

**MARSHALL CITY COUNCIL AGENDA  
SPECIAL MEETING AGENDA  
Monday – 6:00 P.M.  
Training Room at City Hall  
March 22, 2021**

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **PLEDGE OF ALLEGIANCE**
- 4) **PUBLIC COMMENT ON AGENDA ITEMS** – Persons addressing Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of five (5) minutes on any agenda item.
- 5) **REPORTS AND RECOMMENDATIONS**
  - A. **CDBG Application – Schedule Public Hearing**

City Council will consider the recommendation to schedule a public hearing for Monday, April 5, 2021 to receive public comment on the application from Schuler’s Restaurant for a CDBG Grant.
  - B. **Electric Rate Ordinance Amendment-Schedule Public Hearing**

City Council will consider the recommendation to establish a public hearing for April 5, 2021 to hear public comment on the proposed amendment to the Electric Rate Ordinance.
- 6) **PUBLIC COMMENT ON NON-AGENDA ITEMS**

Persons addressing Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of five (5) minutes on any item not on the agenda.
- 7) **ADJOURNMENT**

Respectfully submitted,



Tom Tarkiewicz  
City Manager



**ADMINISTRATIVE REPORT**  
**March 22, 2021 - CITY COUNCIL MEETING**

**REPORT TO:** Honorable Mayor and City Council

**FROM:** Tom Tarkiewicz, City Manager  
Eric Zuzga, Director of Special Projects

**SUBJECT:** Schuler's 2<sup>nd</sup> Floor Rental Rehabilitation CDBG

**BACKGROUND:** Council approved the creation of an OPRA district in 2020 to assist in the redevelopment of the 2<sup>nd</sup> floor of the Schuler's building in to seven (7) apartments. The next step in this project is the submission of a Community Development Block Grant (CDBG) application for \$420,000 in assistance. This grant would be received by the City and passed through to Schuler's to pay for the renovation, in addition to over \$509,000 from Schuler's.

To move this application forward, a public hearing needs to be scheduled to consider adoption of a resolution approving the application and authorizing the City Manager to serve as the Certifying Officer for the grant.

**RECOMMENDATION:** Council should schedule a public hearing for April 5<sup>th</sup> to consider the submission of a CDBG application for the support of the Schuler's project.

**FISCAL EFFECT:** None at this time.

**ALTERNATIVES:** As suggested by Council.

A handwritten signature in black ink, appearing to read "Tom Tarkiewicz".

Tom Tarkiewicz  
City Manager

A handwritten signature in black ink, appearing to read "Eric Zuzga".

Eric Zuzga  
Director of Special Projects

323 W. Michigan Ave.  
Marshall, MI 49068  
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**CITY OF MARSHALL, MICHIGAN  
RESOLUTION #2021-**

**AUTHORIZING RESOLUTION for the Submission of a  
Community Development Block Grant (CDBG) Application  
To Support the Schuler's 2<sup>nd</sup> Floor Rental Rehabilitation Project**

**WHEREAS**, the Michigan Strategic Fund has invited Units of General Local Government to apply for its Community Development Block Grant Program to support Schuler's 2<sup>nd</sup> Floor Rental Rehabilitation; and

**WHEREAS**, the City of Marshall desires to request \$420,000 in CDBG funds to fund the creation of seven (7) apartments on the second floor of the Schuler's building; and

**WHEREAS**, the Sue and Shannon Damron are investing funds in the amount of \$509,294; and

**WHEREAS**, the proposed project is consistent with the City of Marshall's Master Plan as described in the Application; and

**WHEREAS**, the proposed project will benefit all residents of the project area and 36.96% of the residents of the (UGLG) are low- and moderate-income persons as determined by (census data provided by the U.S. Department of Housing and Urban Development; and

**WHEREAS**, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Marshall hereby designates the City Manager as the Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

**Voting For:**

**Voting Against:**

**Absent:**

**CERTIFICATION OF CITY CLERK**

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Marshall at a regular meeting held on the 5<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
Trisha Nelson, City Clerk

\_\_\_\_\_  
Date



**ADMINISTRATIVE REPORT**  
**March 22, 2021 – SPECIAL CITY COUNCIL MEETING**

**REPORT TO:** Honorable Mayor and City Council  
**FROM:** Tom Tarkiewicz, City Manager  
**SUBJECT:** Electric Rate Ordinance Amendment - Establishment of a Public Hearing

**BACKGROUND:** The City of Marshall has recently contracted with Courtney & Associates who has completed an analysis on the electric rates. As a result of that analysis the following changes to the rates are being suggested to be effective on July 1, 2021.

The proposed “draft” rate ordinance is attached. This draft is just as an example of a 21% “across-the-board” rate increase discussed last week. City staff looked at expenditure reductions and the revised needs can be met with a 17.5% increase, which is also attached. This could be accomplished with a first-year increase of 15% and second-year increase of 4%. John Courtney will be able to show different amounts for each year of a two-year plan. The Council will then be able to determine the increases to meet the Department of Treasury’s approved Deficit Elimination Plan. It is requested that City Council schedule a public hearing for April 5, 2021 to hear public comments on the proposed amendments.

The average residential, commercial, and industrial customer charges will be determined after the Council determines on how to spread the increase over the Customer Charge, Energy Charge and/or the Power Supply Cost Adder.

Electric Rates have not been adjusted since April of 2014.

**RECOMMENDATION:** It is recommended that the City Council establish a public hearing for April 5, 2021 to hear public comment on the proposed amendment to the Electric Rate Ordinance.

**FISCAL EFFECTS:** The proposed electric rate adjustment will generate adequate revenue to meet the final two years of the Deficit Elimination Plan.

**ALTERNATIVES:** As suggested by the Council.

Respectfully submitted,

Tom Tarkiewicz  
City Manager

323 W. Michigan Ave.  
Marshall, MI 49068  
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CITY OF MARSHALL, MICHIGAN  
ORDINANCE 2021-\_\_\_\_\_

AN ORDINANCE TO AMEND CITY OF MARSHALL CODE §53 RATES OF THE MARSHALL CITY CODE OF ORDINANCES.

THE CITY OF MARSHALL ORDAINS:

**Section 1.** That the Marshall City Code §53 be amended as follows:

**§ 53.03 ELECTRIC RATES.**

(A) Residential Service Rate "A"

- (1) Service Charge: \$8.77 per customer per month, plus,
- (2) Energy Charge: \$0.1381 per kWh plus Power Supply Cost Adjustment

(B) Residential Rate "A-1"

- (1) Service Charge: \$8.77 per customer per month, plus
- (2) Energy Charge:
  - Winter: \$0.1381 per kWh plus Power Supply Cost Adjustment for the first 600 kWh (October through May)  
\$0.0900 per kWh plus Power Supply Cost Adjustment for all over 600 kWh per month (October through May)
  - Summer: \$0.1381 per kWh plus Power Supply Cost Adjustment for all kWh (June through September)

(C) Residential Rate-Life Support "LS"

- (1) Service Charge \$5.14 per customer per month, plus,
- (2) Energy Charge: \$0.1260 per kWh plus Power Supply Cost Adjustment

(D) Commercial/Industrial Secondary Service "B"

- (1) Service Charge: \$18.76 per customer per month, plus
- (2) Energy Charge: \$0.1360 per kWh plus Power Supply Cost Adjustment for all kWh used per month

(E) Commercial/Industrial Secondary Service "B1"

- (1) Service Charge: \$18.76 per customer per month, plus
- (2) Energy Charge:
  - Winter: \$0.0876 per kWh plus Power Supply Cost Adjustment
  - Summer: \$0.1360 per kWh plus Power Supply Cost Adjustment

(F) Commercial/Industrial Secondary Service "C"

- (1) Service Charge: \$18.76 per customer per month, plus

- (2) Capacity Charge: \$13.15 per kW for all billing demand per month, plus
- (3) Energy Charge: \$0.0854 per kWh plus Power Supply Cost Adjustment

(G) Industrial Primary Service “D”

- (1) Service Charge: \$121.00 per customer per month, plus
- (2) Capacity Charge: \$11.07 per kW for all billing demand per month (Minimum 25 kW), plus
- (3) Energy Charge: \$0.0920 per kWh plus Power Supply Cost Adjustment

(H) Industrial Primary Service Rate “D-2”

- (1) Service Charge: \$121.00 per customer per month, plus
- (2) Capacity Charge: \$11.07 per kW for all billing demand per month (Minimum 1000 kW ), plus
- (3) Energy Charge: \$0.0920 per kWh plus Power Supply Cost Adjustment

(I) Economic Development Rate “E”

- (1) Capacity Charge: To be determined under special contract.
- (2) Energy Charge: To be determined under special contract.

**Section 2.** This Ordinance [or a summary thereof as permitted by MCL 125.3401] shall be published in the Marshall Chronicle, a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

**Section 3.** This Ordinance is declared to be effective immediately on the 1<sup>st</sup> day of July, 2021.

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Joe Caron, MAYOR

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Trisha Nelson, City Clerk

CERTIFICATE

I, Trisha Nelson, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of an ordinance approved by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on April 5, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available by said Act.

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Trisha Nelson, City Clerk

CITY OF MARSHALL, MICHIGAN  
ORDINANCE 2021-\_\_\_\_\_

AN ORDINANCE TO AMEND CITY OF MARSHALL CODE §53 RATES OF THE MARSHALL CITY CODE OF ORDINANCES.

THE CITY OF MARSHALL ORDAINS:

**Section 1.** That the Marshall City Code §53 be amended as follows:

**§ 53.03 ELECTRIC RATES.**

(A) Residential Service Rate "A"

- (1) Service Charge: \$8.52 per customer per month, plus,
- (2) Energy Charge: \$0.1341 per kWh plus Power Supply Cost Adjustment

(B) Residential Rate "A-1"

- (1) Service Charge: \$8.52 per customer per month, plus
- (2) Energy Charge:
  - Winter: \$0.1341 per kWh plus Power Supply Cost Adjustment for the first 600 kWh (October through May)  
\$0.0871 per kWh plus Power Supply Cost Adjustment for all over 600 kWh per month (October through May)
  - Summer: \$0.1341 per kWh plus Power Supply Cost Adjustment for all kWh (June through September)

(C) Residential Rate-Life Support "LS"

- (1) Service Charge \$4.99 per customer per month, plus,
- (2) Energy Charge: \$0.1223 per kWh plus Power Supply Cost Adjustment

(D) Commercial/Industrial Secondary Service "B"

- (1) Service Charge: \$18.21 per customer per month, plus
- (2) Energy Charge: \$0.1321 per kWh plus Power Supply Cost Adjustment for all kWh used per month

(E) Commercial/Industrial Secondary Service "B1"

- (1) Service Charge: \$18.21 per customer per month, plus
- (2) Energy Charge:
  - Winter: \$0.0851 per kWh plus Power Supply Cost Adjustment
  - Summer: \$0.1321 per kWh plus Power Supply Cost Adjustment

(F) Commercial/Industrial Secondary Service "C"

- (1) Service Charge: \$18.21 per customer per month, plus

- (2) Capacity Charge: \$12.77 per kW for all billing demand per month, plus
- (3) Energy Charge: \$0.0830 per kWh plus Power Supply Cost Adjustment

(G) Industrial Primary Service "D"

- (1) Service Charge: \$117.50 per customer per month, plus
- (2) Capacity Charge: \$10.75 per kW for all billing demand per month (Minimum 25 kW), plus
- (3) Energy Charge: \$0.0893 per kWh plus Power Supply Cost Adjustment

(H) Industrial Primary Service Rate "D-2"

- (1) Service Charge: \$117.50 per customer per month, plus
- (2) Capacity Charge: \$10.75 per kW for all billing demand per month (Minimum 1000 kW), plus
- (3) Energy Charge: \$0.0893 per kWh plus Power Supply Cost Adjustment

(I) Economic Development Rate "E"

- (1) Capacity Charge: To be determined under special contract.
- (2) Energy Charge: To be determined under special contract.

**Section 2.** This Ordinance [or a summary thereof as permitted by MCL 125.3401] shall be published in the Marshall Chronicle, a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

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Joe Caron, MAYOR

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Trisha Nelson, City Clerk

CERTIFICATE

I, Trisha Nelson, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of an ordinance approved by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on April 5, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available by said Act.

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Trisha Nelson, City Clerk