

June 7, 2023

CITY COMMISSION OF THE CITY OF MUNISING
AGENDA
WEDNESDAY, JUNE 7, 2023
6:00 P.M.

- A. CALL TO ORDER THE PUBLIC HEARING OF THE CITY COMMISSION, PLEDGE OF ALLEGIANCE, ROLL CALL
- B. PUBLIC HEARING
 - 1. Proposed 2023-2024 Budget - Public Comments
 - 2. Commissioner Comments
 - 3. Approve Tax Millage Rate Levied at 17.3425
 - 4. Approve Headlee Rate Levied at 2.6575
 - 5. Approve Updated Fee Schedule
 - 6. Close Public Hearing
- C. ADOPT PROPOSED 2023-2024 BUDGET RESOLUTION (ROLL CALL VOTE)
- D. Capital Improvement Plan 2023-24 - Tabled from 5-15-23
- E. ADJOURNMENT

REGULAR MEETING

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

All Commissioners Remained Seated

- B. PUBLIC COMMENTS (4 MINUTE LIMIT)
- C. PUBLIC HEARING
 - 1. Petition to Establish Obsolete Property Rehabilitation District
 - a. Open Public Hearing
 - b. Comments
 - 2. Close Public Hearing
 - a. Adopt the Resolution to Establish Obsolete Property Rehabilitation District (ROLL CALL VOTE)
 - 1. Petition to Establish a Public Act 255 Commercial Redevelopment District for the Munising Marketplace Project
 - a. Open Public Hearing
 - b. Comments
 - 2. Close Public Hearing and Enter Regular Meeting
 - a. Adopt the Resolution to Establish a Public Act 255 Commercial Redevelopment District for the Munising Marketplace Project (ROLL CALL VOTE)
- D. CONSENT AGENDA
 - 1. Approve City Commission Meeting Minutes of 5-15-2023
 - 2. Approve Check Register/List of Bills
 - 3. City Manager Report
 - 4. Fire Department Report
- E. New Business
 - 1. Kevin Nancarrow - UP Engineering - Update on Boat Launch Project
 - 2. Angry PC - Tourist Park WI-FI Upgrade
 - 3. Solid Waste Disposal Bids - Accept/Place on File - Award Bid

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4. Resolution authorizing a Claim for Protecting MI Pension Grant (ROLL CALL VOTE)
 5. GFL Environmental Garbage Bill \$16,078.59
 6. Street Closure Request for July 7, 2023, for the Culpepper & Merriweather Circus
 7. Administrative Pay Re-alignment
- F. PUBLIC COMMENTS (4 MINUTE LIMIT)
- G. ADJOURNMENT

CITY COMMISSION

Official Proceedings

- A. CALL TO ORDER THE PUBLIC HEARING OF THE CITY COMMISSION, PLEDGE OF ALLEGIANCE, ROLL CALL

The Public Hearing of the City Commission was duly called and held on Wednesday, June 7th, 2023 in the City Commission meeting room of City Hall. Mayor Nettleton called the meeting to order at 6:00 p.m.

PRESENT: Commissioners: Bogater, Ballas, and Mayor Nettleton
ABSENT: Commissioners: Eckert and Berry

Moved by Commissioner Bogater to open the Public Hearing. Support by Commissioner Ballas.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

- B. PUBLIC HEARING

1. Proposed 2023-2024 Budget - Public Comments

City Manager Olson gave the update that the only changes to the previously seen budget is the inclusion of School Resource Officer and the award of the Energy Grant that will allow the City to repair and insulate well houses for energy efficiency.

2. Commissioner Comments

There were no Commissioner comments.

3. Approve Tax Millage Rate Levied at 17.3425

Moved by Commissioner Ballas to approve the Tax Millage rate levied at 17.3425. Support by Commissioner Bogater.

Approved: Yeas : Commissioners Bogater, Ballas, & Mayor Nettleton
Nays : None

4. Approve Headlee Rate Levied at 2.6575

Moved by Commissioner Bogater to approve the Headlee rate levied at 2.6575. Support by Commissioner Ballas.

Approved: Yeas : Commissioners Bogater, Ballas, & Mayor Nettleton
Nays : None

5. Approve Updated Fee Schedule

Moved by Commissioner Ballas to approve the updated Fee Schedule with the addition of the SW Rate. Support by Commissioner Bogater.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

6. Close Public Hearing

Moved by Commissioner Bogater to close the Public Hearing. Support by Commissioner Ballas.

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Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

C. ADOPT PROPOSED 2023-2024 BUDGET RESOLUTION (ROLL CALL VOTE)

Moved by Commissioner Bogater to Adopt the proposed 2023-2024 Budget Resolution as presented. Support by Commissioner Ballas.

Roll Call Vote:

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

D. Capital Improvement Plan 2023-24 - Tabled from 5-15-23

Moved by Commissioner Ballas to approve the Capital Improvement Plan 2023-24. Support by Commissioner Bogater.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

E. ADJOURNMENT

Moved by Commissioner Ballas to adjourn the Public Hearing of the 2023-24 Budget. Support by Commissioner Bogater.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

ENTER REGULAR MEETING ALL MEMBERS REMAINED SEATED

A. CALL TO ORDER THE PUBLIC HEARING AND REGULAR CITY COMMISSION MEETING, PLEDGE OF ALLEGIANCE, ROLL CALL

B. PUBLIC COMMENTS (4 MINUTE LIMIT)

There were no Public Comments

C. PUBLIC HEARING

1. Petition to Establish Obsolete Property Rehabilitation District

a. Open Public Hearing

Moved by Commissioner Bogater to open the Public Comment. Support by Commissioner Ballas.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

b. Comments

Victoria Wus would like further clarification of what this actually means. The City Manager explained how this benefits the Developer and has little financial impact to the City. Bromley Hall also noted the advantages for the Developer to qualify for Blight and Stabilization Grants to begin repairs to the roof and shore up the structure.

2. Close Public Hearing

Moved by Commissioner Bogater to close the Public Hearing. Support by Commissioner Ballas.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

a. Adopt the Resolution to Establish Obsolete Property Rehabilitation District (ROLL CALL VOTE)

Moved by Commissioner Ballas to adopt the Resolution to establish an Obsolete Property Rehabilitation District without the "written request" requirement in the first line of the second paragraph. Support by Commissioner Bogater.

Roll Call Vote:

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton

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Nays: None

Resolution to Establish an Obsolete Property Rehabilitation (OPRA) District for Renovare Development

WHEREAS, pursuant to PA 146 of 2000, the City Commission has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Munising; and

WHEREAS, Renovare Development has filed a written request with the clerk of the City of Munising requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of (commercial enterprise address) located in the City of Munising hereinafter described; and

WHEREAS, the City Commission of the City of Munising determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Mining Journal and by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on June 7th, 2023, a public hearing was held and all residents and taxpayers of the City of Munising were afforded an opportunity to be heard thereon; and

WHEREAS, the City Commission deems it to be in the public interest of the City of Munising to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Munising that the following described parcel(s) of land situated in the City of Munising, Alger County, and State of Michigan, to wit:

ORIGINAL PLAT LOTS 11, 12, 13, 14, 15 & 16, BLK 6

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Former Fire Hall Obsolete Property Rehabilitation District No.001.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Munising, County of Alger, Michigan at a regular meeting held on June 7th, 2023.

Sue Roberts, City Clerk

- 1. Petition to Establish a Public Act 255 Commercial Redevelopment District for the Munising Marketplace Project

- a. Open Public Hearing

Moved by Commissioner Bogater to open the Public Hearing. Support by Commissioner Ballas.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

- b. Comments

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Victoria Wus asked if this movement was necessary. Mayor Nettleton explained that yes it is. Discussion followed about rates of rentals and how they are figured based on income and do not reflect the rural area.

2. Close Public Hearing and Enter Regular Meeting

Moved by Commissioner Bogater to close the Public Hearing and enter the Regular Meeting. Support by Commissioner Ballas.

Approved : Yeas : Commissioners Bogater, Ballas, & Mayor Nettleton
Nays : None

- a. Adopt the Resolution to Establish a Public Act 255 Commercial Redevelopment District for the Munising Marketplace Project
(ROLL CALL VOTE)

Moved by Commissioner Bogater to Adopt the Resolution to Establish a Public Act 255 Commercial Redevelopment District for the Munising Marketplace Project, without the "written request" requirement in the first line of the second paragraph. Support by Commissioner Ballas.

Roll Call Vote:

Approved : Yeas : Commissioners Bogater, Ballas, & Mayor Nettleton
Nays : None

**A RESOLUTION TO ESTABLISH A COMMERCIAL REDEVELOPMENT DISTRICT
CITY OF MUNISING**

WHEREAS, pursuant to MCL Section 207.655(1) of Public Act 255 of 1978, the City Council has the authority to establish "Commercial Redevelopment Districts" within the City of Munising at the request of a commercial business enterprise; and

WHEREAS, the City of Munising desires to establish a Commercial Rehabilitation District for an area encompassing multiple properties in the proximity of 210 E. Superior St. located in the City of Munising hereinafter described; and

WHEREAS, the City Council of the City of Munising determined that the district meets the requirements set forth in MCL Section 207.655(1) (a) of Public Act 255 of 1978; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district as required by MCL Section 207.655(3) of Public Act 255 of 1978; and

WHEREAS, on June 7th, 2023, a public hearing was held and all residents and taxpayers of the City of Munising were afforded an opportunity to be heard thereon; and

WHEREAS, the City Commission deems it to be in the public interest of the City of Munising to establish the Commercial Redevelopment District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Munising that the following described parcels of land situated in the City of Munising, County of Alger, and State of Michigan, to wit:

PARCEL 1:

West One-Half (W 1/2) of Lot(s) Three 3, Block Twelve (12) of the ORIGINAL PLAT TO THE CITY OF MUNISING

PARCEL 2:

East one-half (E 1/2) of Lot(s) Three (3), and all of Lot Four (4), Block Twelve (12) of ORIGINAL PLAT TO THE CITY OF MUNISING

PARCEL 3:

Lot(s) Five (5) and Six (6) of Block Twelve (12) of the ORIGINAL PLAT TO THE CITY OF MUNISING

PARCEL 4:

Lot(s) Seven (7), Block Twelve (12) of ORIGINAL PLAT TO THE CITY OF MUNISING

PARCEL 5:

Lot(s) Eight (8) of Block Twelve (12) of ORIGINAL PLAT TO THE CITY OF MUNISING

Be and hereby are established as a Commercial Redevelopment District pursuant to the provisions of PA 255 of 1978 to be known as Munising Marketplace Commercial Redevelopment District.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____,
and supported by _____.

AYES:

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NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Munising, County of Alger, Michigan at a regular meeting held on June 7th, 2023.

Sue Roberts, City Clerk

D. CONSENT AGENDA

1. Approve City Commission Meeting Minutes of 5-15-2023
2. Approve Check Register/List of Bills
3. City Manager Report
4. Fire Department Report

Moved by Commissioner Ballas to approve the Consent Agenda as presented.
Support by Commissioner Bogater.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

City Manager's Report

The Fiscal Year for the City is coming to a close and we are working on wrapping the year in preparation for our upcoming audit. The DDA, as well as City Staff, will be working on preparing our Fiscal Year end budget adjustments as well as wrapping up all outstanding items prior to July 1st. The Alger Conservation District secured a tire collection grant for utilization within the County and the City partnered with Munising Township for a joint event. 401 tires were collected in 4 hours, of which, 90 were from residents within the City. We are hopeful that the City and Township can continue to work on events such as this in the future. There will be an E-waste collection event at the Munising High School on June 17th and 18th. The City applied for and was awarded the Community Energy Management Grant that we had applied for in April of this year. The grant will cover energy efficiency upgrades at a number of lift stations and well houses. The projects will include adding pink board insulation to all of the brick walls, replacing exterior doors, upgrading pump controls to VFD's, and changing out our heat source from electric to natural gas. EGLE would cover \$24,650 of the projected \$48,650 in hard costs of the projects. Depending on the lead time of materials, the City would like to have the majority of the envelope improvements completed by this upcoming heating season. Public Works staff along with Marina staff have been working on putting our floating dock into service for the year. Due to the substandard bottomlands in our marina, all of our steel piers have sunk into the soil/sawdust which causes a separation from the floating docks. The City of Marquette graciously gifted us a number of their longer unused steel pipes that their docks no longer need and we are preparing to put them into service. We are also putting an order into our steel supplier for other components that can be fabricated in house. Last year the Commission approved a \$20,000 dollar expenditure for Floatation Docking Service to provide the material and services however they have not been able to fit us into their schedule. They recommended that we source the materials and install the items while remaining available for feedback throughout the process. When complete, the last item will be addressing the revetment wall connection and modifying it to resemble the solution that the City of Marquette has put in place. The past couple of weeks I have received numerous questions regarding the status of our street sweeper and its lack of use this spring. The unit is not operational and is awaiting new brushes as well as some driveline repairs. This will hopefully be rectified in the 10 days and the sweeper will be out cleaning the streets all summer.

E. New Business

1. Kevin Nancarrow - UP Engineering - Update on Boat Launch Project

Not present, he will be attending the next meeting to address the Commission.

2. Angry PC - Tourist Park WI-FI Upgrade

Moved by Commissioner Bogater to approve the Angry PC WI-FI Upgrade at the Tourist Park in the amount of \$7,468.00. Support by Commissioner Ballas.

Approved: Yeas: Commissioners: Bogater, Ballas, & Mayor Nettleton

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Nays: None

3. Solid Waste Disposal Bids - Accept/Place on File - Award Bid

Moved by Commissioner Bogater to accept and place on file the bids received. Support by Commissioner Ballas.

Approved: Yeas: Commissioners : Bogater, Ballas, & Mayor Nettleton
Nays: None

Bids received: Waste Management did not meet the specifications in the RFP, Zellar Sanitation \$30.00 for 96 gallon by-weekly recycling, or 64 gallon by-weekly recycle \$25.50, Recycle weekly \$8.00; GFL \$26.25 96 gallon by-weekly recycling or 64 gallon by-weekly recycling, \$5.25 recycle weekly, \$5.00 bulk item collection.

Moved by Commissioner Ballas to award Solid Waste Disposal Service to GFL Environmental and authorize City Manager Olson and Attorney Nordeen to begin working on a Contract. Support by Commissioner Bogater.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

4. Resolution authorizing a Claim for Protecting MI Pension Grant (ROLL CALL VOTE)

Moved by Commissioner Bogater to approve the Resolution authorizing Claim for Protecting MI Pension Grant. Support by Commissioner Ballas.

Roll Call Vote:

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

5. GFL Environmental Garbage Bill \$16,078.59

Moved by Commissioner Ballas to approve payment to GFL Environmental in the amount of \$16,078.59 for garbage collection. Support by Commissioner Bogater.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

6. Street Closure Request for July 7, 2023, for the Culpepper & Merriweather Circus

Moved by Commissioner Bogater to authorize the requested street closure for July 7, 2023 for the Culpepper & Merriweather Circus. Support by Commissioner Ballas.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

7. Administrative Pay Re-alignment

Moved by Commissioner Ballas to approve the Administrative Pay Re-alignment. Support by Commissioner Bogater.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

F. PUBLIC COMMENTS (4 MINUTE LIMIT)

City Manager Olson informed the Commission that Point and Pay online credit card processing will be going live Monday. Also that the H-58 Project from last year will be working on bringing a solution to the Commission for the quality issues that have come up since completion of the project. Bromley Hall thanked the Commission for working with the development projects and noted that, as a resident, he appreciates the work that was done on the new Zoning Ordinance to protect the residents for future developments.

G. ADJOURNMENT

Moved by Commissioner Bogater to adjourn the regular meeting of the City Commission. Support by Commissioner Ballas.

Approved: Yeas: Commissioners Bogater, Ballas, & Mayor Nettleton
Nays: None

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The regular meeting of the City Commission adjourned at 7:06 p.m.

D.M. Nettleton, Mayor

Mary Artress, Deputy Clerk