

February 2, 2022

CITY COMMISSION
AGENDA
WEDNESDAY, FEBRUARY 2, 2022
6:00 P.M.

- A. CALL TO ORDER THE REGULAR CITY COMMISSION MEETING, PLEDGE OF ALLEGIANCE, ROLL CALL
- B. PUBLIC COMMENT (non-agenda items)
- C. OLD CITY BUSINESS
 - 1. WWTP December 2021 Monthly Report
- D. NEW CITY BUSINESS
 - 1. Reappoint Phil Hansen to the Board of Review 2022-2025
 - 2. DDA Plan Amendment and Resolution
 - 3. Accept/Award WWTP City Dock and B.A. Lift Station Pumps
 - 4. Approve City Commission Meeting Minutes of 1-5-2022
 - 5. Approve Check Register/List of Bills
 - 6. City Manager Report
- E. CORRESPONDENCE
- F. PUBLIC COMMENTS (non-agenda items)
- G. ADJOURNMENT

CITY COMMISSION
Official Proceedings

CITY COMMISSION
AGENDA
WEDNESDAY, FEBRUARY 2, 2022
6:00 P.M.

- 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, Wednesday, **February 2, 2022**, in the Commission Meeting Room of City Hall. Mayor Pro-Tem Bogater called the meeting to order at 6:00 p.m.

PRESENT: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
ABSENT: Commissioner: Berry and Mayor Nettleton - Excused

- B. PUBLIC COMMENT (non-agenda items)

There were no public comments.

- C. OLD CITY BUSINESS
 - 1. WWTP December 2021 Monthly Report

There were no comments on the WWTP's December 2021 monthly report.

- D. NEW CITY BUSINESS
 - 1. Reappoint Phil Hansen to the Board of Review 2022-2025

Moved by Commissioner Eckert to reappoint Phil Hansen to the Board of Review for the term of 2022-2025. Support by Commissioner Ballas.

Approved: Yeas: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
Nays: None

- 2. DDA Plan Amendment and Resolution

February 2, 2022

Moved by Commissioner Eckert to approve the DDA plan amendment and Resolution as presented. Support by Commissioner Ballas

Approved: Yeas: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
Nays: None

City of Munising
County of Alger, Michigan

RESOLUTION CALLING PUBLIC HEARING REGARDING
APPROVAL OF AMENDMENT TO THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF
THE CITY OF MUNISING DOWNTOWN DEVELOPMENT AUTHORITY

Minutes of a regular meeting of the City Commission of the City of Munising, County of Alger, Michigan, held on the 2nd day of February, 2022, at 6:00 o'clock p.m., prevailing Eastern Time.

PRESENT: Members: Commissioners Ballas, Eckert and Mayor Pro-Tem Bogater

ABSENT: Members: Commissioner Berry and Mayor Nettleton

The following preamble and resolution were offered by Member Commissioner Eckert and supported by Member Commissioner Ballas:

WHEREAS, the City of Munising (the "City") is authorized by the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), to create a downtown development authority; and

WHEREAS, pursuant to Act 197, the City Commission of the City duly established the City of Munising Downtown Development Authority (the "Authority") which exercises its powers within the Downtown District designated by City Commission (the "District"); and

WHEREAS, the City Commission has previously approved the Authority's Development and Tax Increment Financing Plan (as subsequently amended, the "Plan"), for the Development Area described in the Plan; and

WHEREAS, in accordance with the provisions of Act 57, Public Acts of Michigan, 2018 ("Act 57"), and in cooperation with the Development Area Citizens Council, the Authority has prepared and submitted to the City Commission for approval an amendment to the Plan (the "Plan Amendment"); and

WHEREAS, prior to the approval of the Plan Amendment, it is necessary to conduct a public hearing in connection with the consideration of such proposed Plan Amendment as required by Act 57.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby acknowledges receipt of the Plan Amendment, attached hereto as Exhibit A, from the Authority and directs the City Clerk to submit the Plan Amendment to the governing body of each taxing jurisdiction within the Authority's District.

2. There shall be a public hearing on Wednesday, the 2nd day of March, 2022, at 6:00, p.m., prevailing Eastern Time, at City Hall to consider adoption by the City Commission of an ordinance approving the Plan Amendment.

3. The City Clerk shall cause notice of said public hearing to be published twice before the public hearing in *The Mining Journal*, a newspaper of general circulation in the City. The first such notice shall be published not less than 20 days, nor more than 40 days, before the date set for the public hearing and shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days, nor more than 40 days, prior to the hearing to all property taxpayers of record in the Authority's District as shown by the most recent tax roll of the City. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the Authority's District not less than 20 days, nor more than 40 days, before the hearing. The Clerk shall also cause notice of the hearing to be mailed via certified mail, not less than 20 days before the public hearing, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture by the DDA if the Plan Amendment is approved.

February 2, 2022

4. The notice of the hearing shall be in substantially the following form: CITY OF MUNISING

COUNTY OF ALGER, MICHIGAN
NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF THE
CITY OF MUNISING DOWNTOWN DEVELOPMENT AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF MUNISING:

PLEASE TAKE NOTICE that the City Commission of the City of Munising, Michigan, will hold a public hearing on Wednesday, the 2nd day of March, 2022, at 6:00, p.m., prevailing Eastern Time at City Hall, 301 East Superior Street, Munising, Michigan, to consider the adoption of an ordinance approving an amendment to the Development and Tax Increment Financing Plan for the City of Munising Downtown Development Authority pursuant to Act 57, Public Acts of Michigan, 2018, as amended.

The boundaries of the development area to which the amendment to the Development and Tax Increment Financing Plan applies are as follows:

**[Insert description of boundaries of development area
- Appendix 1 from Plan]**

Copies of the proposed amendment to the Development and Tax Increment Financing Plan, maps, plats, etc. are on file at the office of the City Clerk for inspection.

At the public hearing, all interested persons desiring to address the City Commission shall be afforded an opportunity to be heard in regard to the approval of the amendment to the Development and Tax Increment Financing Plan for the City of Munising Downtown Development Authority and all aspects of the amendment to the Development and Tax Increment Financing Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Commission of the City of Munising, Michigan.

Sue Roberts, City Clerk
City of Munising

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

AYES: Members: Commissioners Ballas, Eckert and Mayor Pro-Tem Bogater

NAYS: Members: None

RESOLUTION DECLARED ADOPTED.

Sue Roberts
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Commission of the City of Munising, County of Alger, State of Michigan, at a regular meeting held on the 2nd day of February, 2022 and that public notice of said meeting was given pursuant to and in full compliance with Act No 267, Public Acts of Michigan, 1976, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Sue Roberts
City Clerk

EXHIBIT A

[Attach copy of Plan Amendment here]

3. Accept/Award WWTP City Dock and B.A. Lift Station Pumps

Moved by Commissioner Ballas to accept and place on file the quotes for the WWTP lift station pumps. Support by Commissioner Eckert.

Approved: Yeas: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
Nays: None

Quotes Received: Pump Solutions - Keen 10hp \$10,897.20, Crane Engineering Sulzer 10hp \$11,772.32.

Moved by Commissioner Ballas to award the dock lift station pump purchase to Pump Solutions Keen 10hp for \$10,897.20, and for the Brown's Addition lift station Crane Engineering Sulzer 10hp for \$11,772.32. Support by Commissioner Eckert.

Approved: Yeas: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
Nays: None

4. Approve City Commission Meeting Minutes of 1-5-2022

Moved by Commissioner Ballas to approve the City Commission Meeting minutes of 1-5-2022 as presented. Support by Commissioner Eckert.

Approved: Yeas: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
Nays: None

5. Approve Check Register/List of Bills

Moved by Commissioner Eckert to approve and pay the check register/list of bills as presented. Support by Commissioner Ballas.

Approved: Yeas: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
Nays: None

6. City Manager Report

The City is beginning to prepare for the upcoming 2022 construction season. Coleman Engineering and City staff have our final review meeting with MDOT on Tuesday February 8th to finalize the obligation of the funds for the upcoming H-58 rehabilitation project. Once this is complete MDOT will provide our project with a bid date. Our grant agreement for the DDA street rehabilitation project is being finalized in Lansing and our engineering firm should have the first set of draft plans ready for DDA review in the next week. City Attorney Ferguson is completing the property analysis of the revised Grand Island Township sewer project and this should hopefully be done in the near future. Once the USDA- RD office approves the project, we will finalize our Smith Construction contract as well as our agreements with Ramsey and Boyak to cover the cost of the project. All of the administrative work for the Browns Addition portion of the M-28 project has been completed and we are now just awaiting the arrival of spring weather to restart the project. MDOT's public outreach coordinator for our region will be pushing a public notice regarding the start date and any potential impact it may have travel in the area.

UPEA is continuing to work on the first round of conceptual drawings for the potential reconstruction of the Browns Addition Boat launch. Harbor Master Ed Juranek and myself have a virtual meeting later this week in which we hope to go over the property lines of the parcel and the potential layout options on the site. The intent of UPEA is to have a conceptual, cost estimate, and grant application ready to submit for this year's MDNR Waterways grant round.

The parks and recreation plan survey will be closing on Friday of this week. As of now we have had almost 200 surveys taken with a hope that the final social media push by CUPPAD will get us over the 200 mark. There is no requirement for the number of surveys that have to be returned however we have already exceeded the amount that had been submitted in 2014.

Bakertilly continues to move forward on the coordination of our potential pension funding bonds. After the finalization of our S & P rating, we have reviewed our bond insurance options which is favorable for the City. The City has a standalone bond rating of "A" and with the incorporation of bond insurance we will be able to sell at a "AA" rating. Any potential sales model will include this bond rating as well along with our credit profile that has been compiled by S & P.

February 2, 2022

Multiple funding avenues for municipalities have opened this quarter. I have already sent a number of grant notices to our engineers and will hopefully have a list of potential project that the City may be in a good position to apply for. The application periods are quite long and full and final grant guidance is not yet available.

The voter approved Headlee override from 2017 is set to expire this year. I will be placing the issue on the next agenda in preparation for a potential renewal effort.

E. CORRESPONDENCE

Correspondence was documentation of what the DDA is currently doing to assure the downtown street project gets funding.

F. PUBLIC COMMENTS (non-agenda items)

There were no public comments.

G. ADJOURNMENT

Moved by Commissioner Eckert to adjourn the Regular Meeting of the City Commission. Support by Commissioner Ballas.

Approved: Yeas: Commissioners: Ballas, Eckert and Mayor Pro-Tem Bogater
Nays: None

The Regular Meeting of the City Commission adjourned at 6:19 p.m.

Johanna Bogater, Mayor Pro-Tem

Sue Roberts, City Clerk

LIST OF BILLS

| | | |
|--------|--------------------------------------|----------|
| 37213) | PICTURED ROCKS PIZZA | 192.03 |
| 37214) | BIG "C" REALTY TRUST | 132.49 |
| 37215) | MADIGAN'S HARDWARE | 250.00 |
| 37216) | MOOSE LODGE #1386 | 250.00 |
| 37217) | E CHANNEL BREW C/O ITCHEES WASHTUB | 180.68 |
| 37218) | SOUTH BAY OUTFITTERS | 400.00 |
| 37219) | COLEMAN ENGINEERING COMPANY | 10187.00 |
| 37220) | CRANKING GRAPHICS | 25.00 |
| 37221) | IMPERIAL ELECTRIC | 319.98 |
| 37222) | KATHY REYNOLDS | 50.00 |
| 37223) | HIAWATHA TELEPHONE COMPANY | 40.16 |
| 37224) | MICHIGAN TOWNSHIPS ASSOCIATION | 498.00 |
| 37225) | UPEA ENGINEERS & ARCHITECTS | 810.00 |
| 37226) | DENMAN'S HARDWARE | 395.65 |
| 37227) | MINING JOURNAL | 45.00 |
| 37228) | VANTAGE FLEX, LLC | 115.00 |
| 37229) | UPPER PENINSULA RECREATION INC. | 1230.77 |
| 37230) | UPEA ENGINEERS & ARCHITECTS | 3448.49 |
| 37231) | GREATER MUNISING BAY | 2500.00 |
| 37232) | AUTO-WARES GROUP | 134.36 |
| 37233) | DTE ENERGY | 6087.72 |
| 37234) | RED POWER DIESEL | 3854.93 |
| 37235) | ALGER COUNTY AMBULANCE SERVICE | 448.49 |
| 37236) | FIRST ADVANTAGE LNS OCC. | 41.00 |
| 37237) | MICHIGAN/WISCONSIN SPRING & BRAKE | 1603.20 |
| 37238) | USA BLUE BOOK | 179.34 |
| 37239) | EJ USA INC. | 257.20 |
| 37240) | UPPER PENINSULA POWER COMPANY | 25279.30 |
| 37241) | VISION SERVICE PLAN | 497.89 |
| 37242) | BLUE CROSS BLUE SHIELD OF MICHIGAN | 29688.54 |
| 37243) | DELTA DENTAL | 1873.70 |
| 37244) | ALGER COUNTY FOOD PANTRY | 3477.39 |
| 37245) | BAKER TILLY MUNICIPAL ADVISORS, INC. | 750.00 |
| 37246) | ALGER COUNTY TREASURER | 731.25 |
| 37247) | U.S. POSTMASTER | 58.00 |
| 37248) | APEX SOFTWARE | 235.00 |
| 37249) | STANDARD INSURANCE COMPANY | 554.87 |
| 37250) | STANDARD INSURANCE COMPANY | 314.25 |
| 37251) | COMPASS MINERALS AMERICA INC. | 14742.24 |

February 2, 2022

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| 37252) | LASCO | 484.03 |
| 37253) | MONROE TRUCK EQUIPMENT, INC. | 1751.92 |
| 37254) | DRIFTWOOD DELI | 500.00 |
| 37255) | MAZZALI AGENCY | 250.00 |
| 37256) | GREATER MUNISING BAY | 24806.25 |