



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Minutes City Commission

Monday, November 29, 2021
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

Commissioner Jessica Hanley moved to amend the agenda with the addition of item 3k. on the consent agenda, 16 Days of Activism against Gender-based Violence - Proclamation, seconded by Mayor Pro Tem Cody Mayer and Carried Unanimously.

Announcements

Mayor Smith reminded the community that glass recycling will be taking place next week, the first full week of December.

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

Public comment carried over from the previous work session, where several members of the public shared concerns about the proposed Renovare housing development project.

Barry Polzin opened public comment, indicating he was available for questions on agenda items 5 and 6.

Stephanie Jones, a local realtor and member of the former Ad-Hoc Housing Committee, shared data regarding the availability and sales of houses in Marquette.

Marsha Lucas, Alex Lucas, John Reinertsen, Sheryl Feldman, Nick Leach, Paul Schloegel, Dennis McCowen, Geraldine Nault, Kristen Cantwell, Jason Zdunek, Randy Swaty, Colleen Roberts, Jon Bahk-Halberg, Jim Duranceau, Chris Cook, Margaret Brumm, Kristi Stemen, Kyle Danek, Karen Kimar-Johnson, Shauna Moore, Sarah Bixby, Katie Kuhlman, and Bethany Jentoft were among the community members who spoke against the proposed property sale and development.

There was a continued emphasis on protecting the woodlands and the wildlife within it. Commenters spoke on the lack of playgrounds within walking distance of their neighborhood and explained how the forestland is an essential part of their recreational

enjoyment among their pets and families. Some voiced concerns over the possible impacts of increased traffic in the area. Additionally, the way in which this potential project aligns with the City's Master Plan was discussed, as was the potential use of brownfield funding.

Many commenters did acknowledge a need for additional housing in Marquette, but stated this specific location for this project is the wrong one.

Presentation(s)

1. Life Saving Efforts, by Police Chief Blake Rieboldt

City of Marquette Police Chief, Blake Rieboldt recognized Officer Nick Calzetta, Cpl. Tim Forslund and Cpl. Mike Roth for their life-saving efforts regarding a life-threatening domestic violence incident which occurred in 2019. Captain Mike Laurila presented the men with the Marquette Police Department Commendation Award.

2. Iron Ore Heritage Recreation Authority Update, by Administrator Carol Fulsher and Marquette Representative Nick Leach

Carol Fulsher and Nick Leach of the Iron Ore Heritage Recreating Authority gave an in-depth presentation to the Commission. It was explained that the Iron Ore Heritage Trail expands 47 miles and is a multi-use, year-round trail. Fulsher went on to recognize the many accomplishments made by the Authority: expansion of the trail network, added amenities and interpretive elements to provide information on U.P. history, other necessary trail components (including signage, restrooms, and benches), community and state partnerships, and the 2021 Society of American Traveler Writer's Phoenix Award.

She also highlighted goals for the next six years and what this trail network means to the community. Upon the conclusion, the Commission had the opportunity to provide feedback.

The feedback from the Commission was very positive, as many of them thanked the Authority for their work in maintaining the trails, connecting the community to its culture and acknowledging the asset this trail is to the community, county, state and nation.

3. Consent Agenda - Roll Call Vote

Commissioner Fred Stonehouse moved to Approve the consent agenda as presented, seconded by Commissioner Evan Bonsall and Carried by Roll Call Vote .

3.a. Approve the minutes of the November 22, 2021 special Commission meeting

3.b. Approve the total bills payable in the amount of \$5,851,700.17

3.c. Disaster Recovery Servers Lease Extension

3.d. Marquette County Solid Waste Management Authority Bill Payment

- 3.e. Marquette Junior Hockey Corporation - Concession Lease Agreement
- 3.f. Michigan Council for Arts and Culture Affairs - Grant Award
- 3.g. Presque Isle Marina - MDNR Waterways Phase III Grant- Roll Call Vote
- 3.h. Replacement Tablets for the Fire Department
- 3.i. Resolutions for Additions and Vacations of City Right of Ways and Additions and Vacations of ACT 51 Roadway Centerline Records - Roll Call Vote
- 3.j. Utilization of State Bid for Annual Salt Purchase
- 3.k. 16 Days of Activism against Gender-based Violence

New Business

4. Police Labor Agreement

Commissioner Jessica Hanley moved to Approve the Marquette Professional Police Association Labor Agreement effective October 1, 2021 - September 30, 2023, and authorize the Mayor and City Clerk to sign the contract, seconded by Commissioner Evan Bonsall and Carried Unanimously.

5. Vault Marquette Reimbursement Agreement

Commissioner Hill asked staff to clarify what comes next in the development process. City Manager Karen Kovacs explained there will also be a development agreement and operational agreement coming forward. Commissioner Hill reminded the public that the City and MBRA's involvement with this project is solely related to the public parking portion of the project.

Commissioner Stonehouse emphasized this reimbursement agreement is only one step in the process but not the final step.

Commissioner Bonsall thanked City staff. He stated he still has unresolved concerns about the project and recognized the reimbursement agreement as a critical component.

Mayor Smith acknowledged the four-step process, stating the first vote by the Commission she felt was the most important because the DDA and MBRA both approved the plan and it was then up to the Commission to make a decision. Smith stated she felt the reimbursement agreement is part of the normal course of action and there will still be a development and operation agreement coming forward in the following months.

Commissioner Jessica Hanley moved to approve the Vault Marquette brownfield reimbursement agreement and authorize the Mayor and City Clerk to sign the agreement, seconded by Commissioner Fred Stonehouse.

The motion carried 6-1, with Commissioner Bonsall voting no.

6. Resolution of Intent to Sell City Property - Parcel 0511840 - Roll Call Vote

City Manager Kovacs gave a brief background on the timeline leading up to the proposed development.

Shannon Morgan with Renovare then shared a presentation with the Commission to provide further detail. She introduced the development company, stating they focus on projects in areas where there is a community need. She highlighted their previous work in Marquette -transforming the Holy Family Orphanage into Grandview Marquette.

She acknowledged housing and economic development concerns and the need for affordable housing in rural areas. Her presentation transitioned to the specific project, located along McClellan Avenue, stating the development would be workforce housing with 69 units. She then turned it over to the Commission for questions.

Commissioner Jessica Hanley moved to suspend the rules for discussion, seconded by Commissioner Evan Bonsall and Carried Unanimously.

Commissioner Hanley acknowledged all the public comment in opposition to this development but also conveyed the need for housing in the City.

Commissioner Bonsall asked a variety of questions to both Staff and Morgan.

Commission questions focused on potential consequences of voting to move forward with the resolution of intent to sell, the reasoning behind looking to transfer the property to the Land Bank Authority, an increased traffic flow in the proposed development area, potential wetland impacts, prior promises made to the community when McClellan Avenue was originally put in, clarification on deed restrictions and plans for community engagement.

Commissioner Davis described her experience walking through the trails on the property. Observations made on her walk indicated the people using the trails take care of the area. The woods are enjoyed by many animals, children and families, which highlighted the importance of the woodlands to the community.

Commissioner Stonehouse commended the public for their participation. He gave historical insight on the McClellan Avenue project.

Mayor Smith thanked the public for attending the meeting and acknowledged their concerns. Mayor Smith shared the same sentiment as many other Commissioners for the need for affordable housing, however she said the specific location and the brownfield funding mechanism is of concern.

Commissioner Fred Stonehouse moved to permanently withdraw the resolution in

regard to the McClellan Avenue area and continue to look at further locations for development, seconded by Commissioner Evan Bonsall and Carried unanimously by Roll Call Vote.

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The final public comments of the night were shared by Colleen Roberts, Margaret Brumm, Eunai Danek, Stephanie Jones, Jon Bahk-Halberg and Mary Duranceau.

Comments included thanking the Commission for listening to their concerns; along with acknowledging the developer's previous success with the Orphanage, sharing personal stories of their housing experiences, encouraging staff to look at other surplus property to sell, asking for clarification on the motion that was made for item #6 and about processes for changing city zoning.

Comments from the Commission

Commissioner Hanley spoke on the Proclamation which was brought forth to the Commission by the Zonta group as part of their 16 Days of Activism against Gender-based Violence. She educated the public on how the community can get involved by showing their support through wearing orange or shining an orange light - the color of the International Day for the Elimination of Violence against Women - or by donating to local organizations such as the Women's Center.

Mayor Pro Tem Mayer had no comment.

Commissioner Hill acknowledged another Proclamation, November being Indigenous People's Month. She encouraged everyone to visit the exhibit at the Beaumier Heritage Center.

Commissioner Stonehouse had no comment.

Commissioner Bonsall again reminded the public of glass recycling. He thanked Commissioner Hanley for adding the Proclamation to the agenda, as this is an important topic. He stated he volunteers for a non-profit which is working toward getting legislation passed addressing similar issues regarding sexual assault and violence against women. He then thanked the community for showing up at the meeting making their voice heard. He reiterated that Commissioners do their best to listen to the concerns and to be as transparent as possible. He addressed the importance of having fact-based discussions.

Commissioner Davis showed enthusiasm about the neighborhoods coming together to voice their opinion and how their voice made an impact on the Commission's decision. She went on to thank Zonta for bringing awareness to a very important issue, domestic violence.

Mayor Smith pointed out the many vacancies on the Boards and Committees. She also invited the community to join in on the fun Thursday, December 6, when the City and Downtown Development Authority will host the annual Holiday Parade.

Comments from the City Manager

City Manager Kovacs said her community office hours will be coming up on December 8 and invited the public to have the opportunity for one-on-one conversations with her.

She also addressed plowing this snow season. She reminded the public that safety is the number one concern. She reminded everyone to give the plow drivers space and know they are working as hard as they can to keep the roads clear for the Community. She thanked the DPW staff for their efforts.

Adjournment

The meeting was adjourned at 9:06 p.m.

Jennifer A. Smith, Mayor

Kyle Whitney, City Clerk

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