

CALL TO ORDER

IN REGULAR SESSION, Monday, June 21, 2021 at 7:00 P.M., at the Marshall Regional Law Enforcement Center, 714 Old US 27 N, Marshall, MI 49068. City Council was called to order by Mayor Caron.

ROLL CALL

Roll was called:

Present: Council Members: Mayor Caron, Gates, Schwartz, Traver, Underhill, and Wolfersberger.

Also Present: City Manager Tarkiewicz and Clerk Nelson.

Absent: Council Member Rice.

Moved Wolfersberger, supported Traver, to excuse the absence of Council Member Rice. On a voice vote: **MOTION CARRIED.**

INVOCATION/PLEDGE OF ALLEGIANCE

Al Byam of Family Bible Church gave the invocation and Mayor Caron led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Moved Wolfersberger, supported Underhill, to approve the agenda with the addition of item 8A. Library Presentation and 9B. Vintage Market Event Report. On a voice vote – **MOTION CARRIED.**

PUBLIC COMMENT ON AGENDA ITEMS

None.

CONSENT AGENDA

Moved Gates, supported Schwartz, to approve the Consent Agenda:

- A. Received the Administrative Chain of Command Appointments for Fiscal Year 2022;
- B. Approve the resolution appointing Marguerite Davenport as the MSCPA Alternate Commissioner;
- C. Adopt the change to the Water Bond Ordinance;
- D. Minutes of the City Council Work Session and Regular Session held on Monday, June 7, 2021;
- E. Approve city bills in the amount of \$1,861,815.77

On a roll call vote – ayes: Gates, Schwartz, Traver, Underhill, Wolfersberger, and Mayor Caron; nays: none. **MOTION CARRIED.**

PRESENTATIONS AND RECOGNITION

A. Marshall District Library Presentation:

Library Director Angela Semifero provided an update on the services and programs offered at the Marshall District Library.

INFORMATIONAL ITEMS

A. Event Report – Walk of the Witches:

Moved Traver, supported Underhill, to approve the Walk of the Witches event and waive any City costs incurred. On a voice vote – **MOTION CARRIED.**

B. Event Report – Vintage Market:

Moved Schwartz, supported Traver, to approve the Vintage Market event and road closure. On a voice vote – **MOTION CARRIED.**

Moved Schwartz, supported Traver, to waive any City costs incurred for the Vintage Market event. On a voice vote – **MOTION CARRIED.**

PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION

A. Obsolete Property Rehabilitation Exemption:

Moved Traver, supported Wolfersberger, to recuse Mayor Caron from voting on the Obsolete Property Rehabilitation Exemption due to the applicant being his employer. On a voice vote – **MOTION CARRIED.**

Director of Special Projects Eric Zuzga provided background on the request for the creation of an OPRA District for the second and third floors of Schuler’s Restaurant located at 115 S. Eagle Street.

Mayor Pro Tem Traver opened the public hearing to hear public comment.

Hearing no comment, the hearing was closed.

Moved Wolfersberger, supported Gates, to approve the request for a 12-year Obsolete Property Rehabilitation Exemption for the second and third floors of the Schuler’s Building located at 115 S. Eagle Street. On a roll call vote – ayes: Underhill, Wolfersberger, Gates, Schwartz, and Traver; nays: none. **MOTION CARRIED.**

**CITY OF MARSHALL, MICHIGAN
RESOLUTION #2021-26**

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION**

PA 146 OF 2000 AS AMENDED

Minutes of a regular meeting of the Council of the City of Marshall, held on June 21, 2021 at 7:00 PM.

PRESENT: Mayor Caron, Gates, Schwartz, Traver, Underhill, and Wolfersberger.

ABSENT: Rice.

The following preamble and resolution were offered by Wolfersberger, and supported by Gates.

Resolution 2021- 26 Approving Obsolete Property Rehabilitation Exemption Certificate Application for Schuler's Located at 115 South Eagle Street

WHEREAS, pursuant to PA 146 of 2000, as amended, the City of Marshall is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts (OPRA); and

WHEREAS, the City of Marshall legally established the Obsolete Property Rehabilitation District Schuler's Building Obsolete Property Rehabilitation District No. 1 on October 19, 2020, after a public hearing held on October 19, 2020; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Marshall; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000, as amended, on June 21, 2021; and

WHEREAS, Schuler's is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000, as amended; and

WHEREAS, the applicant has provided answers to all required questions under the application instructions to the City of Marshall; and

WHEREAS, the City of Marshall requires that rehabilitation of the facility shall be completed by December 31, 2023; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000, as

amended, and that is situated within an Obsolete Property Rehabilitation District established in the City of Marshall eligible under Public Act 146 of 2000, as amended, to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to create employment, revitalize urban areas, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property (2nd and 3rd floor of 115 South Eagle Street), excluding land, located in Obsolete Property Rehabilitation District Schuler's Building Obsolete Property Rehabilitation District No. 1 at 115 South Eagle Street for a period of 12 years, beginning December 31, 2021, and ending December 30, 2033, pursuant to the provisions of PA 146 of 2000, as amended.

AYES: Gates, Schwartz, Traver, Underhill, and Wolfersberger.

NAYS: None.

ABSTAIN: Mayor Caron.

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan at a regular meeting held on June 21, 2021.

Clerk

OLD BUSINESS

None.

REPORTS AND RECOMMENDATIONS

A. Fiscal Year 2021 Year-End Budget Amendments:

Moved Traver, supported Underhill, to adopt the resolution to approve the Fiscal Year 2021 year-end budget amendments as presented. On a roll call vote – ayes: Wolfersberger, Mayor Caron, Gates, Schwartz, Traver, and Underhill; nays: none.

MOTION CARRIED.

CITY OF MARSHALL, MICHIGAN
RESOLUTION #2021-28
THE CITY OF MARSHALL
AMENDED GENERAL APPROPRIATION ACT RESOLUTION
July 1, 2020 – June 30, 2021

THE CITY OF MARSHALL RESOLVES that the revenues and expenditures for the fiscal year, commencing July 1, 2020, and ending June 30, 2021, are hereby amended on a departmental and fund total basis as follows:

<u>General Fund Revenues</u>	<u>Adopted</u>	<u>Amended Mid-Year</u>	<u>Amended June, 2021</u>	<u>Change</u>
Taxes	3,897,439	3,897,439	3,897,439	-
Licenses and Permits	147,000	147,000	147,000	-
Federal Grants	129,716	129,716	289,716	160,000
Intergovernmental Revenues	931,105	931,105	931,105	-
Charges for Services	199,500	199,500	199,500	-
Fines and Forfeits	31,800	31,800	31,800	-
Rents	45,000	45,000	45,000	-
Interest	30,000	30,000	5,000	(25,000)
Miscellaneous	465,587	465,587	365,587	(100,000)
Other Financing Sources	1,536,179	1,536,179	1,536,179	-
Total Revenues	7,413,326	7,413,326	7,448,326	35,000
<u>General Fund Expenditures</u>				
City Council	5,014	5,014	5,014	-
City Manager	264,703	264,703	264,703	-
Assessor	71,010	71,010	71,010	-
Attorney	55,000	55,000	155,000	(100,000)
Human Resources	95,609	95,609	95,609	-
Clerk	72,081	72,081	72,081	-
Finance/Treasurer	560,046	560,046	560,046	-
City Hall	97,704	97,704	97,704	-
Chapel	4,643	4,643	4,643	-
Other City Property	56,000	56,000	58,000	(2,000)
Cemetery	170,533	170,533	170,533	-
Non-Departmental	809,397	809,397	859,397	(50,000)
Police	2,024,970	2,024,970	2,024,970	-
Crossing Guards	8,670	8,670	8,670	-
Dispatch	123,200	123,200	191,000	(67,800)
Code Enforcement	25,881	25,881	25,881	-
Fire	1,418,086	1,418,086	1,418,086	-
Inspection	138,527	138,527	138,527	-
Planning/Zoning	58,180	58,180	58,180	-

Marshall City Council, Regular Session
Monday, June 21, 2021

Streets	886,169	952,769	952,769	-
Compost	26,270	26,270	46,270	(20,000)
Engineering	52,413	52,413	52,413	-
Public Svcs. Build Operations	121,881	121,881	121,881	-
	Adopted	Amended Mid-Year	Amended June, 2021	Change
Parks	85,592	85,592	85,592	-
Capital Improvements	181,747	181,747	181,747	-
Total Expenditures	7,413,326	7,479,926	7,719,726	(239,800)
GF Net Surplus/(Deficit)	-	(66,600)	(271,400)	

Municipal Street Fund				
Revenues	-	-	4,816,969	4,816,969
Expenditures	-	-	1,000,000	(1,000,000)
Net Surplus/(Deficit)	-	-	3,816,969	

MRLEC				
Revenues	368,679	368,679	368,679	-
Expenditures	377,661	377,661	389,661	(12,000)
Net Surplus/(Deficit)	(8,982)	(8,982)	(20,982)	

Leaf/Brush				
Revenues	101,075	101,075	106,000	4,925
Expenditures	100,058	100,058	125,058	(25,000)
Net Surplus/(Deficit)	1,017	1,017	(19,058)	

South NIA				
Revenues	453,244	453,244	768,244	315,000
Expenditures	452,000	452,000	767,000	(315,000)
Net Surplus/(Deficit)	1,244	1,244	1,244	

Drug Forfeiture Fund				
Revenues	-	-	500	500
Expenditures	-	-	0	0
Net Surplus/(Deficit)	-	-	500	

Airport				
Revenues	345,420	345,420	1,168,505	823,085
Expenditures	338,241	338,241	1,161,326	(823,085)
Net Surplus/(Deficit)	7,179	7,179	7,179	

Electric				
Revenues	13,423,838	13,423,838	13,423,838	-
Expenditures	13,915,658	13,915,658	15,415,658	(1,500,00)

				0)
Net Surplus/(Deficit)	(491,820)	(491,820)	(1,991,820)	

Dial-A-Ride				
Revenues	537,039	537,039	617,039	80,000
Expenditures	535,167	535,167	615,167	(80,000)
Net Surplus/(Deficit)	1,872	1,872	1,872	

	<u>Adopted</u>	<u>Amended Mid-Year</u>	<u>Amended June, 2021</u>	<u>Change</u>
Wastewater				
Revenues	2,030,317	2,030,317	2,030,317	-
Expenditures	3,269,930	3,269,930	2,519,930	(750,000)
Net Surplus/(Deficit)	(1,239,613)	(1,239,613)	(489,613)	

Water				
Revenues	2,714,024	2,714,024	1,964,024	(750,000)
Expenditures	3,284,844	4,106,310	4,106,310	-
Net Surplus/(Deficit)	(570,820)	(1,392,286)	(2,142,286)	

Solid Waste				
Revenues	-	-	135,000	135,000
Expenditures	-	-	120,000	(120,000)
Net Surplus/(Deficit)	-	-	15,000	

RESOLVED, the use of prior year's fund balance/net position reserves is not reflected in a Fund's revenue figure above, and that the source of funding for a Fund's Net Loss/(Deficit) shall be the use of prior year's fund balance/net position reserves;

This Resolution shall take effect upon adoption.

Dated June 21, 2021

Trisha Nelson, City Clerk

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 a resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on June 21, 2021, and that said meeting was conducted and that the minutes of said meeting were kept and will be or have been made available.

Trisha Nelson, City Clerk

B. Woodhill Group:

Moved Traver, supported Schwartz, to approve the \$15,600 additional costs incurred by the Woodhill Group to reach the end of the fiscal year. On a roll call vote – ayes: Gates, Schwartz, Traver, Underhill, Wolfersberger, and Mayor Caron; nays: none. **MOTION CARRIED.**

C. Assessing Services Contract Renewal:

Moved Traver, supported Wolfersberger, to approve the Assessing Services Contract renewal with V & V Assessing, LLC for the time period of July 1, 2021 – June 30, 2024 at an annual fee of \$56,400 and authorize the Mayor and City Clerk to sign the agreement. On a roll call vote – ayes: Gates, Schwartz, Traver, Underhill, Wolfersberger, and Mayor Caron; nays: none. **MOTION CARRIED.**

D. Proposed Marshall House Sale:

Moved Traver, supported Underhill, to accept the \$10,300,000 offer from Integra for the purchase of Marshall House Apartments. On a roll call vote – ayes: Mayor Caron, Gates, Traver, and Underhill; nays: Schwartz and Wolfersberger. **MOTION CARRIED.**

E. Liability and Property Insurance Carrier:

Moved Underhill, supported Wolfersberger, to accept the bid from Burnham & Flower of Kalamazoo, MI in the amount of \$228,525 for a one-year term with the policy period beginning July 1, 2021 and ending June 30, 2022 with two (2) one-year renewals if mutually agreed upon. On a roll call vote – ayes: Wolfersberger, Mayor Caron, Gates, Schwartz, Traver, and Underhill; nays: none. **MOTION CARRIED.**

F. Department of Public Services Contract Teamsters Local 214:

Moved Gates, supported Schwartz, to approve the changes to the Teamsters Local 214 Contract and the revised language presented. On a roll call vote – ayes: Gates, Schwartz, Traver, Underhill, Wolfersberger, and Mayor Caron; nays: none. **MOTION CARRIED.**

G. Restructuring Plan:

Moved Wolfersberger, supported Underhill, to establish a works session for the Monday, July 19, 2021 at 6:00 p.m. to discuss the restructuring plan. On a voice vote - **MOTION CARRIED.**

H. Annual Compensation of Administrative Officials, Department Heads, and Salaried Personnel:

Moved Wolfersberger, supported Gates, to approve the 2% wage increase for administrative officials, department heads, and salaried personnel for Fiscal Year 2022. On a roll call vote – ayes: Gates, Schwartz, Traver, Underhill, Wolfersberger, and Mayor Caron; nays: none. **MOTION CARRIED.**

I. American Rescue Plan Act Funds:

Moved Traver, supported Gates, to approve the use of American Rescue Plan Act Funds in the amount of \$107,000 and the respective wages as provided. On a roll call vote – ayes: Gates, Schwartz, Traver, Underhill, Wolfersberger, and Mayor Caron; nays: none. **MOTION CARRIED.**

J. Legal Services Contract:

Moved Traver, supported Wolfersberger, to approve a retainer contract for legal services from Attorney David Revore. On a roll call vote – ayes Schwartz, Traver, Underhill, Wolfersberger, Mayor Caron, and Gates; nays: none. **MOTION CARRIED.**
On a voice vote – **MOTION CARRIED.**

APPOINTMENTS/ELECTIONS

A. Zoning Board of Appeals:

Moved Gates, supported Underhill, to approve the reappointment of Jim Daily to the Zoning Board of Appeals with a term expiring March 10, 2023 and the reappointments of Justin Fisher-Short, Russ Byrne, and Scott Wolfersberger with terms expiring March 10, 2024. On a voice vote – **MOTION CARRIED.**

PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Joe Caron, Mayor

Trisha Nelson, City Clerk