fund groups, intended Lessees, or financial institutions, Buyers shall have **30 days** to provide either Proof of Funds or Letters of Intent to move forward with final closing; whereupon, a 90 day notice to current renters to vacate the premises shall be served; and final closing shall be on or before June 01, 2022 or any date certain Buyers gain access and control of property.

Offer Respectfully Submitted for City Council Review on this Date: 01/12/2022



Buyer: G. Steven Kalesperis DO
Medical Operations & Training
Overseer Research & Development



Buyer: Robb M. Lapeen
Wellness Center Operations & Training
Overseer Herbal Grow & Processing

GEORGE S KALESERIS
10790 BERRI RD
EVART MI 49631-8463
Phone: 630-975-7727

0052

74-8013/2724

01/12/2022

PAY TO THE
ORDER OF

CITY of EVART

\$ 7,500⁰⁰

SEVENTHousand FIVE-Hundred⁰⁰ DOLLARS



Frankenthuth Credit Union
580 N. Main St.
Frankenthuth, MI 48734
(989) 497-1600

EVART DEPOSIT

PURCHASE A.I.P. LOTS 2, 3, 4, 6, 7 & 8

[Signature]

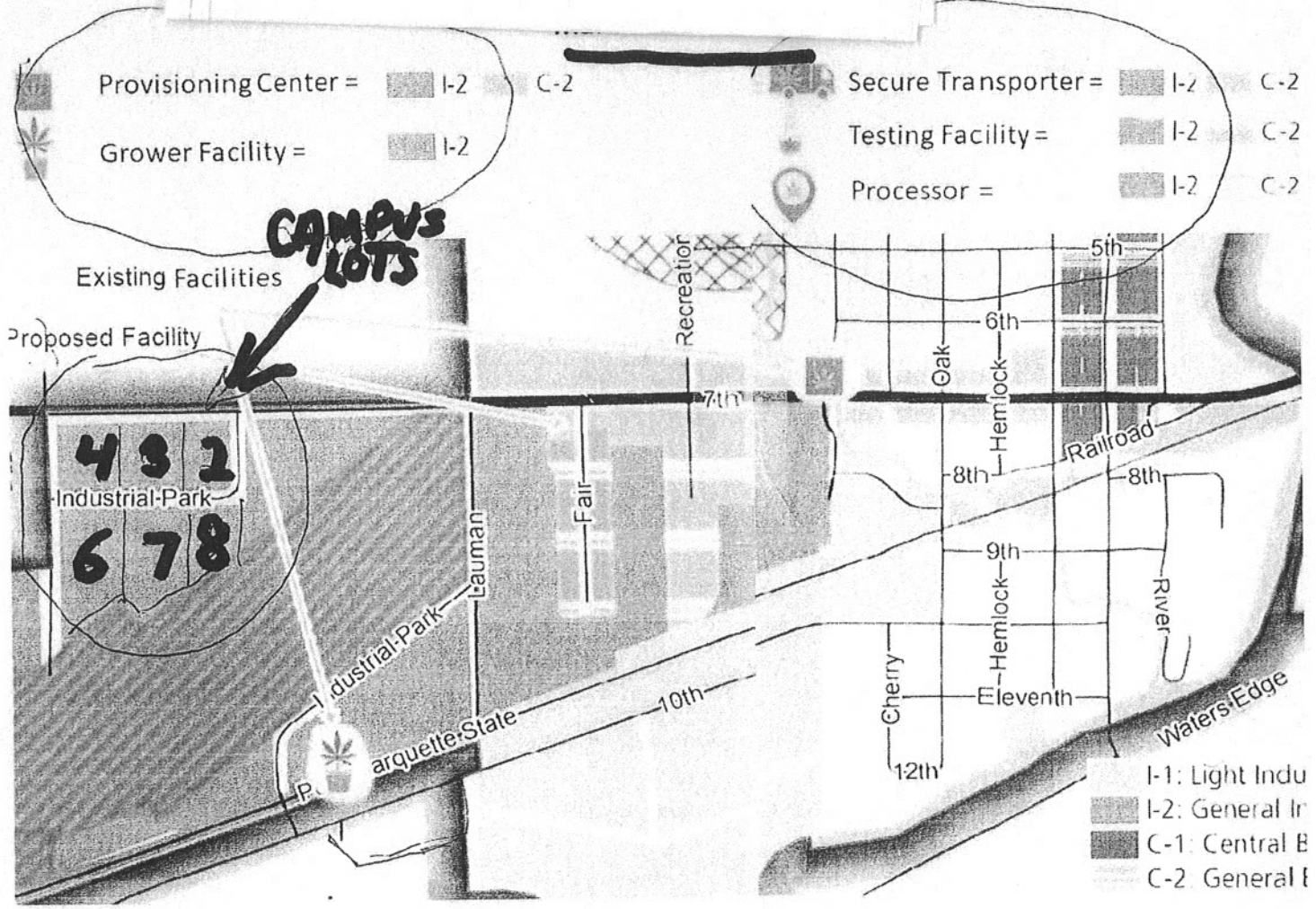


Exhibit A

(See Attached City Owned Real Property Parcels For Sale #9)

Address: West 7th Street/US Highway 10

Parcel ID Number: 67-51-610-002-00

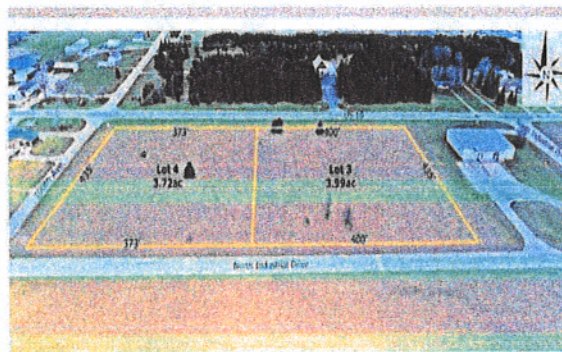
Zoned: Light Industrial I-2

Executive Summary: Development opportunity for sale approximately 3 acres along US 10 Hwy. Property is located on desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127.

Highlights: 330 feet of frontage on US Hwy 10. The building is steel construction and 11,408 feet. This property is currently occupied with tenants.

Exhibit B LOTS 3, 4, 6, 7 & 8 = 24.29 Acres

(See City Owned Property Parcels For Sale #10, 11, 13, 14 & 15)

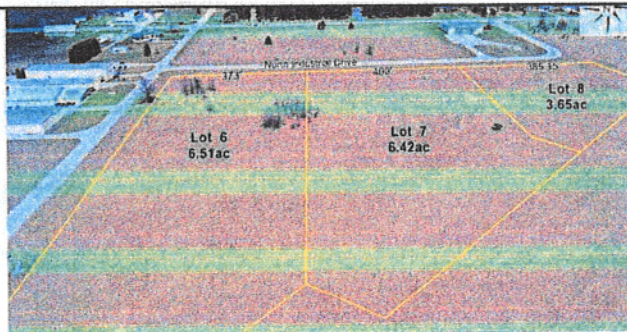


Address: US Highway 10

Parcel ID Number: 67-51-610-004-00

Zoned: General Industrial District and complete with underground utilities

Executive Summary: Development opportunity for sale approximately 3.72 acres along US 10 Hwy. Property is located on desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.



Address: North Industrial Park Drive

Parcel ID Number: 67-51-610-006-00

Zoned: General Industrial District and complete with underground utilities

Executive Summary: Development opportunity for sale approximately 6.51 acres along US 10 Hwy. Property is located on desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Highlights: Phase 1 Environmental completed March 2020.

EXHIBIT

⑨ Industrial Property 67-51-610-002-00

Address: 1033 West 7th Street (US Hwy 10)

Parcel ID Number: 67-51-610-002-00

Legal description: Lot 2 Evart Air Industrial Park

Zoned: General Industrial District

Land AC: 3.03 **Land SF:** 131,986

Highlights

-305 feet of frontage on US Hwy 10

-Industrial Building approx. 11,000 sf

Executive Summary: City is marketing parcel for sale or lease. Property is located on US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining. The building is currently occupied with tenants.

Minimum Bid Price: \$450,000

LOT 2



EXHIBIT

10 Industrial Property 67-51-610-003-00

Address: US Highway 10

Parcel ID Number: 67-51-610-003-00

Legal description: Lot 3 Evert Air Industrial Park

Zoned: General Industrial District

Land AC: 3.99 **Land SF:** 173,804

Highlights

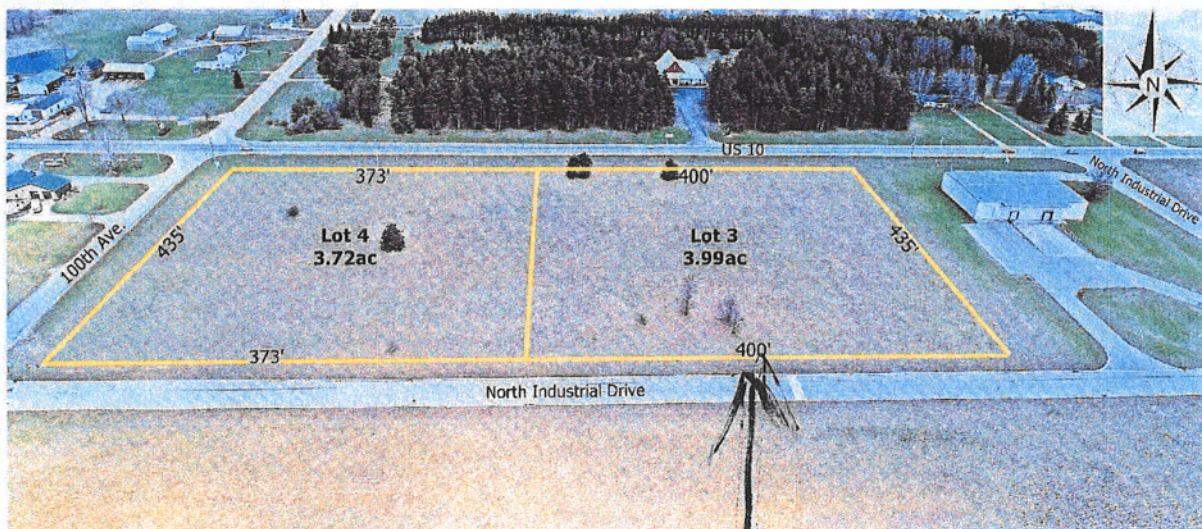
-400 feet of frontage on US Hwy 10

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 4 acres along US 10 Hwy. Property is located on US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)

LOT 3



LOT 3

EXHIBIT

11. Industrial Property 67-51-610-004-00

Address: US Highway 10

Parcel ID Number: 67-51-610-004-00

Legal description: Lot 4 Evert Air Industrial Park

Zoned: General Industrial District

Land AC: 3.72 Land SF: 162,043

Highlights

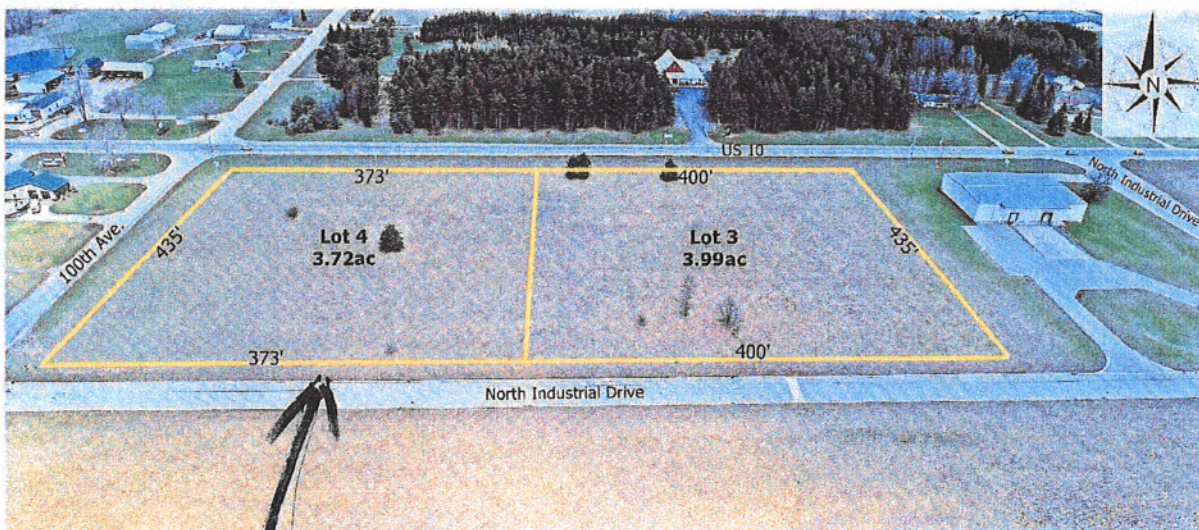
-373 feet of frontage on US Hwy 10

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 3.72 acres along US 10 Hwy. Property is located on US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)

LOT 4



LOT 4

EXHIBIT

13. Industrial Property 67-51-610-006-00

Address: N. Industrial Park Drive

Parcel ID Number: 67-51-610-006-00

Legal description: Lot 6 Evert Air Industrial Park

Zoned: General Industrial District

Land AC: 6.51 **Land SF:** 283,576

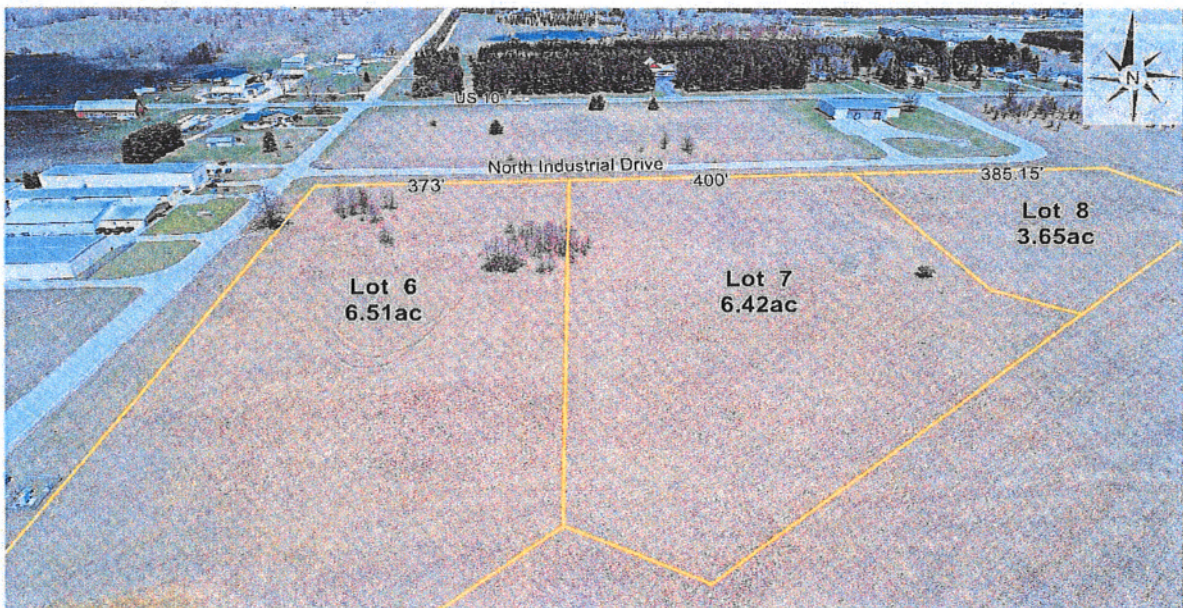
Highlights

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 6.51 acres near US 10 Hwy. Property is located near US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)

Lot 6



LOT 6

AGENDA REPORT

To: Honorable Mayor Emerick and Council members

From: Pepper Lockhart, City Manager

Date: January 11, 2022

Re: Lot 2- Offer from MacLellan

For the Agenda of January 18, 2022: Regular Meeting

Background

I have been in discussion with Mr. Eades from MacLellan Integrated Services in regard to the purchase of this lot. MacLellan is the current tenant leasing the building. They have been in the building for over fifteen years, producing products that support Ventra, Evart's largest industry. The lease is currently month to month. The city chose not to renew the long-term lease after listing the property for sale.

Issues and Questions Specified

MacLellan Integrated Services has completed an assessment and inspection of the building.

Alternatives

1. Entertain offers from new tenants.
2. Do nothing.

Financial Impact

1. It would be preferable to sell the property and return it to the tax rolls.

Attachments

1. Lot 2 Listing
2. Offer (will be sent Friday 1-14-22)

Industrial Property 67-51-610-002-00

Address: 1033 West 7th Street (US Hwy 10)

Parcel ID Number: 67-51-610-002-00

Legal description: Lot 2 Evert Air Industrial Park

Zoned: General Industrial District

Land AC: 3.03 Land SF: 131,986

Highlights

-305 feet of frontage on US Hwy 10

-Industrial Building approx. 11,000 sf

Executive Summary: City is marketing for sale or lease, minimum sale price \$450,000. Property is located on desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing/rezoning/combining.



AGENDA REPORT

To: Honorable Mayor Emerick and Council members
From: Pepper Lockhart, City Manager
Date: January 12, 2022
Re: Green Gold Diner- Special Events
For the Agenda of January 18, 2022: Regular Meeting

Background

Chris Elliott, owner of the Green Gold Diner would like to hold some special events this summer. These events will be partnered with Tri-Unity, community resources to help fundraise for a nonprofit in the Ewart area. Each event will have proper documentation with the State of Michigan and be licensed and insured. The events will be held at the Green Gold Diner.

Issues and Questions Specified

Chris would like permission to submit an application to get a liquor license for three of the events for 2022. They would like to host a pig roast with live music, a seafood boil with live music, and an Oktoberfest type event.

Alternatives

Financial Impact

1. This will not have a financial impact on the city.

Attachments

1. Request from Chris Elliott & Rachel Gokey
2. Certified Resolution Authorizing the Application for Special Use

January 2022

Dear Village of Evart Council-

We are extremely interested in hosting events in Evart for 2022. Community is extremely important to us. To be a united community there needs to be a certain amount of coming together, for the betterment of the whole.

The Green Gold Diner (owner, Chris Elliott) & Tri-Unity, community resources (owner, Rachel Gokey) would like to combine resources to help fundraise for the Evart area. We have been researching nonprofits in the area and want to help them succeed! The Green Gold Diner has several public events happening for 2022. Community give back is so important! We would like to have each event we host be a fundraiser for a nonprofit in the Evart community.

We come before the Board to ask permission, via resolution, to allow The Green Gold Diner & Tri-Unity to submit an application to the State of Michigan for the sales of alcoholic beverages to occur on the day of events ONLY. Each event will have proper documentation with the State of Michigan and will be fully licensed and insured. As a 501c(3) Tri-Unity, community resources may obtain a one-day license. If approved, we will serve alcoholic drinks during the day of the event pertaining to the license ONLY.

The list of events we have scheduled for 2022 are:

Saturday, June 11th time: TBD Pig Roast with live music

Saturday, July 9th time: TBD Seafood boil with live music

Saturday, October 1st time: TBD Octoberfest with a specialty food menu

First weekend in August: Back to school event

Sunday, December 11th: FREE community luncheon and visit with Santa at Osceola County Fair Grounds.

We would be asking for permission to obtain a temporary liquor license for our June, July, October events. We are happy to get approval for each event prior to the event or Prior to each event we will come before the Council and request permission via resolution, or you may include all 3 dates on this resolution, whichever you prefer.

Tri-Unity, community resources & The Green Gold Diner will make sure to provide the following at each event:

- Matching shirts for all team members to ensure easy identification.
- Security on site for each event-start to finish.
- Wristbands for all adults purchasing drink tickets, wristband colors will change for each event.
- ALL drivers licenses verified for appropriate age.
- Designated exterior tent space for additional.
- Open to anyone and everyone.
- Every event will be fully licensed and insured.
- ALL events are family friendly and welcome all.

Each event will have special touches to make our guests feel extra. We genuinely appreciate how welcoming the community has been to us and want to continue to foster a long-term relationship with Evart and surrounding areas.

Thank you for taking the time to review our proposal. We appreciate you taking the time to review. We ensure you that all procedures will be in place to host a safe, fun, yet successful fundraiser for the community!

Please do not hesitate to reach out with any questions! We appreciate it.

Sincerely,

Chris Elliott
The Green Gold Diner
201 W. Seventh Street
(616)302-1211 (cell)
Christopher49319@gmail.com

A handwritten signature in black ink, appearing to read "Rachel Goke", with a large, stylized flourish at the end.

Rachel Goke
Tri-Unity, Community resources
West Michigan
(616)302-9793 (cell)
triunity49343@gmail.com



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Mailing Address: P.O. Box 30005, Lansing, MI 48909
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

Certified Resolution of the Membership or Board of Directors Authorizing the Application for Special License

(Required under Administrative Rule R 436.576 - Not Required for Candidate Committee)

At a ☐ Regular ☐ Special meeting of the ☐ Membership ☐ Board of Directors

called to order by _____ on _____ at _____
(Date) (Time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from _____
(Name of Organization)

for a Special License to serve alcohol on _____
(Event Date or Dates)

to be located at _____
(Physical Address - Include Location Name, Street Address, City, State, & Zip Code)

It is the consensus of this body that the application be _____ for issuance.
(Recommended or Not Recommended)

Approval Vote Tally

Yeas: _____

Nays: _____

Absent: _____

Certification by Authorized Officer of Organization:

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the

☐ Membership ☐ Board of Directors at a ☐ Regular ☐ Special meeting held on _____
(Date)

Print Name & Title of Authorized Officer

Signature of Authorized Officer

Date

Part 5 - Local Law Enforcement Approval*

The local law enforcement agency with primary jurisdiction over the event location must complete this section.

Name of law enforcement agency:	
Name & title of reviewing officer:	
Phone number of officer:	Email of officer:
If event will be held on a Sunday, is the sale of alcohol from 7:00am to 12:00 Noon on Sunday allowed in this local governmental unit? <input type="radio"/> Yes <input type="radio"/> No	
If the event will be held on a Sunday, is the sale of alcohol after 12:00 Noon on Sunday allowed in this local governmental unit? <input type="radio"/> Yes <input type="radio"/> No	
I certify that I have reviewed the application of the applicant organization for a Special License and approve the issuance of a Special License by the Michigan Liquor Control Commission at the proposed event location.	
<div style="text-align: right;"> _____ Signature of Reviewing Officer </div> <div style="text-align: right;"> _____ Date </div>	

Part 6 - Church/School Consent (If Applicable)*

If the event location is located within 500 feet of a church or school, the applicant organization must obtain the consent of the church or school. A church or school within 500 feet of the event location may object based on such the sale of alcohol at the location adversely affecting the church or school's operations. If a proper objection is filed, the Commission shall hold a hearing to determine whether the granting of the application will adversely affect the operation of the church or school.

Name of church or school:	
Address of church or school:	
City:	Zip Code:
Phone number:	Email:
Name of clergy member or superintendent:	
I, the authorized representative of the above named church or school, state that the church or school has no objection to the issuance of a Special License to the applicant organization at its proposed event location.	
<div style="text-align: right;"> _____ Signature of Clergy Member or Superintendent </div> <div style="text-align: right;"> _____ Date </div>	

***Please note: the Commission has the sole and only right to approve or deny this request for a Special License.**

Part 7 - Existing On-Premises Licensee Escrow Request (If Applicable)

If the event location is currently licensed with an on-premises license, the licensee must request that its license be placed into escrow for the date(s) and time(s) of the Special Licenses issued for use at the event location requested on this application. If the existing license would prefer to temporarily drop space from its licensed premises, it must submit a letter to the Commission requesting to drop space temporarily from its licensed premises during the event date(s) and time(s), accompanied by a diagram showing the area where the license will temporarily drop space from its licensed premises to accommodate the applicant organization.

Name of licensee:	Business ID Number:
Type of license held at this location (e.g. Class C, Club, Tavern, etc.):	
Phone number:	Email:
Name of authorized signer for licensee:	
I, the authorized signer, for the above named on-premises licensee, request that the licensee's licenses at this location be placed into escrow during the date(s) and time(s) specified for the Special Licenses issued for use at this location.	
<div style="text-align: right;"> _____ Signature of Authorized Signer for Licensee </div> <div style="text-align: right;"> _____ Date </div>	

01/13/2022 07:42 AM
User: JENNIE
DB: CITY OF EVART

CHECK DISBURSEMENT REPORT FOR CITY OF EVART
CHECK DATE FROM 01/04/2022 - 01/18/2022
Banks: 751

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
01/05/2022	751	38883	1 WAY INSULATION SERVICES, LLC	PROFESSIONAL SERVICES	101-265-801.000	800.00
		38883		PROFESSIONAL SERVICES	590-538-801.000	800.00
		38883		PROFESSIONAL SERVICES	591-546-801.000	800.00
						<hr/> 2,400.00
01/05/2022	751	38884	RCB CONTRACTING	PROFESSIONAL SERVICES	101-442-801.000	29,000.00
01/06/2022	751	38885	CORELOGIC, INC	DUE TO TAXPAYER REFUND	704-000-214.201	667.43
01/06/2022	751	38886	CORELOGIC, INC	DUE TO TAXPAYER REFUND	704-000-214.201	374.73
01/06/2022	751	38887	CORELOGIC, INC	DUE TO TAXPAYER REFUND	704-000-214.201	660.67
01/10/2022	751	38888	CITY OF EVART	DUE TO GENL - PROPERTY TAX	703-000-214.102	1,648.56
		38888		INTEREST & PENALTY	703-000-214.103	538.70
		38888		DUE TO GENL-ADMIN FEE	703-000-214.104	12.54
		38888		DUE TO NORTH OAK ASSESSMENT	703-000-214.326	498.16
						<hr/> 2,697.96
01/10/2022	751	38889	EVART PUBLIC LIBRARY	DUE TO LIBRARY	703-000-214.223	109.84
		38889		DUE TO LIBRARY - INTEREST	703-000-223.100	26.06
						<hr/> 135.90
01/10/2022	751	38890	OSCEOLA COUNTY TREASURER	DUE TO STATE EDUCATION TAX	703-000-214.221	679.61
		38890		DUE TO COUNTY	703-000-214.222	721.78
		38890		DUE TO COUNTY - INTEREST	703-000-222.100	95.23
		38890		STATE ED TAX INTEREST	703-000-222.110	89.66
						<hr/> 1,586.28
01/10/2022	751	38891	WELLS FARGO VENDOR FINANCIAL	DUE TO TAXPAYER REFUND	704-000-214.201	4,840.11
01/10/2022	751	38892	CITY OF EVART	DUE TO GENL-ADMIN FEE	704-000-214.104	2,396.94
		38892		DUE TO GEN PUBLIC SAFETY MILL	704-000-214.480	21,421.43
						<hr/> 23,818.37
01/10/2022	751	38893	EVART FIRE DEPARTMENT	DUE TO FIRE DIST MILLAGE	704-000-214.481	23,802.02
01/10/2022	751	38894	EVART PUBLIC SCHOOLS	DUE TO SCH NEW-DEBT	704-000-214.226	23,802.03
		38894		DUE TO SCHOOL OPERATION	704-000-214.229	92,196.61
						<hr/> 115,998.64
01/10/2022	751	38895	MECOSTA OSCEOLA TRANSIT AUTHORITY	DUE TO MOTA	704-000-214.230	5,911.03
01/10/2022	751	38896	MECOSTA-OSCEOLA INTERMEDIATE	DUE TO INTERM SCHOOL	704-000-214.227	60,075.23
01/10/2022	751	38897	OSCEOLA COUNTY TREASURER	DUE TO COA	704-000-214.224	11,851.01
		38897		DUE TO ROAD PATROL	704-000-214.228	11,842.82
		38897		DUE TO EMS	704-000-214.231	8,924.59
						<hr/>

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
						32,618.42
01/18/2022	751	38898	AXON ENTERPRISE, INC	EDUCATION AND TRAINING	101-301-957.000	375.00
01/18/2022	751	38899	CITY OF EVART	UTILITIES	101-265-921.000	238.63
		38899		UTILITIES	101-301-921.000	44.74
		38899		UTILITIES	101-442-921.000	60.03
		38899		UTILITIES	207-751-921.000	216.65
		38899		UTILITIES	208-757-921.000	66.56
						626.61
01/18/2022	751	38900	CORE&MAIN LP	OPERATING SUPPLIES	591-546-740.000	598.52
01/18/2022	751	38901	DEERE CREDIT, INC	CAPITAL OUTLAY-CAPITALIZED	661-599-970.100	1,315.64
01/18/2022	751	38902	DTE ENERGY	UTILITIES	101-301-921.000	260.66
		38902		UTILITIES	101-440-921.000	468.66
		38902		UTILITIES	590-538-921.000	863.74
						1,593.06
01/18/2022	751	38903	EVART PARTS PLUS	OPERATING SUPPLIES	101-440-740.000	74.29
		38903		REPAIRS AND MAINTENANCE	661-599-930.000	85.03
						159.32
01/18/2022	751	38904	FILE SAFE, INC	PROFESSIONAL SERVICES	101-265-801.000	50.08
		38904		PROFESSIONAL SERVICES	590-537-801.000	50.08
		38904		PROFESSIONAL SERVICES	591-545-801.000	50.09
						150.25
01/18/2022	751	38905	HOMETOWN HARDWARE	OPERATING SUPPLIES	591-546-740.000	49.56
01/18/2022	751	38906	IDEXX LABORATORIES, INC.	OPERATING SUPPLIES	591-546-740.000	1,542.41
01/18/2022	751	38907	KIENITZ-NIX MEMORIALS, INC	GRAVE OPENINGS/CLOSINGS	209-000-637.000	110.00
01/18/2022	751	38908	KUBE PROPANE, LLC	UTILITIES	101-441-921.000	697.53
01/18/2022	751	38909	LEXIPOL	EDUCATION AND TRAINING	101-301-957.000	495.00
01/18/2022	751	38910	POINT BROADBAND	COMMUNICATIONS	101-442-850.000	76.80
		38910		COMMUNICATIONS	590-537-850.000	38.40
		38910		COMMUNICATIONS	591-545-850.000	38.40
						153.60
01/18/2022	751	38911	RCB CONTRACTING	PROFESSIONAL SERVICES	101-265-801.000	76.67
		38911		PROFESSIONAL SERVICES	101-301-801.000	115.00
		38911		PROFESSIONAL SERVICES	101-440-801.000	38.33
		38911		PROFESSIONAL SERVICES	101-441-801.000	306.67
		38911		PROFESSIONAL SERVICES	101-442-801.000	76.67

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
		38911		PROFESSIONAL SERVICES	207-751-801.000	76.66
		38911		PROFESSIONAL SERVICES	208-757-801.000	76.67
		38911		PROFESSIONAL SERVICES	590-538-801.000	1,533.33
		38911		PROFESSIONAL SERVICES	591-546-801.000	1,533.33
						<hr/> 3,833.33
01/18/2022	751	38912	REPUBLIC SERVICES #239	PROFESSIONAL SERVICES	101-441-801.000	129.00
		38912		PROFESSIONAL SERVICES	101-526-801.000	10,126.60
		38912		PROFESSIONAL SERVICES	590-538-801.000	57.50
		38912		PROFESSIONAL SERVICES	591-546-801.000	57.50
						<hr/> 10,370.60
01/18/2022	751	38913	REVIZE, LLC	PROFESSIONAL SERVICES	101-265-801.000	375.00
		38913		PROFESSIONAL SERVICES	101-301-801.000	375.00
		38913		PROFESSIONAL SERVICES	590-537-801.000	375.00
		38913		PROFESSIONAL SERVICES	591-545-801.000	375.00
						<hr/> 1,500.00
01/18/2022	751	38914	ROTARY MULTIFORMS, INC	OFFICE SUPPLIES	101-301-727.000	306.49
01/18/2022	751	38915	SMITH LUMBER CO	OPERATING SUPPLIES	101-265-740.000	41.99
		38915		OPERATING SUPPLIES	101-301-740.000	47.47
		38915		OPERATING SUPPLIES	101-440-740.000	740.44
		38915		REPAIRS AND MAINTENANCE	101-442-930.000	176.94
						<hr/> 1,006.84
01/18/2022	751	38916	SUMMIT COMPANIES	PROFESSIONAL SERVICES	101-265-801.000	95.20
		38916		PROFESSIONAL SERVICES	101-441-801.000	95.21
		38916		PROFESSIONAL SERVICES	207-751-801.000	290.21
		38916		PROFESSIONAL SERVICES	590-538-801.000	325.21
		38916		PROFESSIONAL SERVICES	591-546-801.000	195.21
		38916		PROFESSIONAL SERVICES	661-599-801.000	400.21
						<hr/> 1,401.25
01/18/2022	751	38917	WIELAND TRUCK CENTER-CLARE	OPERATING SUPPLIES	661-599-740.000	148.59
01/18/2022	751	792 (E)	CONSUMERS ENERGY	UTILITIES	101-441-921.000	413.66
		792 (E)		UTILITIES	101-448-921.000	104.41
		792 (E)		UTILITIES	591-546-921.000	46.29
						<hr/> 564.36
01/18/2022	751	793 (E)	FIRST BANK CARD	EDUCATION AND TRAINING	101-101-957.000	60.00
		793 (E)		EDUCATION AND TRAINING	101-172-957.000	60.00
		793 (E)		EDUCATION AND TRAINING	101-242-957.000	71.70
		793 (E)		OFFICE SUPPLIES	101-265-727.000	36.07
		793 (E)		OFFICE SUPPLIES	101-301-727.000	122.43

Check Date	Bank	Check #	Payee	Description	GL #	Amount
		793 (E)		OPERATING SUPPLIES	101-301-740.000	139.95
		793 (E)		UNIFORMS	101-301-758.006	39.96
		793 (E)		TRAVEL EXPENSES	101-301-860.000	(3.64)
		793 (E)		COMPUTERS/EQUIPMENT/IT	101-301-932.000	115.88
		793 (E)		EDUCATION AND TRAINING	101-301-957.000	90.95
		793 (E)		OPERATING SUPPLIES	101-440-740.000	1,014.85
		793 (E)		MISCELLANEOUS EXPENSE	590-537-955.000	124.48
		793 (E)		MISCELLANEOUS EXPENSE	591-545-955.000	124.49
		793 (E)		REPAIRS AND MAINTENANCE	661-599-930.000	805.38
						<hr/> 2,802.50
01/18/2022	751	794 (A)	AFFORDABLE PRINTS	PUBLISHING/PRINTING	101-265-900.000	9.34
		794 (A)		PUBLISHING/PRINTING	590-537-900.000	9.33
		794 (A)		PUBLISHING/PRINTING	591-545-900.000	9.33
						<hr/> 28.00
01/18/2022	751	795 (A)	AMERICAN SPECIALTY PRODUCTS	OPERATING SUPPLIES	591-546-740.000	524.25
01/18/2022	751	796 (A)	CHARTER/SPECTRUM	COMMUNICATIONS	101-265-850.000	60.56
		796 (A)		COMMUNICATIONS	101-301-850.000	52.74
		796 (A)		COMMUNICATIONS	101-442-850.000	61.66
		796 (A)		COMMUNICATIONS	590-537-850.000	122.22
		796 (A)		COMMUNICATIONS	591-545-850.000	122.22
						<hr/> 419.40
01/18/2022	751	797 (A)	DRUG SCREEN PLUS	PHYSICALS/CDL DRUG TESTING	101-441-840.000	30.00
		797 (A)		PHYSICALS/DRUG TESTING	590-537-840.000	30.00
		797 (A)		PHYSICALS/DRUG TEST	591-545-840.000	30.00
						<hr/> 90.00
01/18/2022	751	798 (A)	MAURER'S TEXTILE RENTAL	PROFESSIONAL SERVICES	101-265-801.000	139.40
		798 (A)		PROFESSIONAL SERVICES	101-441-801.000	139.40
		798 (A)		PROFESSIONAL SERVICES	590-537-801.000	139.40
		798 (A)		PROFESSIONAL SERVICES	591-545-801.000	139.40
						<hr/> 557.60
01/18/2022	751	799 (A)	SCOTLAND OIL COMPANY, INC.	GAS AND OIL	101-301-861.000	665.80
		799 (A)		GAS AND OIL	661-599-861.000	2,558.82
						<hr/> 3,224.62
TOTAL - ALL FUNDS				TOTAL OF 43 CHECKS		339,231.12

--- GL TOTALS ---

101-101-957.000	EDUCATION AND TRAINING	60.00
101-172-957.000	EDUCATION AND TRAINING	60.00

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-242-957.000			EDUCATION AND TRAINING			71.70
101-265-727.000			OFFICE SUPPLIES			36.07
101-265-740.000			OPERATING SUPPLIES			41.99
101-265-801.000			PROFESSIONAL SERVICES			1,536.35
101-265-850.000			COMMUNICATIONS			60.56
101-265-900.000			PUBLISHING/PRINTING			9.34
101-265-921.000			UTILITIES			238.63
101-301-727.000			OFFICE SUPPLIES			428.92
101-301-740.000			OPERATING SUPPLIES			187.42
101-301-758.006			UNIFORMS			39.96
101-301-801.000			PROFESSIONAL SERVICES			490.00
101-301-850.000			COMMUNICATIONS			52.74
101-301-860.000			TRAVEL EXPENSES			(3.64)
101-301-861.000			GAS AND OIL			665.80
101-301-921.000			UTILITIES			305.40
101-301-932.000			COMPUTERS/EQUIPMENT/IT			115.88
101-301-957.000			EDUCATION AND TRAINING			960.95
101-440-740.000			OPERATING SUPPLIES			1,829.58
101-440-801.000			PROFESSIONAL SERVICES			38.33
101-440-921.000			UTILITIES			468.66
101-441-801.000			PROFESSIONAL SERVICES			670.28
101-441-840.000			PHYSICALS/CDL DRUG TESTING			30.00
101-441-921.000			UTILITIES			1,111.19
101-442-801.000			PROFESSIONAL SERVICES			29,076.67
101-442-850.000			COMMUNICATIONS			138.46
101-442-921.000			UTILITIES			60.03
101-442-930.000			REPAIRS AND MAINTENANCE			176.94
101-448-921.000			UTILITIES			104.41
101-526-801.000			PROFESSIONAL SERVICES			10,126.60
207-751-801.000			PROFESSIONAL SERVICES			366.87
207-751-921.000			UTILITIES			216.65
208-757-801.000			PROFESSIONAL SERVICES			76.67
208-757-921.000			UTILITIES			66.56
209-000-637.000			GRAVE OPENINGS/CLOSINGS			110.00
590-537-801.000			PROFESSIONAL SERVICES			564.48
590-537-840.000			PHYSICALS/DRUG TESTING			30.00
590-537-850.000			COMMUNICATIONS			160.62
590-537-900.000			PUBLISHING/PRINTING			9.33
590-537-955.000			MISCELLANEOUS EXPENSE			124.48
590-538-801.000			PROFESSIONAL SERVICES			2,716.04
590-538-921.000			UTILITIES			863.74
591-545-801.000			PROFESSIONAL SERVICES			564.49
591-545-840.000			PHYSICALS/DRUG TEST			30.00
591-545-850.000			COMMUNICATIONS			160.62
591-545-900.000			PUBLISHING/PRINTING			9.33

Banks: 751

Check Date	Bank	Check #	Payee	Description	GL #	Amount
591-545-955.000			MISCELLANEOUS EXPENSE			124.49
591-546-740.000			OPERATING SUPPLIES			2,714.74
591-546-801.000			PROFESSIONAL SERVICES			2,586.04
591-546-921.000			UTILITIES			46.29
661-599-740.000			OPERATING SUPPLIES			148.59
661-599-801.000			PROFESSIONAL SERVICES			400.21
661-599-861.000			GAS AND OIL			2,558.82
661-599-930.000			REPAIRS AND MAINTENANCE			890.41
661-599-970.100			CAPITAL OUTLAY-CAPITALIZED			1,315.64
703-000-214.102			DUE TO GENL - PROPERTY TAX			1,648.56
703-000-214.103			INTEREST & PENALTY			538.70
703-000-214.104			DUE TO GENL-ADMIN FEE			12.54
703-000-214.221			DUE TO STATE EDUCATION TAX			679.61
703-000-214.222			DUE TO COUNTY			721.78
703-000-214.223			DUE TO LIBRARY			109.84
703-000-214.326			DUE TO NORTH OAK ASSESSMENT			498.16
703-000-222.100			DUE TO COUNTY - INTEREST			95.23
703-000-222.110			STATE ED TAX INTEREST			89.66
703-000-223.100			DUE TO LIBRARY - INTEREST			26.06
704-000-214.104			DUE TO GENL-ADMIN FEE			2,396.94
704-000-214.201			DUE TO TAXPAYER REFUND			6,542.94
704-000-214.224			DUE TO COA			11,851.01
704-000-214.226			DUE TO SCH NEW-DEBT			23,802.03
704-000-214.227			DUE TO INTERM SCHOOL			60,075.23
704-000-214.228			DUE TO ROAD PATROL			11,842.82
704-000-214.229			DUE TO SCHOOL OPERATION			92,196.61
704-000-214.230			DUE TO MOTA			5,911.03
704-000-214.231			DUE TO EMS			8,924.59
704-000-214.480			DUE TO GEN PUBLIC SAFETY MILL			21,421.43
704-000-214.481			DUE TO FIRE DIST MILLAGE			23,802.02
			TOTAL			339,231.12

From: 01/04/2022 To: 01/18/2022

Pay Code	Regular Pay	Overtime Pay	Total Pay	Non-Cash Pay
BEAMJ - BEAM, JOHN				
SALARY	1,798.07	0.00	1,798.07	0.00
VAC	548.08	0.00	548.08	0.00
Employee Totals:	2,346.15	0.00	2,346.15	0.00
DANIELSJ - DANIELS, JOHNNIE L				
HOURLY	93.50	0.00	93.50	0.00
Employee Totals:	93.50	0.00	93.50	0.00
DOUGLASR - DOUGLAS, RYAN				
HOURLY	27.00	0.00	27.00	0.00
Employee Totals:	27.00	0.00	27.00	0.00
DUNCANJ - DUNCAN, JENNIFER				
SALARY	1,865.38	0.00	1,865.38	0.00
Employee Totals:	1,865.38	0.00	1,865.38	0.00
FIEBIGK - FIEBIG, KATHY				
SALARY	359.62	0.00	359.62	0.00
Employee Totals:	359.62	0.00	359.62	0.00
FLACHSM - FLACHS, MICHAEL J				
HOURLY	1,228.29	0.00	1,228.29	0.00
SICK	55.74	0.00	55.74	0.00
Employee Totals:	1,284.03	0.00	1,284.03	0.00
HIGGINSJ - HIGGINS, JERALD J				
HOURLY	756.00	0.00	756.00	0.00
Employee Totals:	756.00	0.00	756.00	0.00
KIRWIND - KIRWIN, DAVID				
SALARY	1,173.33	0.00	1,173.33	0.00
Employee Totals:	1,173.33	0.00	1,173.33	0.00
LOCKHARTP - LOCKHART, PEPPER L				
SALARY	3,384.62	0.00	3,384.62	0.00
Employee Totals:	3,384.62	0.00	3,384.62	0.00
MARTIND - MARTIN, DALE				
HOURLY	1,540.31	0.00	1,540.31	0.00
OT1.5	0.00	88.72	88.72	0.00
Employee Totals:	1,540.31	88.72	1,629.03	0.00
MCCLUREP - MCCLURE, PATRICK K				
HOURLY	2,034.40	0.00	2,034.40	0.00
Employee Totals:	2,034.40	0.00	2,034.40	0.00
MOMAD - MOMA, DUSTIN L				
SALARY	2,056.49	0.00	2,056.49	0.00
VAC	731.97	0.00	731.97	0.00

From: 01/04/2022 To: 01/18/2022

Pay Code	Regular Pay	Overtime Pay	Total Pay	Non-Cash Pay
Employee Totals:	2,788.46	0.00	2,788.46	0.00

MUCZYNSKIP - MUCZYNSKI, PATRICK				
HOURLY	1,397.52	0.00	1,397.52	0.00
OT1.5	0.00	232.92	232.92	0.00
PERS	207.04	0.00	207.04	0.00
VAC	258.80	0.00	258.80	0.00
Employee Totals:	1,863.36	232.92	2,096.28	0.00

MULKERNSC - MULKERN, CHRISTINE L				
HOURLY	1,520.00	0.00	1,520.00	0.00
OT1.5	0.00	42.75	42.75	0.00
Employee Totals:	1,520.00	42.75	1,562.75	0.00

PATTONB - PATTON, BILLIE JEAN L				
HOURLY	18.00	0.00	18.00	0.00
Employee Totals:	18.00	0.00	18.00	0.00

SHERMANG - SHERMAN, GREGG A				
HOURLY	60.00	0.00	60.00	0.00
Employee Totals:	60.00	0.00	60.00	0.00

SWIFTECKER - SWIFT-ECKERT, TERESA M				
HOURLY	310.50	0.00	310.50	0.00
Employee Totals:	310.50	0.00	310.50	0.00

TUPPERV - TUPPER, VICTORIA				
HOURLY	688.80	0.00	688.80	0.00
Employee Totals:	688.80	0.00	688.80	0.00

WILSONC - WILSON, CHAD W				
HOURLY	630.00	0.00	630.00	0.00
SICK	903.00	0.00	903.00	0.00
VAC	147.00	0.00	147.00	0.00
Employee Totals:	1,680.00	0.00	1,680.00	0.00

ZINGERA - ZINGER, ADAM				
HOURLY	1,282.02	0.00	1,282.02	0.00
OT1.5	0.00	167.22	167.22	0.00
SICK	204.38	0.00	204.38	0.00
Employee Totals:	1,486.40	167.22	1,653.62	0.00

Grand Totals:				
HOURLY	11,586.34	0.00	11,586.34	0.00
OT1.5	0.00	531.61	531.61	0.00
PERS	207.04	0.00	207.04	0.00
SALARY	10,637.51	0.00	10,637.51	0.00
SICK	1,163.12	0.00	1,163.12	0.00
VAC	1,685.85	0.00	1,685.85	0.00
TOTAL:	25,279.86	531.61	25,811.47	0.00



Jennie Duncan
Finance Director/Treasurer
o: (231) 734-2181
jennie.duncan@evart.org

To: Honorable Mayor Emerick & Council Members
From: Jennie Duncan, Finance Director/Treasurer
Date: January 12, 2022
Re: Finance Director's Report for December 2021

Vendor's List- You will have the vendor's summary report in your packet that list's all vendors paid up until January 18, 2022.

Payroll Report-You will have a payroll report including the dates of 1/4/2022 – 1/18/2022.

Completed all payroll reconciliations for December 2021.

Completed DDA Financials for December 2021 including payroll, vendor's list, revenue/expense report, and balance sheets.

Completed Fire Department Financials for December 2021, including payroll, vendor's list and revenue/expense report

Completed weekly payroll for the Evart Housing Commission

Completed bank reconciliation for September and October 2021

2022 Health Insurance Renewals

Completed the city's annual Economic Vitality and Incentive Program (EVIP)/State Revenue Sharing Report. This annual report changes the way the State Revenue Sharing is distributed to the local units throughout the state.

Completed the city's annual Public Act 202/Form 5572. This annual report is to protect local governments retirement and benefits.

Started accepting 2021 Winter Taxes

DPW/ Sewer & Water Communications

December 2021

Streets

- Plowed and salted major & local streets/snow removal
- Street light maintenance
- Street sign maintenance
- Cleaned gutter pans/storm drains

DPW

- Prepared trucks for snow removal
- Snow removal on sidewalks/ramps
- Truck/Equipment maintenance
- Worked on street lights for Christmas decorations

Misc.

- Cleaned workshop and WWTP lab
- Miss-Digs
- Trash run (weekly)
- Salt parking lot at Depot
- Delivered extra trash bins

Airport

- Monthly light test
- Plowed runway/snow removal

Parks

- Shoveled ramps at Cant Hook
- Cleared snow from around trash cans

Water

- Collected samples for drinking water wells
- Completed the Monthly Operating Report (MOR)
- Filled day tanks
- Replacing residential meters
- Assisted with service line replacements
- Performed daily well reads
- Performed water and sewer reads for monthly billing
- Re-reads of water meters
- Repairs/Maintenance on pumps at Well 1, 2, 3, 4, 6 and 14
- 387 new meters installed to date

Sewer

- Jetted sewer line at WWTP
- Jetted sewer main line on 800 block of N. Cedar
- Worked on ferric chloride pump at WWTP
- Maintenance on aerators in N. primary pond

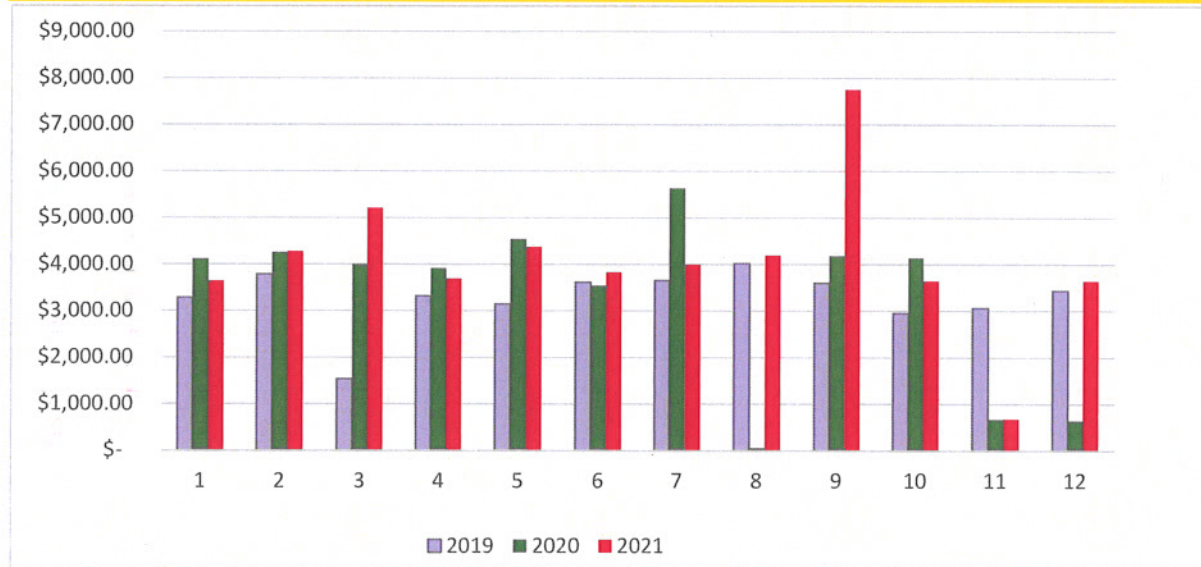
Current Water/Sewer Rates

- Water Rates: \$4.82/1000 gallons
- Sewer Rates: \$9.74/1000 gallons
- Water RTS Fee: \$6.50
- Sewer RTS Fee: \$14.0

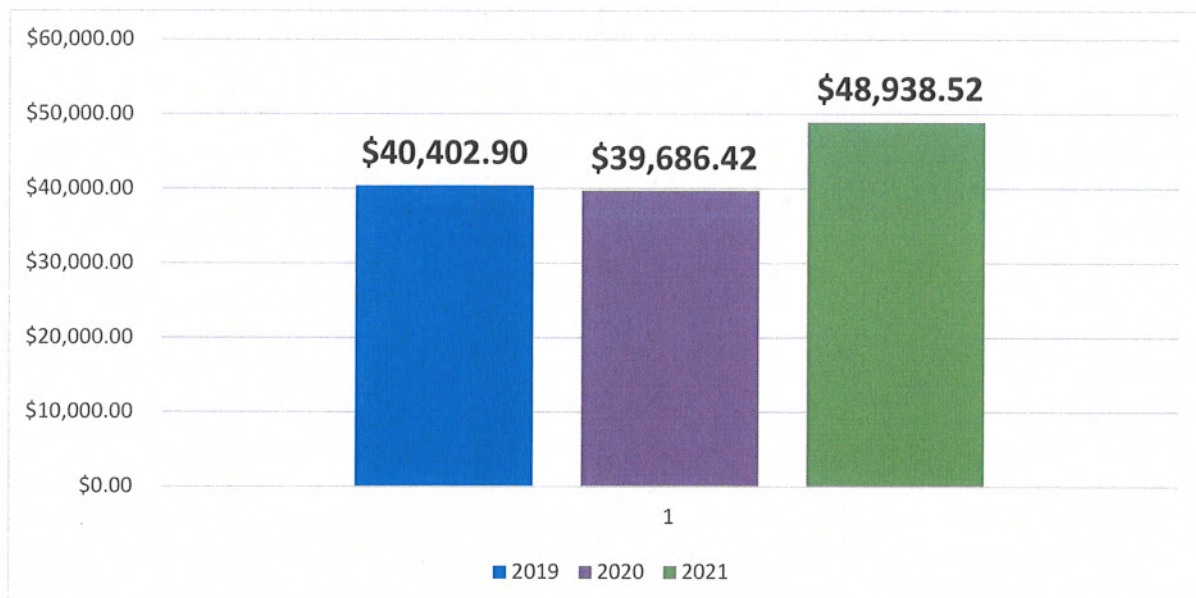
ELECTRIC COMPARISON REVIEW FOR DECEMBER 2020-2021

	WATER	SEWER
2020	\$ 873.89	\$ 639.51
2021	\$ 6,988.06	\$ 3,638.83
DIFFERENCE/SAVINGS	\$6,114.17	\$2,999.32

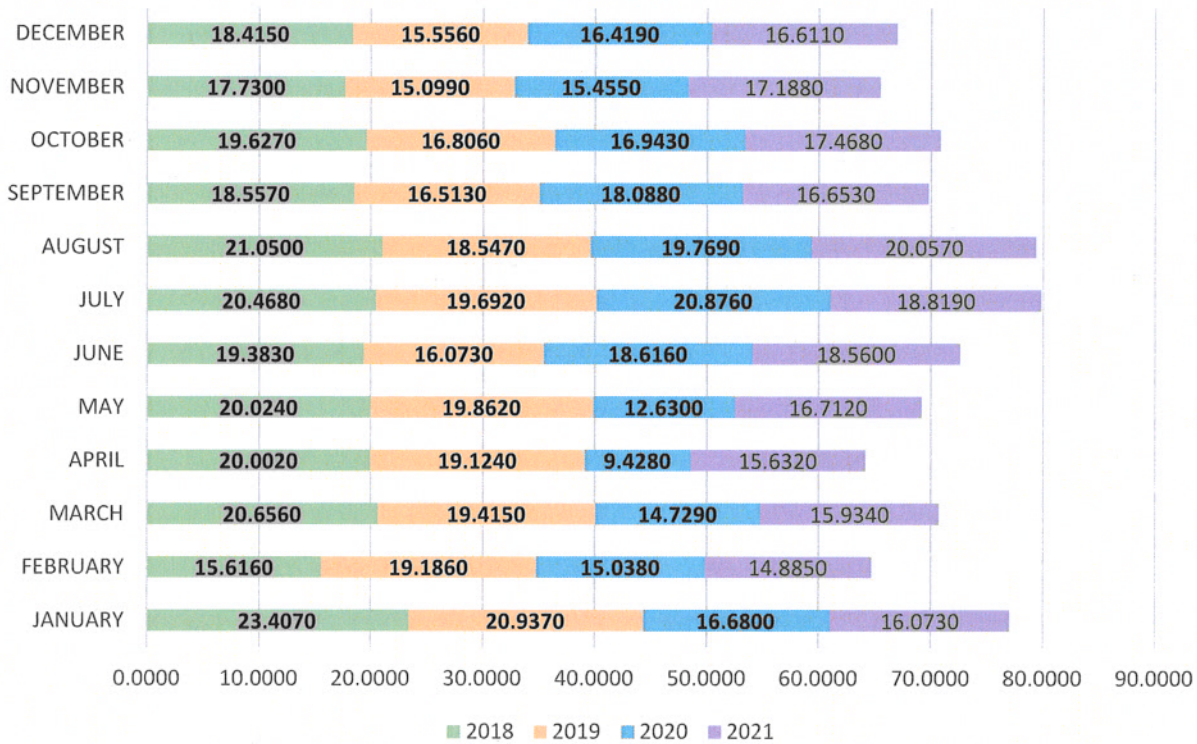
SEWER ELECTRIC COST COMPARED TO PRIOR TWO YEARS (MONTH BY MONTH)



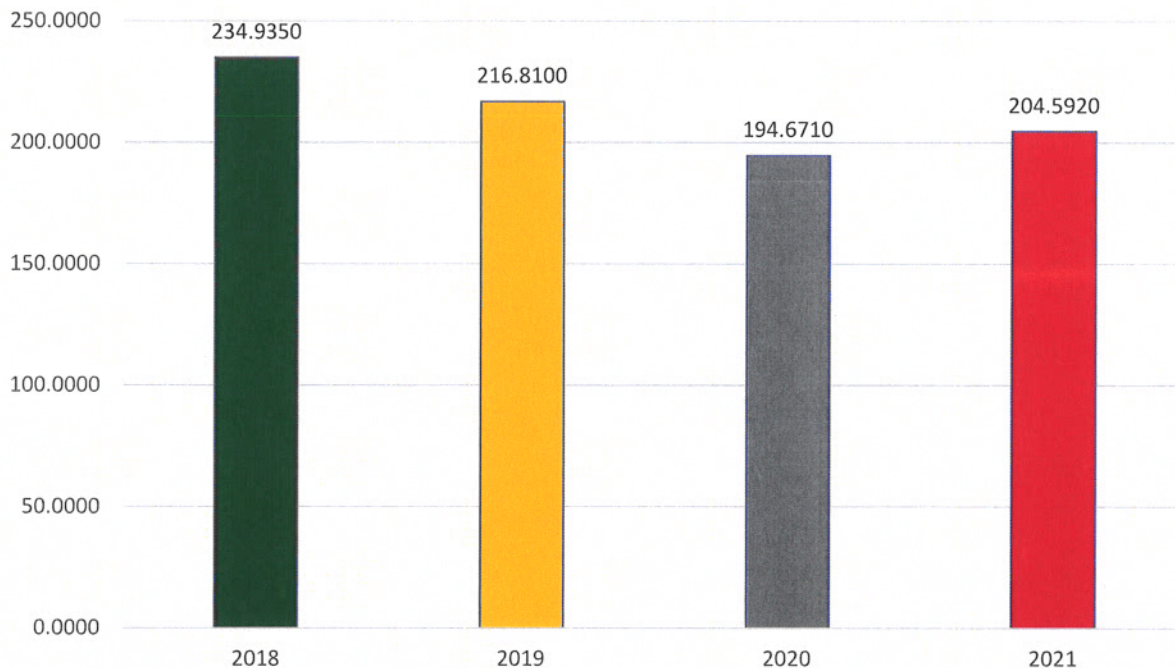
SEWER ELECTRIC COST (CURRENT MONTHS USAGE COMPARED TO PAST ANNUAL COSTS)



Monthly Water Pumpage for 2018 - 2021 (in million gallons)



Annual Water Pumpages 2018 - 2021 Current Months Usage Compared to Past Annual Pumpages (in million gallons)





Evart Police Department

Monthly Report

December 2021

Community Events

The Evart Police Department, in conjunction with the Michigan State Police, Hersey Township Fire Department, Reed City Fire Department, Lincoln Township Fire Department, LeRoy-Rose Lake Fire Department, Osceola County Emergency Management, Osceola County Community Emergency Response Team, Marion Fire Department, Reed City Fire Department, and Life EMS participated in the annual Shop with a Hero event on December 4th at Meijer in Big Rapids.

Tiffany Wolak, a social worker from Evart Elementary School, provided these details on the event:

We had a very successful Shop with a Hero event on Saturday, the huge smiles we saw on the children's and Hero's faces were the perfect pay off for all of the hard work put into making this event happen!

We had 20 First Responders shopping with the children, Chief Beam did an awesome job matching heroes with kids from the same area that they attend school in. We had 30 students confirmed to participate.

Our event reached a total of 25 families in the Marion, Pine River, Reed City and Evart school districts. It was evident that some of these families were uncomfortable when they arrived, but our heroes and volunteers did a fantastic job of making them all feel welcome and safe!

Each student was able to have their picture taken with the hero they shopped with. Meijer was gracious enough to donate all of the wrapping paper, tape, name tags and several grocery/toy orders. We even had a gentlemen walk up and donate cash to the event!

After shopping, children were transported by First Responders to Resurrection Life Church to wrap presents; they were able to choose to ride in a police car, ambulance, or fire truck; that sure brought out more big smiles!! While at the church the students were able to wrap their families gifts along with receive a family engagement activity (gingerbread house or ornaments to paint), a board game, a card game, candy, and popcorn.

There are no words that could show how much we appreciate these First Responders taking the time to spend the day with these students!



Members of the Evart Police Department attended a memorial visitation for Mecosta County Deputy Shawn Brimmer. Shawn passed away Thursday, December 16, 2021, from a medical emergency while on duty for the Mecosta County Sheriff's Department. Our sincerest sympathies to his family, loved ones and to all of his co-workers.



Trainings

Administrative Assistant Teresa Swift-Eckert was invited to participate on a panel hosted by the Law Enforcement Records Management Association to speak on the use of body worn cameras for:

Small departments using the Watchguard system. (Us)

Large departments using the Watchguard system.

Small departments using the Axon system.

And

Large departments using the Axon system.

In addition to the panel discussion, attendees heard presentations from the Michigan State Police on the ins and outs of body camera technology, body worn camera policy from the Michigan Municipal League, and handling FOIA requests for body worn camera footage.

Technology

Chief Beam is working in conjunction with the Department of Public Works to install surveillance cameras in key location throughout the city. The cameras are being installed in hopes to reduce the number of vandalisms and other crimes.

The Evart Police Department proceeded with the installation of the Tel-Net VoIP telephone system. The upgrade provides callers with options, making it easier for them to reach the appropriate person, department, or service.

Department Roster

<i>Title</i>	<i>Name</i>	<i>Badge Number</i>
Chief of Police	John Beam Jr.	39-01
K9-Officer	Patrick McClure	39-K9
Full Time Police Officer	Chad Wilson	39-04
Part Time Police Officer	JJ Higgins	39-06
Part Time Police Officer	Johnnie Daniels	39-03
Reserve Officer	Daniel Winters	39-14

Activity Report

TOTAL ACTIVITIES	
OFFICER	TOTAL ACTIVITIES
Beam, John Jr.	34
Higgins, JJ	177
McClure, Patrick	197
Wilson, Chad	198
TOTAL:	606

ARRESTS	
OFFICER	NUMBER OF ARRESTS
Higgins, JJ	5
Beam, John Jr.	0
McClure, Patrick	6
Wilson, Chad	0
TOTAL:	11

ASSISTS	
AGENCY	NUMBER OF ASSISTS
Assist Citizen	11
Assist Evert Public School	1
Assist MIC Unit	1
Assist MSP	1
Assist OCSD	9
Assist Police Agency	5
Motorist Assist	1
TOTAL:	29

ACCIDENTS

TYPE	NUMBER OF ACCIDENTS
Accident - PD	1
Accident - Private Property	3
TOTAL:	4

TRAFFIC VIOLATIONS				
OFFICER	Traffic Complaint/Hazard	Traffic Offense	Traffic Stop Citation	Traffic Stop Verbal Warning
Beam, John Jr.	2	0	0	0
Higgins, JJ	6	1	1	1
McClure, Patrick	0	0	1	4
Wilson, Chad	1	0	0	3
TOTAL:	9	1	2	8

ORDINANCE VIOLATIONS		
OFFICER	ORDINANCE VIOLATIONS	ORDINANCE COUNT
Beam, John Jr.	Ordinance Violation - Warning	1
Wilson, Chad	Ordinance Violation - Warning	2
TOTAL:		3

Activity types by Officer

Name	Activity	Activity Count
Beam, John Jr.	Assist Evart Public School	2
	Civil Complaint	1
	Follow-Up	10
	Juvenile Complaint	2
	Miscellaneous Criminal Offense	1
	Ordinance Violation - Warning	1
	Property Check	14
	Suspicious Situation	1
	Traffic Complaint/Hazard	2
Activity Categories Total Count:		34
Higgins, JJ	Assault	2
	Assist Citizen	7
	Assist MIC Unit	1
	Assist Police Agency	2
	Attempt to Locate	33
	Check Well Being	1

	Civil Complaint	3
	Follow-Up	9
	MDOP	1
	Motorist Assist	1
	Parking Citation	4
	Property Check	87
	Runaway	1
	Stationary Radar	12
	Suspicious Situation	1
	Traffic Complaint/Hazard	3
	Traffic Offense	2
	Traffic Stop Citation	2
	Training	1
	Trespassing	1
	Warrant Attempt	3
Activity Categories Total Count:		177
McClure, Patrick	Accident - Private Property	1
	Animal Complaint	1
	Assist Citizen	5
	Assist OCSD	8
	Assist Police Agency	4
	Civil Complaint	3
	Domestic	1
	Embezzlement	1
	Felony Arrest	3
	Follow-Up	12
	Found Property	1
	Juvenile Complaint	1
	Misdemeanor Arrest	1
	OWI/OUID	2
	Property Check	103
	Stationary Radar	34
	Suspicious Person	4
	Suspicious Situation	2
	Suspicious Vehicle	1
	Traffic Stop Citation	1
	Traffic Stop Verbal Warning	6
	Trespassing	2
Activity Categories Total Count:		197
Wilson, Chad	Accident - PD	1

Accident - Private Property	1
Animal Complaint	1
Assist Citizen	2
Assist MSP	2
Assist OCSD	5
Attempt Suicide	1
Civil Complaint	2
Domestic	1
Follow-Up	35
Fraud	1
Juvenile Complaint	2
Larceny	1
MDOP	1
Ordinance Violation - Warning	2
Property Check	73
Public Relation Event	3
Runaway	2
Stationary Radar	16
Suspicious Person	4
Suspicious Situation	3
Threats	4
Traffic Complaint/Hazard	1
Traffic Stop Verbal Warning	2
Training	2
Trespassing	2
Vehicle Patrol	28
Activity Categories Total Count:	198



EVART DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday January 11th, 2022 8:00 AM
200 South Main Street; Evart, MI 49631
BOARD MEETING AGENDA



1. Call Meeting to Order
2. Attendance
3. Introduction of Guests
4. Citizen Comments
5. Approval of Agenda
6. Election of Officers
7. Approval of December 14, 2021 Regular Meeting Minutes
8. Approval of Vendor List for December 2021
9. President's Comments
10. Director's Comments
11. City Manager's Comments
12. Committee Updates
 - Economic Vitality
 - a. Farmers Market
 - b. Pop-Up
 - c. Business Recruitment Primer-draft
 - Design
 - a. SBEI
 - b. Benches/Bike Racks
 - c. Way Finding Signage (paused)
 - Promotion
 - a. Shop Local
 - Organization
 - a. Board Recruiting
 - b. Volunteers
13. Old Business
 - a. Development Plan and Tax Increment Financing Plan
 - b. Director Search Committee
 - c. Trails Magazine

14. New Business

- a. MMS/MEDC Reporting
- b. Lori Tesch email
- c.

15. Citizen's Comments

16. Adjournment



EVART DOWNTOWN DEVELOPMENT AUTHORITY

Tuesday December 14th, 2021 8:00 AM
200 South Main Street; Evart, MI 49631

BOARD MEETING MINUTES



1. Meeting called to order by Bengry at 8:02am
2. Attendance: Alan Bengry, Molly Cataldo, Lynn Salinas, June-Marie Essner, Shannon Schmidt, Erica Henry, Pepper Lockhart
Absent: Jason O'Dell, Sandy Szeliga
3. Guests: Angela Hunter
4. Citizen Comments: None
5. Approval of Agenda: Approved as presented
6. Moved by Cataldo, supported by Schmidt for approval of November 10, 2021 Regular Meeting Minutes.
Ayes: 7 Nays: 0 Result: Carried
7. Approval of Vendor List for November 2021:
Moved by Cataldo, supported by Salinas to approve the November 2021 Vendor list in the amount of \$917.77. \$475.21 to K. Jordan is being disputed.
Ayes: 7 Nays: 0 Result: Carried
8. President's Comments: Arrival of 2021 MCACA Grant final disbursement 2022 MCACA Grant first payment.
9. Director's Comments: No report
10. City Manager's Comments: Fiebig sent out a doodle survey for dates on the next joint meeting. MDOT responded to the Wayfinding signage application. Moma is working on the Safe Walkways to School.
11. Committee Updates

Economic Vitality

- a. Farmers Market: Manager will attend the Food Access meeting for MIFMA. Looking into a program offered by Farm to Family which allows SNAP users to get produce via CSA offerings. Discussion on COA activity book to get the word out about the food assistance programs offered at the market. FNS reauthorization application submitted.
- b. Pop-Up: Leased for December
- c. Business Recruitment Primer: No Action

Design

- a. SBEI: In process
- b. Benches/Bike Racks: FSU contacted the DDA to see if we would like a few students to work on bike racks. Consensus is yes, with some themes suggested to highlight Evart's history.

- c. Way Finding Signage:

Promotion

- a. Shop Local: Discussion regarding Shop Small Neighborhood initiative.

Organization

- a. Board Recruiting: No action at this time
- b. Volunteers

13. Old Business

- a. Development Plan and Tax Increment Financing Plan
- b. Director Search: Committee will be holding an initial interview at 9:30am
- c. Trails Magazine

14. New Business

- a.
- b.

15. Citizen's Comments

16. Motion made by Salinas, supported by Cataldo to adjourn at 9:02am.

Ayes: 7 Nays: 0 Result: Carried

Respectfully submitted, June-Marie Essner, secretary

Evart Concert at the Station Series.

Lori Tesch <diamondmmusic@hotmail.com>

Tue 1/4/2022 1:41 PM

To: Eric Kehoe <Eric.Kehoe@evart.org>

📎 1 attachments (76 KB)

241370128_10225713235520392_6008046945391168569_n.jpg;

Hi Eric,

The Bob Marshall Band have made a lot of friends and fans in the City of Evart and we would love to return there again this summer to entertain your audience. We hope you will consider having us back.

Lori

EPK:

BOB MARSHALL BAND

Welcome to the musical world of Bob Marshall Band. We would like to provide you with some information that you may find useful in deciding to book the Bob Marshall Band for your venue.

"The multiple award winning Bob Marshall Band is more than just another country band. Bob calls his music 'Cowboy Rock and Roll'. Country music, cowboy music, blues, rock, jazz and Motown are all infused into a lively show that will keep your audience engaged. Winner of the AWA Will Rogers Award for Best Male Vocalist, CMA of Texas for Best Country Album of the Year, and Red-Carpet Awards of the Netherlands for Outstanding Male Vocalist are just a few of the recognitions that the Bob Marshall Band has received."

Video/Promotional:

<https://www.youtube.com/watch?v=5LgXmBYc4Nk>

<https://www.youtube.com/watch?v=20SvcdO5zsY>

Website:

WWW.BobMarshallBand.com

Social Media:

Facebook, 24K followers: <https://www.facebook.com/BobMarshallBand/>

ReverbNation, 35.8K followers: <https://www.reverbnation.com/bobmarshallband>

Press/Acknowledgements:

"To anyone that is looking for a down-to-earth band, I would highly recommend the Bob Marshall band. They play a variety of songs, so there is something for everyone. My favorite, though, has to be when Bob sings "The Dance". He truly does that song, and all the other songs justice." Edna Burton Center

"Thank you for a great performance!" Clay Township Parks & Recreation

"Last nights performance by the Bob Marshall Band at the Almont Music in the Park concert was sensational! Bob has surrounded himself with outstanding, experienced musicians that bring out the best in his music, and his storytelling allows his audience to participate and feel as if they themselves were a part of the story, a rare gift indeed! Listen to his hit "SCREENDOOR" and you will hear what I am talking about!" Gary Peltier, Almont Concert in the Park Series

"You guys were great!!!" **City of Warren**

"Bob was a crowd pleaser. The band is pure country and we loved having them here." **Brandon Township September-Fest**

"The Bob Marshall Band exceeded all expectations of a country music band and put on an awesome show covering various music genre as well as throwing in colorful stories along the way. We will definitely be getting the band back next year."
Evart Mainstreet Fall Festival

Lori Tesch,

Diamond M Music

DiamondMMusic@Hotmail.com

(919) 417-1898

Evart Area Joint Fire Department

Fire Board Meeting

December 14, 2021 @ 4:30 PM

PLEDGE OF ALLEGIANCE

Meeting called to order by Chairman Hammer 4:35pm.

ROLL CALL: Gary Hammer – Evart Township, Dan Elliott – City of Evart, Sherri Bancroft – Osceola Township, Bev Mills – Sylvan Township, Diane Brackett – Orient Township.

GUESTS: Shane Helmer, Jesse Hyden, Angie Cushman.

Citizens Comments: None

MOTION BY CITY OF EVART 2ND BY SYLVAN TWP to amend and approve the agenda as revised with the addition of new business #2 Corrective Action Plan. MOTION PASSED.

MOTION BY CITY OF EVART 2ND by SYLVAN TWP to approve the consent agenda with the approval of payment of bills, treasurers report, and November 9, 2021 regular meeting minutes. MOTION PASSED.

The board asked questions about the \$54,000 that was on the Revenue and Expenditure Report from the City, Shane will ask the city and get an answer and report back to the board.

Monthly Bills totaling \$20,858.28 with checks written #7172-7185 and payroll totaling \$2,318.96 with 21 checks written #7186-7206. General Checking - \$7,291.75 High Yield Savings \$291,871.35. Grand Total \$299,168.10.

OLD BUSINESS:

1. **STATUS OF ENGINE 8:** Shane stated that Engine 8 is back in service and that there was no bill, the total repairs came to \$26,732.15.

Recess was taken to look at the new truck at 4:55pm and resumed at 5:01pm.

2. **UPDATE ON NEW TRUCK:** Shane stated that the new truck was delivered last Wednesday, and has not been put into service at this point, there are a few issues with it and they were corrected today, and everything will be added to the trucks and put into service as soon as possible.
3. **DRAFT BUDGET:** Shane stated that the budget is adjusted and the 2 mills are larger due to property sales and properties being uncapped, Shane would like the board to go over the budget and check with their boards with any issues.
4. **PAY PROPOSAL – NOVEMBER MEETING:** Shane presented the board with a payroll form with rates to the board, discussion was held regarding hourly rate, and how they were determined and how the accountability will be handled. Discussion was held.

MOTION BY CITY OF EVART, 2ND BY ORIENT TWP to adjust the firefighters pay with the current proposed per call rate Shane has presented to the board, beginning January 1, 2022. MOTION PASSED. (Proposal Attached)

5. **MANNED STATION – NOVEMBER MEETING:** Shane has gotten questions from the townships asking when this will take place. One question asked were numbers so they can see the improvement of the times, and numbers of people responding. There will be multiple tasks that need to be done if this were to happen, the department will need to be kept clean, stocked and all employees will be asked to be involved within the community

much more. They will be required to make all the businesses up to date with all MSDS, do businesses walk through for mapping purposes. They will also be involved with any community program, such as fire prevention, and school fire drills and sporting events, funerals, traffic control, anything that the city or townships may need help with. Shane stated that this will also improve our ISO rating. Shane presented the board with a schedule for January, and there are only 2 days that are not covered, for 7 days a week, from 9-5pm, and must be less than 30 hours per week per employee. There will be a medical and fire personnel on each day, so that each avenue will be covered. Shane stated that he has outside departments that are willing to be added to our department as part time to help fill spots during the month that are not filled, if needed. Shane would like to do this for 6 months on a month to month basis at this time. Discussion was held.

MOTION BY OSCEOLA TWP 2ND BY CITY OF EVART to approve on January 1, 2022 to begin a manned station with 2 department employees being paid \$17.50 an hour for 8 hours a day, 7 days a week, conditional on month by month basis for a 6 month trial period. MOTION PASSED.

NEW BUSINESS:

- 1. CHANGE OF INTERNET PROVIDER:** Shane would like to change our internet provider from Charter to Total Broadband. Right now the dept pays \$124 monthly and with Total it would be \$100 monthly. There would be a onetime \$300 installation fee.

MOTION BY ORIENT TWP, 2ND BY SYLVAN TWP to approve the change of internet providers from Charter to Total Point Broadband for \$100 a month, with a onetime fee of \$300 for the installation. MOTION PASSED.

- 2. CORRECTIVE ACTION PLAN:** Shane needs to do a corrective action plan for being over budget in the utilities section, by \$30 from last year's budget.

MOTION BY CITY OF EVART, 2ND BY OSCEOLA TWP to approve the corrective action plan and allow Shane to submit it to the Auditors to then be submitted to the state for adjustment. MOTION PASSED.

FIRE CHIEF REPORT: Shane let the board know that he will not be going to the Sherriff's Department Academy beginning in January as planned. He stated with him having COVID, he is unable to do that at this time. His place will be saved until he can attend. He still will have the Assistant Chief's attend the meetings and be much more involved in the management areas of the department. Shane stated that he also was put in as the Interim Director of Osceola County EMS, as the past director put in his resignation and it was approved immediately at the last County Board Meeting.

CITIZENS COMMENTS: Sherri stated that she would like to reach out to the FuelMan representative to try to get the switch over for the new bank accounts. She has multiple times asked that the account be terminated from TCF/HUNTINGTON banks, and be transferred to the MFCU account for future payments.

Next Meeting: JANUARY 11, 2022 AT 4:30PM, with ZOOM.

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A FUTURE BOARD MEETING.

**MOTION BY SYLVAN, 2ND BY ORIENT TWP, to adjourn the meeting @ 6:12pm
MOTION PASSED.**

Angela Cushman

Administrative Assistant

Evart Area Joint Fire Department

MINUTES

REGULAR MEETING

EVART HOUSING COMMISSION

Tuesday, November 16, 2021, 6:00 P.M.

Centennial Arms Community Room

The meeting was called to order at 6:00 p.m. by President Lockhart.

ROLL CALL

Present - Dellar, Molenaar, Moyer, Northon and Lockhart
Absent - None

ADOPTION OF AGENDA – ADDITIONS/CHANGES

It was moved by Commission Northon and supported by Commissioner Moyer to add item 8l. Appointment of New President and 8m. Check Signing Schedule to the Agenda.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

APPROVAL OF MINUTES

- a. It was moved by Commissioner Molenaar, supported by Commissioner Dellar to approve the Minutes of the Regular Meeting held October 19, 2021.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

BILLS AND COMMUNICATIONS

- a. It was moved by Commissioner Northon, supported by Commissioner Molenaar to approve the Bills and Disbursements for October 2021.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

- b. It was moved by Commissioner Northon and supported by Molenaar to receive and file the November 2021 Newsletter.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

REPORTS OF THE DIRECTOR

- a-e. It was moved by Commissioner Northon, supported by Commissioner Moyer to receive and file the available reports.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart

Nays: None

UNFINISHED BUSINESS

- a. None

COMMISSIONER COMMENTS/CONCERNS

President Lockhart commented on the website moving forward and she will be glad to see the Minutes of the Meetings and other correspondence available online.

NEW BUSINESS

- a. It was moved by Commissioner Moyer, supported by Commissioner Northon to adopt Resolution #2021-7, approving the revised Evert Housing Commission By-Laws.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart

Nays: None

- b. It was moved by Commissioner Dellar, supported by Commissioner Northon to adopt Resolution #2021-8, approving the Evert Housing Commission Public Housing Utility Allowances.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart

Nays: None

- c. It was moved by Commissioner Northon, supported by Commissioner Dellar to adopt Resolution #2021-9, approving the Evert Housing Commission Public Housing Flat Rents.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart

Nays: None

- d. It was moved by Commissioner Dellar, supported by Commissioner Northon to adopt Resolution #2021-10, approving the Evert Housing Commission Housing Choice Voucher Utility Allowances.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart

Nays: None

- e. It was moved by Commissioner Molenaar, supported by Commissioner Northon to adopt Resolution #2021-11, approving the Passbook Savings Rate.

Yeas: Dellar, Molenaar, Moyer, Norton and Lockhart
Nays: None

- f. The Public Comment Policy was discussed.

- g. Motion by Molenaar and supported by Northon to approve the Management Invoice from the Big Rapids Housing Commission.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

- h. It was moved by Commissioner Northon and supported by Commissioner Dellar to approve the 2022 Schedule of Meetings Calendar.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

- i. It was moved by Commissioner Molenaar, supported by Commissioner Northon to adopt the revised Laundry Room Policy.

Yeas: Dellar, Molenaar, Moyer, Norton and Lockhart
Nays: None

- j. The Commissioners reviewed the Budget Input Form.

- k. It was moved by Commissioner Molenaar and support by Northon to accept the Resignation Letter from President Lockhart.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

- l. It was moved by Commissioner Northon and supported by Commissioner Moyer to appoint the current Vice-President Commissioner Molenaar to act as President until the Annual Meeting in January 2022.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart
Nays: None

- m. The check signing schedule was received and discussed.

HEARING OF THE PUBLIC

During the Hearing of the Public comments were heard regarding voting, sidewalks, a new

laundry room cart and residents letting the office know if they will be away from their apartments for a week or more.

ADJOURNMENT

It was moved by Commission Molenaar and supported by Commissioner Moyer to adjourn the meeting at 7:42 p.m.

Yeas: Dellar, Molenaar, Moyer, Northon and Lockhart

Nays: None

Respectfully submitted,

Pepper Lockhart
President

Mark W. Sochocki
Executive Director/Secretary