

MARCH 10, 2025

CITY COMMISSION
AGENDA
MONDAY, MARCH 10, 2025
6:00 P.M.

- A. CALL TO ORDER THE REGULAR CITY COMMISSION MEETING, PLEDGE OF ALLEGIANCE, ROLL CALL
- B. PUBLIC COMMENTS (4 MINUTE LIMIT)
- C. Mike Grentz with Anderson Tackman 2023-2024 Audit Presentation
 - 1. Accept 2023-2024 Audit
- D. CONSENT AGENDA
 - 1. Approve City Commission Meeting Minutes of 2-17-2025
 - 2. Committee Report: ACRES - Alger County Renewable Energy Sources
 - 3. Planning Commission Annual Report 2024
 - 4. Approve Check Register/List of Bills
 - 5. City Manager Report
- E. New Business
 - 1. Resolution Adopting a Brownfield Plan for Pictured Rocks Cruises (Roll Call Vote)
 - 2. Resolution for Pay Request M-28 Water Improvements Project (Roll Call Vote)
 - 3. UP Engineers Service Agreement Amendment 6
 - 4. 4th of July License Agreement 2025
 - 5. Munising Bay Trail Network, Inc. License Agreement
 - 6. Tourist Park Project Change Order #1 increase of \$2,283.00
 - 7. First Reading to Amend Zoning Ordinance: Add Greenhouse/Garden Center as Accessory use in C, D Districts
- F. PUBLIC COMMENTS (4 MINUTE LIMIT)
- G. ADJOURNMENT

CITY COMMISSION
Official Proceedings

- A. CALL TO ORDER THE REGULAR CITY COMMISSION MEETING, PLEDGE OF ALLEGIANCE, ROLL CALL

The regular meeting of the City Commission was duly called and held on Monday, **March 10, 2025**, in the City Commission meeting room of City Hall. Mayor Berry called the meeting to order at 6:00 p.m.

PRESENT: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry
ABSENT: None

- B. PUBLIC COMMENTS (4 MINUTE LIMIT)

John Madigan of Pictured Rock Cruises introduced his management team to the Commission. Zack Boucher, Jaden Niemi, Keegan Nebel, Noah Mosier, Mikayla Lindstrom and Abby Rahn.

Bruce Peterson made comment about the fluoride being put in the water system. He believes it is not good.

- C. Mike Grentz with Anderson Tackman 2023-2024 Audit Presentation
 - 1. Accept 2023-2024 Audit

Moved by Commissioner DesJardins to accept the 2023-2024 Audit as presented. Support by Commissioner Wilkinson.

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Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and
Mayor Berry
Nays: None

D. CONSENT AGENDA

1. Approve City Commission Meeting Minutes of 2-17-2025
2. Committee Report: ACRES - Alger County Renewable Energy Sources
3. Planning Commission Annual Report 2024
4. Approve Check Register/List of Bills
5. City Manager Report

Moved by Commissioner Prunick to approve the Consent Agenda as presented.
Support by Commissioner Burge.

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and
Mayor Berry
Nays: None

City Manager Report

Capital Projects

- The City of Munising currently has a number of 2025 projects that are out to bid. MDOT has the Anna River Bridge project included in its March 7th bid opening package. MDOT will review the proposal and bids submitted by contractors and then provide a summary to the City. If the low bid is no more than 10% over of the engineers' estimate and MDOT budget, the project will automatically be awarded. If it is higher than the 10% threshold, then we need to work with MDOT on either revising scope items in the project, or by getting additional funding for the project.
- The City of Munising Major and Local streets project is out to bid with bid opening occurring on March 12th at City Hall. This project contains a crush and shape job on Cemetery Hill and Grand Ave. and a mill and overlay project on the 300-600 blocks of Superior St.
- The last remaining street project that is yet to go out to bid is a City-wide crack seal project. The project aims to provide comprehensive crack sealing across all local streets. The project will require potential bidders to perform onsite investigations of our streets so we will be waiting for the snow and ice pack to be completely thawed.

Administrative Items

- Glenn Anderson from the MML is completing the draft of the City of Munising Community and Manager profile and has been incorporating the Commission's comments and input. Glenn anticipates the completion of the draft during the week of March 3rd with a final review occurring at that time. Glenn will also be joining us for our March 17th meeting to review the search and provide a revised timeline.
- Coleman Engineering is completing the draft of the City of Munising non-motorized transportation plan. Coleman planners and engineers performed a condition assessment review of the existing paths and sidewalks in the City and have begun compiling the information. They have also worked with community partners on additional non-motorized transportation needs in the City such as dedicated pedestrian paths and crossings from M-28/H-58 eastbound to the Grandview apartments as well as the addition of a dedicated path on Sand Point from Munising Falls to Sand Point.
- CUPPAD and the Planning Commission have begun to finalize the Community Survey for the Master Plan revision project. Our planner, Ryan Soucy, will be finalizing the last few items on the survey and it is expected to be released to the Community in the next two weeks. The survey will be out for a month and will be available in both online and hardcopy formats.

E. New Business

1. Resolution Adopting a Brownfield Plan for Pictured Rocks Cruises (Roll Call Vote)

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Moved by Commissioner Wilkinson to approve the Resolution Adopting a Brownfield Plan for Pictured Rocks Cruises. Support by Commissioner DesJardins.

Roll Call Vote:

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry

Nays: None

CITY OF MUNISING, MICHIGAN
RESOLUTION ADOPTING A BROWNFIELD PLAN
OF
PICTURED ROCKS CRUISES, CITY OF MUNISING, ALGER COUNTY, MICHIGAN
BY CITY OF MUNISING
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the Munising City Commissioners, Munising, Michigan, held at the Munising City Hall located at 301 E Superior St, Munising, Michigan, on the _____ day of _____ 2025 at 6:00 PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the City of Munising, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Alger County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, and recommended for approval by the Munising City Commission, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the City of Munising, relating to the development of property located at 355 Elm Avenue, Munising, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Munising City Commission have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, the Alger County Brownfield Redevelopment Authority has passed a resolution supporting the adoption of the Plan;

WHEREAS, the Munising City Commissioners have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of the review of the Plan the Munising City Commission concurs with the approval of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Munising City Commission, by the Act, the Plan is hereby supported in the form attached to this Resolution.
2. **Severability.** Should any section, clause, or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity

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of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

I HEREBY CERTIFY, that the foregoing is a Resolution duly made and adopted by the City of Munising City Commission at their regular meeting held on February 17th, at 6:00 p.m. in Munising, with a quorum present.

Sue Roberts, City Clerk

Date

2. Resolution for Pay Request M-28 Water Improvements Project (Roll Call Vote)

Moved by Commissioner Wilkinson to approve the Resolution for pay request M-28 Water Improvements project in the amount of \$41,178.36. Support by Commissioner Prunick.

Roll Call Vote:

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry
Nays: None

3. UP Engineers Service Agreement Amendment 6

Moved by Commissioner DesJardins to approve UP Engineers Service Agreement Amendment 6, addition of \$22,966.00. Support by Commissioner Wilkinson.

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry
Nays: None

4. 4th of July License Agreement 2025

Moved by Commissioner DesJardins to table this item until the March 17th meeting. Support by Commissioner Prunick.

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry
Nays: None

5. Munising Bay Trail Network, Inc. License Agreement

Moved by Commissioner Prunick to approve the Munising Bay Trail Network, Inc. License agreement with proposed changes, (III g During the term of this License MBTN shall obtain and maintain in full and effect personal injury and property damage insurance with limits of not less than \$100,000.00 per occurrence naming City as an additional insured.) Support by Commissioner Burge.

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry
Nays: None

6. Tourist Park Project Change Order #1 increase of \$2,283.00

Moved by Commissioner Wilkinson to approve Change Order #1 increasing the Tourist Park Project in the amount of \$2,283.00. Support by Commissioner Prunick.

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry
Nays: None

7. First Reading to Amend Zoning Ordinance: Add Greenhouse/Garden Center as Accessory use in C, D Districts

Commissioner Wilkinson stated that the Planning Commission was given good information on all the plans and parking questions. This was the first

reading no action was needed at this time. A Public Hearing needs to be scheduled for April 2nd.

F. PUBLIC COMMENTS (4 MINUTE LIMIT)

Commissioner Burge thanked Commissioner Wilkinson for the extra clarification.

G. ADJOURNMENT

Moved by Commissioner Wilkinson to adjourn the regular meeting of the City Commission. Support by Commissioner Burge.

Approved: Yeas: Commissioners: Wilkinson, DesJardins, Burge, Prunick and Mayor Berry
Nays: None

The regular meeting of the City Commission adjourned at 6:55 p.m.

Chris Berry, Mayor
Mary Artress, Deputy Clerk

LIST OF BILLS

40985	01460	UPPER PENINSULA POWER CO.	27,300.60	
40986	02554	VANTAGE FLEX, LLC	772.00	V
		Void Reason: WRONG NAME		
40987	00402	DTE ENERGY	5,913.25	
40988	00002	41 LUMBER CO.	18.37	
40989	03170	STATE OF MICHIGAN	3,419.34	
40990	02976	DELTA DENTAL	1,919.30	
40991	01664	MICHIGAN MUNICIPAL LEAGUE	5,924.00	
40992	02945	DEVIN OLSON	124.00	
40993	02690	BLUE CROSS BLUE SHIELD OF MICH	34,818.75	
40994	00619	HYDRITE CHEMICAL COMPANY	921.50	
40995	00043	ALGER COUNTY ELECTRIC	1,375.00	
40996	01841	COLEMAN ENGINEERING COMPANY	9,352.50	
40997	02754	CROSS GENERAL CONTRACTING	13,622.40	
40998	00362	DENMAN'S HARDWARE	496.14	
40999	00086	AUTO-WARES GROUP	2,180.35	
41000	03568	NAPA AUTO PARTS DIV OF MPEC-101	1,649.11	V
		Void Reason: MISSPRINT		
41001	03569	FABICK CAT	623.31	V
		Void Reason: MISSPRINT		
41002	00492	GALLS	77.94	V
		Void Reason: MISSPRINT		
41003	01062	COMPASS MINERALS AMERICA INC	15,909.67	V
		Void Reason: MISSPRINT		
41004	03266	LASCO	599.16	V
		Void Reason: MISSPRINT		
41005	02704	US BANK EQUIPMENT FINANCE	169.99	V
		Void Reason: MISSPRINT		
41006	03568	NAPA AUTO PARTS DIV OF MPEC-101	1,649.11	
41007	03569	FABICK CAT	623.31	
41008	00492	GALLS	77.94	
41009	01062	COMPASS MINERALS AMERICA INC	15,909.67	
41010	03266	LASCO	599.16	
41011	02704	US BANK EQUIPMENT FINANCE	169.99	
41012	02512	GREATER MUNISING BAY	275.93	
41013	03605	THE ADVISOR OF MANISTIQUE LLC	288.00	

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41014	02996	EMBERS CREDIT UNION	101.00
41015	02684	REYNOLDS, KATHY	60.00
41016	00591	HIAWATHA TELEPHONE COMPANY	43.18
41017	00382	DISPLAY SALES COMPANY	14,998.00
41018	03501	HOLIDAY-WEX BANK	8,583.44
41019	03266	LASCO	2,316.78
41020	03501	HOLIDAY-WEX BANK	9,272.84
41021	01919	ANSER SERVICES	96.00
41022	01178	QUILL CORPORATION	210.26
41023	01331	STANDARD INSURANCE COMPANY	221.40
41024	01331	STANDARD INSURANCE COMPANY	577.79
41025	03078	NORTHERN MICHIGAN UNIVERSITY	750.00
41026	03518	GFL ENVIRONMENTAL	733.58
41027	02990	VISION SERVICE PLAN	449.44
41028	03731	TAIT, JOHN	68.60
41029	03732	FULTON COUNTY SHERIFF	13.00
41030	01998	UPPER PENINSULA RECREATION INC	1,230.77