

The regular meeting of the Ishpeming City Council was held on Wednesday, October 4, 2023, in the Ishpeming City Hall Council Chambers. Mayor Jason Chapman called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Mayor Jason Chapman, Council Members Lindsay Bean, Elizabeth Firby, Renelle Halverson and Pat Scanlon (5). Also present was City Manager Craig Cugini and City Attorney Caroline Bridges.

PUBLIC COMMENT – Public comment was offered through Zoom and in person.

Eugene Trudell, 262 Stone Street, talked about the condition of Stone Street and the progress made to date on the paving; he added if nothing was done by June 1st he would fix the street. Manager Cugini explained Stone and Houghton Streets were part of the MDOT Category B funding but there had been some design issues, and with the design needing approval by EGLE the project would not be finished until next year.

David Aeh, 121 S. Main Street, Main Street Antique Mall and representative of the Ishpeming Area Historical Society, was very much in support of the restoration of the Anderson Building. He strongly encouraged the City Council to support the proposed project for the Anderson Building.

Sonja Peredo, 428 W. Division Street, questioned the minimum water rate and felt if a resident was under the minimum for one month and over the next month the water charge should be equalized; and, she questioned the status of the sink hole by her home. Manager Cugini explained the City will receive Section 19 funding for the sink hole off of Division Street and investigation has been taking place on the site.

Claudia Demarest, 821 Maurice Street, questioned the water issues at the Partridge Creek Farm site on Division Street; asked when the Finance Department would be done with the review of the finances after the staff turnover, and reminded Council and staff the budget was due to Council by October 15th which is required by the Charter.

Craig Heikkala, 137 W. Superior Street, talked about the condition of his neighborhood, particularly the structure that had a fire last December; reported there were many yards in that area that had miscellaneous debris and garbage and were blighted; some properties had campers with individuals living in them; and he would like to see some action taken in that area.

Todd Kauppanen, 409 S. Third Street, expressed his concern with the catch basin that was installed and felt the water would not make it to the catch basin unless there was a curb installed to divert the water to it; he further explained the foundation issues he was having at his residence; and added he has never received a phone call back from DPW after leaving messages.

John Schooler, 772 Michigan Street, pointed out there were pot hole issues on Third Street; would like something done with the insurance claim he submitted for his motorcycle or he would take the next step; questioned the status of the repairs at Seventh Street and Vine Street; and he further thought the claims submitted for the sewer backups should also be paid.

Mary Farmer, 415 S. Lake Street, asked if the Code Enforcement Officer could stop at her house and investigate the blighted property by her home.

APPROVAL OF AGENDA

A motion was made by Councilmember Scanlon, supported by Councilmember Firby and carried unanimously to approve the amended agenda as presented.

CONSENT AGENDA

A motion was made by Councilmember Bean supported by Councilmember Scanlon and carried unanimously to approve the consent agenda as presented.

- a. Minutes of Previous Meeting (September 6th and Closed Session September 6th)
- b. Approval of Disbursements
- c. Appoint Lisa Thompson to fill vacancy on the Compensation Commission: Term Expiring 2/2027

MONTHLY FINANCIAL STATEMENT REPORT

Finance Director Grant Getschow reviewed the financial statements including the General Fund, Major and Local Street, and Water, Sewer, and Garbage fund for the period ending September 2023. He explained the CWSRF project would be placed into the Sewer Fund.

A motion was made by Councilmember Scanlon, supported by Councilmember Bean, and carried unanimously to accept the monthly financial report as presented.

Councilmember Scanlon thanked Finance Director Getschow for the excellent report.

SPECIAL EVENT APPLICATION

a. Ishpeming Ski Club-Michigan High School State Cross Country Ski Meet: February 9-10, 2024

A motion was made by Councilmember Scanlon supported by Mayor Chapman and carried unanimously to approve the special event application for the Ishpeming Ski Club as presented.

SECOND READING OF ORDINANCE 11-2600, PARKS AND RECREATION COMMISSION ORDINANCE

A motion was made by Councilmember Scanlon supported by Mayor Chapman and carried unanimously to approve the second reading of Ordinance 11-2600, Parks and Recreation Commission as presented.

RESOLUTION 16-2023, ESTABLISHING EARLY VOTING LOCATION

City Clerk Cathy Smith advised with the passage of Proposal 22-2 in November, every voter has the right to vote each statewide and Federal election in person at an Early Voting Site (EV). The EV Site will be open for 9 consecutive days beginning the second Saturday before the election and ending on the Sunday before the election. She further advised the County of Marquette has prepared a Joint Early Voting Agreement which the City was included in. There would be six EV sites in Marquette County and the EV site for the City of Ishpeming would be located at the Negaunee Township Community Center located at 42 M-35 in Negaunee. This would be the EV site for Ishpeming City, Ishpeming Township, Negaunee City and Negaunee Township. The approved resolution was required to be submitted with the County's Plan.

A motion was made by Councilmember Scanlon supported by Councilmember Bean and carried unanimously to approve Resolution 16-2023, Establishing Early Voting Location as presented.

RESOLUTION 17-2023, STATE DISASTER CONTINGENCY FUND FOR 2023

Manager Cugini advised this resolution was required for the application for the Section 19 funding for the April/May 2023 snow event damage causing the sink hole at Lakeshore and Division Streets.

A motion was made by Councilmember Scanlon supported by Mayor Chapman and carried unanimously to approve Resolution 17-2023, State Disaster Contingency Fund for the April/May 2023 weather events as presented.

RECOMMENDATION FROM ENGINEER -CITY HALL DOOR REPLACEMENT – EMPLOYEE ENTRANCE

Manager Cugini reviewed the recommendation from the engineer for the City Hall employee entrance door replacement. Bids were received from Stonehouse and from the Window Store; and, the recommendation was to go with the Window Store bid in the amount of \$7,817.

A motion was made by Councilmember Bean, supported by Councilmember Halverson and carried unanimously to approve the quote from the Window Store as presented and proceed with the repair in the amount of \$7,817.

SCHEDULE SPECIAL COUNCIL MEETING – SNOW PLAN DISCUSSION

It was the consensus of Council to schedule a special meeting for the snow plan discussion and for the proposed 2024 budget discussion on Wednesday evenings at 6:00 p.m. Staff would arrange the meeting dates and post accordingly.

FIRST READING OF AMENDMENT TO ORDINANCE 8-100, ZONING ORDINANCE

a. Ordinance Map Amendment General Commercial (GC) to Multiple Residential (MR) Error Correction

Manager Cugini advised the Planning Commission recommended approval of the map amendment for the rezoning from General Commercial (GC) to Multiple Residential (MR). He further noted this was basically a mapping error correction.

Councilmember Bean advised during public comment at the Planning Commission residents requested the space be left as green space for a playground; however, she pointed out the City did not own the parcel.

A motion was made by Councilmember Scanlon supported by Mayor Chapman and carried unanimously to approve the first reading of amendment to Ordinance 8-100, Zoning Ordinance map amendment from General Commercial to Multiple Residential.

Councilmember Scanlon and Councilmember Bean reminded everyone that Anne Giroux and the Marquette County Land Bank have been champions for Ishpeming and deserve the credit for a lot of the blight that has been removed from the City to date.

b. Ordinance Text Amendment to Section 15.3(A) and Section 15.4 (I)

Councilmember Bean advised this text amendment would reduce the number of parking spaces from two spaces to one space in Section 15(A) and add as a conditional use residential rental units on the first floor. The revisions would allow for more development flexibility in the Central Business District.

A motion was made by Mayor Chapman supported by Councilmember Scanlon and carried unanimously to approve the first reading of amendment to Ordinance 8-100, Zoning Ordinance text amendments as presented.

FIRST READING OF ORDINANCE 11-2700, PAYMENT IN LIEU OF TAXES – ANDERSON LOFTS AND PENINSULA LOFTS

Manager Cugini provided a brief explanation of the proposed project for the Anderson Building and the Nicolet “Peninsula Bank” building. Nicolet Bank would remain at the same location however, they would rent the space versus owning the building.

CJ Felton, Community Housing Network and developer for the Anderson Lofts and Peninsula Lofts, learned of a possible opportunity in Ishpeming and pursued the proposed development. The proposal would retain commercial space on the first floor facing Main Street but proposed residential units on the first floor in the rear or side of the buildings. There were income guidelines that would be followed for residing in the two Lofts.

Mr. Felton advised the purchase agreement was complete for the Anderson Building. A 20-year lease was being developed for the Peninsula Bank building with Nicolet, since they currently only occupy 20% of the building and were no longer interested in owning the entire building. He added the Community Housing Network would be partners with the City for a long time, they do not develop and then leave the area. He further noted they would have an office on the ground floor of the Anderson Building for managing the two lofts. They have requested a Payment in Lieu of Taxes Ordinance (PILOT) because MSHDA awards points for a PILOT and they were also seeking a Historic Designation for both buildings. The application was due to MSHDA the beginning of December.

There was further discussion regarding the rental rates for the buildings, conducting a market study to help to determine rental rates for this area; concerns with the loss of tax revenue to the City, and the annual service charge of 4% of the Annual Shelter Rents as outlined in the PILOT.

Councilmember Halverson was concerned over the loss of tax revenue to the City and asked if the 4% was a negotiable rate. There was discussion among Mr. Felton, Council, and staff related to the ad valorem taxes on the vacant building and the annual service charge in lieu of ad valorem taxes of 4% versus raising it to 7% of the net rent collected. Councilmember Bean felt with the possibility of 40 to 50 people living on Main Street and supporting the stores and business in the downtown this was a good development in the City.

Councilmember Halverson would like to see the 4% be increased to 7%. Mr. Felton was agreeable to 7%.

A motion was made by Councilmember Bean, supported by Councilmember Scanlon and carried unanimously to approve the first reading of Ordinance #11-2700, Payment In Lieu Of Taxes – Anderson Lofts and Peninsula Lofts incorporating the change from 4% to 7%.

REQUEST FOR A TEMPORARY OVER-HIRE FOR THE ZONING ADMINISTRATOR POSITION

Manager Cugini advised Zoning Administrator Al Pierce would be leaving in September of 2024 so he would like to have some flexibility when looking at options for a temporary over-hire for this position.

A motion was made by Councilmember Bean, supported by Mayor Chapman and carried unanimously to approve proceeding with looking into options for a temporary over-hire for the Zoning Administrator.

RENEW POSTAGE METER LEASE WITH PITNEY BOWES

City Clerk Smith advised two quotes were obtained for the postage machine and staff recommendation was to award to Pitney Bowes.

A motion was made by Councilmember Scanlon, supported by Councilmember Bean and carried unanimously to approve the five-year lease with Pitney Bowes for the postage machine at City Hall.

FIRE DEPARTMENT APPARATUS ANNUAL MAINTENANCE AND PUMP TESTING

Fire Chief Jason Annala advised Stuphen would be able to come on site and do the repairs to the 2018 Ladder Truck. The 1995 Pierce Pumper truck needed repairs that would total approximately \$3,511 and he recommended the repairs be completed. He advised the 2005 Pierce Pumper needed repairs but questioned how much should be put into this vehicle. He felt this truck would probably need to be replaced soon. The estimated cost of repairs could be upward to \$10,000. Brakes could possibly be done locally and he would check further on the frame repair.

There was discussion on the length of time to receive a new truck which could be approximately 2-3 years; the possibility of a truck that was in stock for purchase; and having to obtain the lightest truck due to the condition of the floor at the fire hall. Also talked about was the possibility of funding from the State.

A motion was made by Councilmember Scanlon supported by Mayor Chapman and carried unanimously to authorize the \$3511 in repairs to the 1995 Pierce Pumper Truck.

PUBLIC COMMENT – Public comment was offered on zoom and in person.

Claudia Demarest, 821 Maurice Street, supported the proposed Ordinance 11-2700 and felt this development would be good for the City.

Craig Heikkala, 137 Superior Street, asked about the burned-out structure on Superior Street; reported individuals living in campers in that area; felt there should be a playground in the neighborhood for the children; and added there was too much blight in this neighborhood and would like it to be addressed.

MAYOR AND COUNCIL REPORTS

Councilmember Halverson reported she attended her first DDA meeting and gave an update on the applications received for the new Startup Assistance Grant offered by the DDA.

Councilmember Bean attended the Planning Commission meeting and reported several decisions were made on housing development, a joint meeting with the DDA was scheduled; there was a vacant seat on the Planning Commission from a resignation; she attended the Community Listening session held at the Senior Center on Saturday; and she welcomed back Chief Radabaugh.

Councilmember Firby was not able to attend the State of City but would like to get a copy of the slide decks; she reported the School Resource officer was a great resource for both the City and the School; and she congratulated the Girls Tennis team as UP champs.

Councilmember Scanlon advised the State of the City was well attended and the information presented was well received; he advised he spoke with the engineer regarding his motion at the last meeting pertaining to the issues presented by residents living in the South Third Street area and his suggestion was not recommended; and expressed concern over the comments related to lack of return phone calls.

Mayor Chapman received lots of positive feedback from the State of the City; attend the Central Dispatch Policy Board meeting and provided an update; and had several meetings with Richard Zeigler of the Ski Club and thanked the Ishpeming Ski Club for all their work.

MANAGER'S REPORT

Manager Cugini signed up for the Marquette County Ambassadors meeting downstate and provided an update; Channel 189 was live; however, sound quality was low which was being addressed; Notice of Intent to Apply for the FEMA grant program for stormwater; and noted the public comment period for the DWSRF-Drinking Water grant was closed and notification should be received soon.

Mayor Chapman expressed his condolences to the family of Gerald Corkin, County Commission that passed away last week.

ADJOURNMENT

At 8:37 p.m., a motion was made by Councilmember Firby supported by Councilmember Bean and carried unanimously to adjourn.

Respectfully Submitted,



Cathy Smith
City Clerk