

CALL TO ORDER

IN REGULAR SESSION, Monday, April 4, 2022 at 7:00 P.M., in the Council Chambers of City Hall, 323 West Michigan Avenue, Marshall, MI 49068. City Council was called to order by Mayor Caron.

ROLL CALL

Roll was called:

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

Also Present: City Manager Perry and Clerk Nelson

Absent: Member Gates.

Moved Underhill, supported Rice, to excuse the absence of Member Gates. On a voice vote – **MOTION CARRIED.**

INVOCATION/PLEDGE OF ALLEGIANCE

Scott Loughrige of Cross Roads Church and Ministries gave the invocation and Mayor Caron led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Moved Wolfersberger, supported Rice, to approve the agenda as presented. On a voice vote – **MOTION CARRIED.**

PUBLIC COMMENT ON AGENDA ITEMS

None.

CONSENT AGENDA

Moved Rice, supported Underhill, to approve the Consent Agenda:

- A. Minutes of the City Council Regular Session held on Monday, March 21, 2022;
- B. Approve city bills in the amount of \$143,808.73.

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

PRESENTATIONS AND RECOGNITION

None.

INFORMATIONAL ITEMS

None.

PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION

A. Community Development Block Grant (CDBG) Application for 125-127 West Michigan Avenue:

Director Eric Zuzga provided background on the application. Justin Cahill, CWK Property Services, has expressed interest in applying for a Rental Rehabilitation Community Development Block Grant (CDBG) for the conversion of the second floor of 125-127 West Michigan Avenue in to five apartments. The first step in this project is the submission of a Community Development Block Grant (CDBG) application for \$500,000 in assistance. This grant would be received by the City and used in conjunction with \$232,317 from the Cahills to complete the renovations.

Mayor Caron opened the public hearing to hear public comment regarding the Community Development Block Grant (CDBG) Application for 125-127 West Michigan Avenue.

Hearing no comment, the hearing was closed.

Moved Traver, supported Rice, to approve of the resolution which would authorize the submission of a CDBG application for the support of the proposed project at 125-127 West Michigan Avenue and appoint the City Manager as the Certifying Officer for the project. On a roll call vote – ayes: Underhill, Gates, Rice, and Traver; nays: none.
MOTION CARRIED.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION #2022-10**

**AUTHORIZING RESOLUTION for the Submission of a
Community Development Block Grant (CDBG) Application**

To Support the 125-127 West Michigan Rental Rehabilitation Project

WHEREAS, Federal monies are available under the Community Development Block Grant (CDBG) program, administered by the Michigan Economic Development Corporation for the purpose of or for the provision of Economic Development; and

WHEREAS, the City of Marshall desires to request \$500,000 in CDBG funds to fund the creation of five (5) apartments on the second floor of 125-127 West Chicago Street; and

WHEREAS, Justin & Heather Cahill are investing funds in the amount of \$232,317; and

WHEREAS, the City Council has reviewed the need for the proposed project and have determined that it is consistent with the City of Marshall's Master Plan as described in the Application; and

WHEREAS, after public meeting and due consideration, the City Council has recommended that an application be submitted to the Michigan Economic Development Corporation for the following project: 125-127 West Michigan Rental Rehabilitation; and

WHEREAS, it is necessary for the City Council to approve the preparation and filing of an application for the City to receive funds from this program.

NOW, THEREFORE, BE IT RESOLVED, that the City Council does hereby approve and authorize the preparation and filing of an application for the above-named project; and that the City Manager is hereby authorized as the Certifying Officer and authorized to sign all necessary documents on behalf of the City.

Voting For: Mayor Caron, Rice, Schwartz, Traver, Underhill, and Wolfersberger.

Voting Against: None.

Absent: Gates.

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 4th day of April, 2022.

Trisha Nelson, City Clerk

Date

OLD BUSINESS

None.

REPORTS AND RECOMMENDATIONS

A. Special Event Request- Marshall Annual Blues Fest:

Moved Traver, supported Rice, to approve the Special Event Application for the Annual Blues Fest and remove the \$500 application fee. On a voice vote – **MOTION CARRIED.**

B. Special Event Request – Viking Warrior Festival:

City Council discussed the festival and more information is needed before a decision can be reached. Staff will contact the applicant and bring back to the next meeting.

C. CDBG Schuler's Grant Rehabilitation Project Agreements:

Moved Traver, supported Wolfersberger, to recuse Mayor Caron from voting on this issue due to being his employer. On a voice vote – **MOTION CARRIED.**

Moved Wolfersberger, supported Underhill, to approve the city CDBG Authorizing Resolution, Project Development Agreement and Project Escrow Agreement for the Schuler's Rehabilitation Project. On a roll call vote – ayes: Schwartz, Traver, Underhill, Wolfersberger, and Rice; nays: none. **MOTION CARRIED.**

**CITY OF MARSHALL, MICHIGAN
RESOLUTION #2022-11**

**AUTHORIZING RESOLUTION for the Submission of a
Community Development Block Grant (CDBG) Application**

To Support the Schuler's 2nd and 3rd Floor Rental Rehabilitation Project

WHEREAS, the City of Marshall had applied for a \$420,000 CDBG grant to support Schuler's 2nd and 3rd Floor Rental Rehabilitation; and

WHEREAS, during the application process the Michigan Economic Development Corporation increased funding for rental rehabilitation projects from \$60,000 per apartment to \$100,000 per apartment; and

WHEREAS, the City of Marshall desires to request the full \$700,000 in CDBG funds to fund the creation of seven (7) apartments on the second and third floor of the Schuler's building; and

WHEREAS, Sue and Shannon Damron have increased their participation in the project from \$509,294 to over \$1.6 million to cover the increased costs which are more than the required match for CDBG projects; and

NOW, THEREFORE, BE IT RESOLVED that the City of Marshall authorizes the City Manager to apply for the additional \$280,000 in CDBG funds available for the Schuler's Rental Rehabilitation project.

Voting For: Rice, Schwartz, Traver, Underhill, and Wolfersberger.

Voting Against: None.

Abstained: Mayor Caron.

Absent: Gates.

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 4th day of April, 2022.

Trisha Nelson, City Clerk

Date

D. Prospect Street Watermain Repairs:

Moved Traver, supported Rice, to approve the contract with Quality Excavators, Inc in the amount of \$1,378,637.04 with a 10% contingency of \$138,000.00 for a total funded amount of \$1,516,637.04 for the Prospect Street watermain repairs project. On a roll call vote – ayes: Underhill, Wolfersberger, Mayor Caron, Rice, Schwartz, and Traver; nays: none. **MOTION CARRIED.**

E. Substation Construction:

Moved Wolfersberger, supported Rice, to accept the low bid from Hydaker-Wheatlake in the amount of \$2,327,076 for the construction of the Brooks Substation. On a roll call vote – ayes: Traver, Underhill, Wolfersberger, Mayor Caron, Rice, and Schwartz; nays: none. **MOTION CARRIED.**

F. Eaton Park Calhoun County Senior Millage Grant Application:

Moved Rice, supported Traver, to approve the submission of a grant application to the Calhoun County Senior Millage program in the amount of \$150,000 for the construction of phase one of the Eaton Park project. On a voice vote – **MOTION CARRIED.**

G. FY 2023 Proposed Budget:

City Council received the Fiscal Year 2023 Proposed Budget for review.

APPOINTMENTS/ELECTIONS

None.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mary Ellen O'Reilly of 109 W. Green Street read a prepared statement regarding the Activation Zone Project.

STATEMENT OF MARY ELLEN O'REILLY AND ROSS MAYNARD

109 W. Green St.

Before the Marshall, Michigan City Council

April 4, 2022

- Good evening, my name is Mary Ellen O'Reilly. My husband Ross Maynard and I are here to speak briefly regarding our involvement with the Activation Zone Project.
- We own and live at the corner of 109 West Green St., right next to parking lot 11. We are the only **residence** on the block, and **at the very heart of this project**.
- We're here tonight to obtain the name, contact information and job title of someone from the city who will engage with us about our concerns and suggestions.
- As citizens of Marshall, we also want to voice our overall support for these projects; they are good visions and will be of benefit to many.
- We bought our home four years ago as retirees, with the intention of carefully improving both its interior and exterior, and thus its market value as revenue vital for our later years. We love living here and are so glad that we did "choose Marshall."
- We're told that our corner and home, remain a sentimental landmark for many as they walk or drive by in this part of town.
- At no time have we been contacted by the city or the DDA about this project...despite its **obvious potential significant negative impact on the value of our home....** and even **our practical ability to live there as we planned, when we bought it four years ago.**
- We recently learned in past City Council minutes of two meetings that were for stakeholders and property owners in the Activation Zone. Unlike representatives of the library, church, middle school and nearby small business, we were not notified of these meetings. We LIVE on Green St. and are directly adjacent, *next door*, to Lot 11. We are property owners, and thus stakeholders.
- We are at a loss as to why we have been totally ignored in this process, and have some suggestions for improving the current project plan with some landscaping features. These would be **completely consistent with the DDA's practical wisdom in what its own documents describe as the importance of Appearance; DDA defines it as Marshall's needs to "puts its best foot forward" with visual impressions to those who will come to that block, whether by car or by foot, and DDA recognizes landscape design as part of that critical appearance.**¹
- We've continually invested in restoring our home, inside and out. We believe our property lends a great deal of beauty and character to the surrounding area. Now what *would* have been the final result is in serious jeopardy given the Activation Zone Project's current state of design. Knowledge of the city's future plans will allow us to make an informed decision on how best to deal with our home and its future.

Thank you! And we ask that our comments be included in the minutes of this meeting.

¹ This standard is described starting on pg. 15 of the 1985 amendment to the original 1982 DDA plan http://www.cityofmarshall.com/system/res/1853/original/DDA_Development_and_TIF_Plan.pdf

David Gilbert, Calhoun County Prosecutor, provided an update to the Council. County courts are opened and working on the back log of cases. Mr. Gilbert encouraged members to reach out to him if they ever have any questions or concerns.

Marshall City Council, Regular Session
Monday, April 4, 2022

COUNCIL AND MANAGER COMMUNICATIONS

ADJOURNMENT

The meeting was adjourned at 8:08 p.m.

Joe Caron, Mayor

Trisha Nelson, City Clerk