CITY COUNCIL MINUTES

October 6, 2025
Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Monday, October 6, 2025 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall City Council was called to order by Mayor Wolfersberger.

2) ROLL CALL

Roll was called:

Present: Mayor Scott Wolfersberger, Theresa Chaney-Huggett, Jacob Gates, James Hackworth, Andrew Scibbe, Ryan Traver, and Ryan Underhill

Also Present: Manager Perry and Clerk Eubank

Absent: None

3) INVOCATION

4) PLEDGE OF ALLEGIANCE

5) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by City Council action.

Ryan Traver asked to amend the agenda to include a closed session Pursuant to section 8(e) of the Open Meetings Act, to consult with its City Attorney regarding trial or settlement strategy in connection with specific pending litigation: *Committee for Marshall - Not the Megasite v City of Marshall and Michelle Eubank*, Case Nos. COA: 369603; SC: 167553, because open meeting would have a detrimental financial effect on the litigating or settlement position of the public body.

Moved by Jacob Gates, supported by Andrew Scibbe to approve the agenda as amended. On a voice vote: **Motion carried.**

6) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing City 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 three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

Barry Wayne Adams of 622 W Green St gave public comment.

7) CONSENT AGENDA

Moved by Ryan Traver, supported by Andrew Scibbe to approve the consent agenda as presented. On a roll call vote:

Ayes: Theresa Chaney-Huggett, Jacob Gates, James Hackworth, Andrew Scibbe, Ryan Traver, Ryan Underhill, Scott Wolfersberger
Nays: None
Abstain: None
Motion carried.

A. **City Council Minutes**
Work Session - September 15, 2025
Regular Session - September 15, 2025

B. **City Bills**

Purchases 9/12/2025	$720,685.69
Purchases 9/19/2025	$5,365.83
Purchases 9/23/2025	$1,030,742.93
Purchases 9/26/2025	$4,244,863.44
August Power Purchase	$1,107,073.50
TOTAL	**$7,108,731.39**

C. **RESOLUTION - CDBG HOME REPAIR GRANT PROGRAM**

CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2025-26

A RESOLUTION TO ADOPT THE CDBG HOME REPAIR GRANT PROGRAM

Minutes of a regular meeting of the Council of the City of Marshall, held on October 8, 2025 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

WHEREAS, the Marshall City Council established a Planning Commission to prepare plans for the development of the City, and

WHEREAS, a public hearing was held on September 15, 2025, and

WHEREAS, the funding request in the amount of $250,000 has been made to the Michigan State Housing Development Authority and there is no requirement for matching funds from the City of Marshall

WHEREAS, the proposed project is consistent with the City of Marshall's community development plan to support homeowners as described in the Application.

WHEREAS, all activities will be taken for the purpose of providing and/ or improving permanent residential structures, which upon completion will be occupied by low- or moderate-income households.

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by our CDBG Specialist.

WHEREAS, the Marshall City Council authorizes City Staff to submit the Michigan CDBG application

THEREFORE BE IT RESOLVED that the City Council authorizes the submission of the Michigan CDBG Application and authorizes the City Manager and City Clerk to authorize and sign the Application and all attachments, Grant Agreement and all amendments, the FSR Payment Requests, and serve as the Certifying Officers.; and

Resolution declared adopted this 6th day of October, 2025.

_____
Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on October 6, 2025 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

_____
Michelle Eubank, City Clerk

8) PRESENTATIONS AND RECOGNITIONS

9) INFORMATIONAL ITEMS

10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION

Persons addressing City 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 three (3) minutes per public hearing.

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. TACC-CITY SUPPORT SERVICES AGREEMENT

Moved by Jacob Gates, supported by James Hackworth to approve the TACC-City Support Services Agreement in substantial form and authorize the City Manager and City Clerk to sign the necessary documents. On a voice vote: **Motion carried.**

B. WATER AND SEWER LARGE METERS — READINESS TO SERVE RATE ESTABLISHMENT

Moved by Andrew Scibbe, supported by Theresa Chaney-Huggett to approve Resolution 2025-25, A Resolution to Update Readiness to Serve Rates for Water and

Sewer and authorize the City Manager and City Clerk to sign the necessary documents. On a roll call vote:

Ayes: Jacob Gates, James Hackworth, Andrew Scibbe, Ryan Traver, Ryan Underhill, Scott Wolfersberger, Theresa Chaney-Huggett
Nays: None
Abstain: None
Motion carried.

CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2025-25

A RESOLUTION TO UPDATE READINESS TO SERVE RATE FOR WATER AND SEWER

Minutes of a regular meeting of the Council of the City of Marshall, held on October 6, 2025 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

WHEREAS, City of Marshall deems it necessary and appropriate to periodically review fees and rates as certain costs are incurred in providing a service, and the intent is to set fees at an amount to recover those costs and remain competitive with surrounding municipalities; and

WHEREAS, City of Marshall utilizes revenue meters as the basis for the water and sewer rates. The rates are composed of commodity charges and readiness to serve charges; and

WHEREAS, to date, the largest meter listed in the water and sewer rate tables was 6-inch and a new industrial development within the City requires 10-inch meters; and

WHEREAS, City of Marshall has completed an analysis of the existing readiness to serve rates and extrapolated the current rates to determine proposed readiness to serve rates for 8-inch and 10-inch meters; and

WHEREAS, the City of Marshall now wishes to establish those fees and rates in accordance with the Utility Rules and Regulations and as authorized by Chapter 53 of the City Code of Ordinances; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL hereby updates, effective November 1, 2025, the water and sewer readiness to serve rates as follows:

	Monthly Water Rates
8-inch	$ 1,776.40
10-inch	$ 2,750.01

	Monthly Sewer Rates
8-inch	$ 1,478.69
10-inch	$ 2,288.86

Resolution declared adopted this 6th day of October 2025.

_____
Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on October 6, 2025 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

_____
Michelle Eubank, City Clerk

C. PATROL VEHICLE PURCHASE - POLICE DEPARTMENT

Moved by James Hackworth, supported by Ryan Underhill to approve the purchase of the 2026 Ford Explorer Interceptor Hybrid Patrol Vehicle and patrol car build out for a total amount of $88,802.62. On a roll call vote:

Ayes: Andrew Scibbe, Ryan Traver, Ryan Underhill, Scott Wolfersberger, Theresa Chaney-Huggett, Jacob Gates, James Hackworth
Nays: None
Abstain: None
Motion carried.

D. CHAPTER 92 HEALTH AND SANITATION; NUISANCES ORDINANCE UPDATE

Moved by Ryan Traver, supported by Ryan Underhill to introduce Ordinance 2025-4, AN ORDINANCE AMENDING CITY OF MARSHALL CODE OF ORDINANCES, CHAPTER 92 – HEALTH AND SANITATION; NUISANCE, publish a summary in the local newspaper and set a Public Hearing for October 20th 2025. On a voice vote: **Motion carried.**

13) APPOINTMENTS / ELECTIONS

14) PUBLIC COMMENT ON NON-AGENDA ITEMS Persons addressing City 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 two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

Barry Wayne Adams, Mallory Avis, Shavon Mills of N Marshall, and Leah Sherman gave public comment.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) CLOSED SESSION

Closed Session: Pursuant to section 8(e) of the Open Meetings Act, to consult with its City Attorney regarding trial or settlement strategy in connection with specific pending litigation: Committee for Marshall - Not the Megasite v City of Marshall and Michelle Eubank, Case Nos. COA: 369603; SC: 167553, because open meeting would have a detrimental financial effect on the litigating or settlement position of the public body.

Moved by Jacob Gates, supported by Theresa Chaney-Huggett that the City Council meet in closed session under section 8(e) of the Open Meetings Act, to consult with our City Attorney regarding trial or settlement strategy in connection with *Committee for Marshall - Not the Megasite v City of Marshall and Michelle Eubank, Case Nos. COA: 369603; SC: 167553,* because open meeting would have a detrimental financial effect on the litigating or settlement position of the public body On a roll call vote:

Ayes: Ryan Traver, Ryan Underhill, Scott Wolfersberger, Theresa Chaney-Huggett, Jacob Gates, James Hackworth, Andrew Scibbe
Nays: None
Abstain: None
Motion carried.

The City Council moved to closed session at 7:49 pm.
The City Council returned from closed session at 9:00 pm.

17) ADJOURNMENT

The meeting was adjourned at 9:00 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk