

CITY OF NORTON SHORES
CITY COUNCIL WORK SESSION
April 26, 2022

A regular work session of the Norton Shores City Council was held at the Norton Branch Library Community Room, 705 Seminole Road, on Tuesday, April 26, 2022 at 5:30 p.m.

Present: Mayor Nelund, Council Members Flanders, Hylland, Jurkas, Kasher, Morgenstern, Moulatsiotis, Olson and Sowa; also, Mark Meyers, Shelly Stibitz, Anthony Chandler, Jim Murphy, Chris Lyonnais, Bob Gagnon, Jon Gale and Ted Woodcock

1. Vulcan St./Cardinal Living Center Water Main Replacement

Public Works Director Jim Murphy explained to City Council the need to replace existing water main for the proposed Cardinal Senior Living Center project on Vulcan Street. The existing 6" water main is cast iron, may have connections to lead lines and isn't large enough to supply the proper flow for the project size. This \$271,500 estimated expense is not something the developer budgeted for and they are unsure if the Senior Living Center can be completed without assistance from the City. Mr. Murphy suggested using money allocated to new meter reading equipment that wasn't used to fund the mid-year water main upgrades and establishing a cost share agreement with the developer. Council Member Morgenstern mentioned possible grant money for replacement of water lines found to contain lead that Mr. Murphy will check on. City Council would like the water main replacement and agreement to move forward.

2. LaColombe Right-of-Way Vacation

LaColombe Coffee Roasters, 6366 Norton Center Drive, is requesting that the City vacate portions of city right-of-way adjacent to their property. According to City Planner Ted Woodcock the company needs to expand their parking lot for their growing number of employees and, potentially, expanding the facility. Rights-of-way are usually established to provide access for future development and, at times, become of no value to the City which is the case in this situation. Mr. Woodcock stated that the approved vacation would result in LaColombe and the property adjacent, Snook, Inc., at 6430 Norton Center Drive, an additional 50' of land to each of their parcels. Council members were in favor of vacating the right-of-way but questioned "giving" city-owned property away rather than selling or charging a fee for land.

3. A-Plus Storage Easement Abandonment

Mr. Ted Woodcock shared with City Council a request from A Plus Storage, 1725 W. Sherman Blvd., to abandon a 66' foot easement on their property that would have served as an entrance drive. An existing drive on the parcel is adequate for fire access and the easement is not needed. The acquired land would be used for expansion of the storage buildings and stormwater retention. The parcel is surrounded by

privately owned property and a 15' water main easement would remain for City access. City Council directed staff to move forward with the easement abandonment.

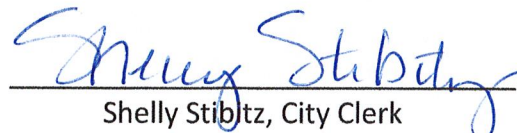
4. Fiscal Year 2023 Proposed Operating Budget

City Administrator Mark Meyers and Finance Director Chris Lyonnais presented the proposed Fiscal Year 2023 Operating Budget with Council. Mr. Meyers began with an overview stating that the same services with the same tax millage will be maintained. Mr. Lyonnais stated that there was a 27% Fund balance after mid-year revisions which is above the 15-20% goal and shared more detail, including, property value increased significantly, there will be no TIFA passthrough in FY23 to build up funding for future projects, State revenue sharing is projected to be somewhat higher than last year and charges for services are expected to be the same as in the current fiscal year. Initial operating requests were \$400,000 over projected revenues and only one of several requests for additional staffing, a budget-neutral addition of two full-time Parks and Recreation employees, made it into the final proposal. Mr. Meyers stated that other staffing requests may be added mid-year if funding is found and Council Member Kasher stated he supports a grant writer position. Organizational changes include the City Planner position moving from Public Works to the Administrative Services Department to work more closely with permitting and inspections and an office will be built in the Building Division for the Planner. As discussed in the past, Street funds may be used in reducing lanes on south Getty Street. Increased revenue is expected to the Building Fund with contracts for Building and inspection services now in place with the City of Roosevelt Park. The Community Development Block Grant program will be managed in-house in FY23, saving \$32,000 in contractual fees, to allow for better one-on-one service and better regulation of the program. Council Member Flanders questioned what budgeted water revenue increase was from and Mr. Meyers stated that it is difficult to estimate as water usage has many variables. Council Member Moulatsiotis asked that acknowledgments commemorating the many years of public service by former council members Dick Dolack and Kay Beecham be chosen and placed.

General Comments

Mr. Meyers reminded everyone that the next meeting is rescheduled to Monday due to the May election. Mayor Nelund shared with Council that the City is receiving a community leadership award from the United Way at their May 19th annual awards dinner.

Meeting adjourned at 6:46 p.m.


Shelly Stibitz, City Clerk