



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Minutes City Commission

**Monday, February 14, 2022
6:00 PM
Commission Chambers**

Call to Order, Pledge of Allegiance and Roll Call

Present: Bonsall, Davis, Hanley, Hill, Mayer, Smith, Stonehouse

Approval of the Agenda

Mayor Pro Tem Cody Mayer moved to Approve the agenda with the addition of Item 3.h., an application for a fireworks permit from the Meijer State Games, seconded by Commissioner Jessica Hanley and Carried Unanimously.

Announcements

Mayor Smith had no announcements.

Boards and Committees

1. Reappointment

Taylor Klipp, Marquette County Transit Authority, for a term ending 12-31-24

Commissioner Fred Stonehouse moved to Approve the reappointment of Taylor Klipp to the Marquette County Transit Authority, for a term ending 12-31-24, seconded by Commissioner Jenn Hill and Carried Unanimously.

Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.

Margaret Brumm said she supports the recommendation on the disposition of 1435 Wright and said she hopes the Commission seriously considers the impacts of approving the brownfield plan being proposed tonight.

Ann Donohue pointed out that the property at 1433 Wright Street should be rezoned, in addition to the parcel at 1435. She said she thinks a conservation easement would be the best option for that area.

Terry Doyle said he is available to answer questions on Item 3.c if necessary.

Marc Labeau said he believes the Commission should adopt an easement on the Wright Street parcels, rather than a zoning change. He said the time and difficulty required for the easement is a benefit, as it represents a larger effort required to ever change it, and said an easement would provide a fair amount of latitude for future use.

Public Hearing(s)

2. Ore Dock Brewing Company Brownfield Plan - Roll Call Vote

Ore Dock Brewing Company owners Wes and Andrea Pernsteiner shared an update on the prospective project, and explained the difficulties in developing the parcels in question. They said this project will represent a footprint expansion and will include a tie-in to the Rosewood Walkway.

Sheryl Feldman said she is unclear what the new space will be used for and said that if it doesn't generate extra money, she doesn't support it.

Jermey Ottaway, DDA chair, said the DDA fully supports this project. He said this has been a blighted building for years and that this is a prime example of what brownfield should be used for.

Commissioner Fred Stonehouse moved to Approve the Ore Dock Beer Garden Brownfield Plan, and authorize the Mayor and City Clerk to sign the resolution, seconded by Commissioner Jenn Hill.

Commissioners discussed project details, as well as funding mechanisms. Mayor Smith pointed out that while the City Commission is required to approve this plan, the tax increment financing district that is established will impact the DDA and not the City.

Commission discussion touched on minor concerns due to the the size and scope of the plan, but also focused on the fact that the applicants for this plan are City residents and local business owners, which is somewhat atypical among City brownfields.

Mayor Pro Tem Mayer said this plan allows the property owners to use a portion of the taxes they pay in order to clean up contamination on the site, that the City will owe nothing, and that the DDA is fine with it.

Mayor Smith said she approves of the plan, which aligns with the goals of all the relevant planning documents. She said the fact that the LDFA, DDA and MBRA all approved this plan was very influential, as she was considering whether to support the project.

Mayor Pro Tem Cody Mayer moved to amend the motion on the floor to adopt the brownfield plan with an amendment to remove the final five years of capture going to the Marquette Brownfield Revolving Fund, seconded by Commissioner Fred Stonehouse. This motion carried 6-1, with Commissioner Jenn Hill voting against it.

The Commission then voted on the main motion: to approve the Ore Dock Beer Garden Brownfield Plan, amended to remove the final five years of collection directed to the Marquette Brownfield Revolving Fund, and to authorize the Mayor and City Clerk to sign the resolution. This motion carried 6-1 on a roll call vote, with Commissioner Jenn Hill voting against it.

Immediately following the vote, Commissioner Hill clarified that she had intended

only to vote against the earlier amendment, and not on the main motion to approve the plan.

3. Consent Agenda - Roll Call Vote

Commissioner Jessica Hanley moved to Approve the Consent Agenda, as presented, seconded by Commissioner Sally Davis and Carried Unanimously by Roll Call Vote.

3.a. Approve the total bills payable in the amount of \$1,219,302.00

3.b. Access, Utility and Clear Vision Easement - City Owned Property

3.c. Contract and Extension Request - Conditional Rezoning of 1651 S. Front Street

3.d. Marquette Area Public Schools - Locker Room Lease

3.e. Moosewood Nature Center - Lease Agreement

3.f. Resolutions for the Dedication of Baraga Avenue and Hospital Drive Right of Ways
- Roll Call Vote

3.g. Resolution for the Dedication of Main Street Right of Way - Roll Call Vote

3.h. Meijer State Games Fireworks Permit

New Business

4. Disposition of 1435 Wright Street (North McClellan Avenue Property)

Commissioner Jess Hanley moved to Direct the City Manager or her designee to file rezoning application for 1435 Wright Street to change the zoning from Municipal to Conservation/Recreation, seconded by Commissioner Evan Bonsall.

Following discussion, Commissioner Davis moved to amend the motion on the floor to direct the rezoning application be filed for all City-owned properties fronting McClellan Avenue and located between Fair Avenue and Wright Street. This motion was seconded by Mayor Pro Tem Mayer and carried unanimously.

The Commission then voted on the main motion: to Direct the City Manager or her designee to file rezoning application for all City-owned properties fronting McClellan Avenue and located between Fair Avenue and Wright Street to change the zoning from Municipal to Conservation/Recreation. This motion carried unanimously.

5. Downtown Development Area Citizens Council

Commissioner Sally Davis moved to Approve the establishment of a Development Area Citizens Council for the period March 15, 2022 - March 15, 2023, and direct the City Manager to recommend the membership of the committee for approval by

the City Commission at the March 14, 2022 meeting, seconded by Commissioner Fred Stonehouse and Carried Unanimously.

6. Letter of Support - Marquette County Collaborative for Recovery and Homeless Services

Commissioner Evan Bonsall moved to Authorize the Mayor to sign the letter of support for the Marquette County Collaborative for Recovery and Homeless Services proposal, seconded by Mayor Pro Tem Cody Mayer and Carried Unanimously.

Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.

Nick Emmendorfer thanked the Commission for the letter supporting the Marquette County Collaborative for Recovery and Homeless Services.

Tony Boyle thanked the Commission for the letter and talked about Room at the Inn residents and about the need to address homelessness issues locally.

Comments from the Commission

Commissioner Stonehouse said the Commission got a lot done tonight and said the hospital project described in the special meeting earlier tonight could be a keystone in the future of the City. He thanked NMU for its involvement and said this could be the project of the century for the City.

Commissioner Bonsall said it's exciting that tonight's meeting represented progress on the fronts of conservation, economic development and housing, among other areas. He said it's important to remember that we are able to move toward several large goals at the same time.

Commissioner Davis said she was looking forward to the UP200 dogsled race, as well as the upcoming Meijer State Games of Michigan.

Mayor Pro Tem Mayer said that when he was running for office, his top priorities included the three topics mentioned by Commissioner Bonsall and he is pleased to see the City making progress on all fronts. He also stated that he and his wife just closed on a home in the City.

Commissioner Hill said she is looking forward to the UP200 and asked everyone to be as safe as possible. She said she is looking forward to moving into some long-term planning discussions about the future of Marquette. She also offered a congratulations to Olympic Gold Medalist Nick Baumgartner.

Mayor Smith said the Commission has had a great night of work and she agrees with Commissioner Stonehouse that the hospital redevelopment could be a centennial project for Marquette.

Comments from the City Manager

City Manager Karen Kovacs congratulated Baumgartner, who she met last year during his training in the area. She thanked the Commission and wished everyone a Happy Valentine's Day.

Adjournment

Mayor Smith adjourned the meeting at 7:39 p.m.

Jennifer A. Smith, Mayor

Kyle Whitney, City Clerk

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