1. CALL TO ORDER
The regular meeting of the Ishpeming City Council was held on Wednesday, August 20, 2025 in the Ishpeming City Hall Council Chambers. Mayor Pat Scanlon called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL
Present: Mayor Pat Scanlon, Council Members Ben Argall, Brett Argall, and Jason Chapman (4). Absent: Councilmember Kurt Kipling (1). Also present was City Manager Randy Scholz and City Attorney Caroline Bridges.

4. APPROVAL OF AGENDA
Mayor Pat Scanlon advised the public hearing and resolution #23-2025 should be removed from the agenda because the City no longer qualifies for this grant.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Jason Chapman, and carried unanimously to approve the agenda incorporating the removal of the Public Hearing and resolution #23-2025.

5. PUBLIC COMMENT
Bill Osmuson, a dentist for 25 years, attended the meeting via Zoom, and was opposed to water fluoridation and briefly reviewed some of the Food and Drug Administration findings.

6. MANAGER OFFER OF INFORMATION - There was no additional information.

7. CONSENT AGENDA
A motion was made by Councilmember Ben Argall, seconded by Councilmember Jason Chapman, and carried unanimously to approve the consent agenda as presented.

a. Minutes of Previous Meeting (July 14, 16, 24, 29, and August 4 and Closed Session July 14, 24, 29, and August 4)
b. Approval of Disbursements
c. Declare 375 Library books surplus

8. MONTHLY REPORTS FROM DEPARTMENTS
a. Monthly Financial Statement Report
Finance Director Grant Getschow reviewed the unaudited monthly financial report including the General Fund, Major and Local Streets, Sewer and Garbage Fund, DDA, and Police and Fire Retirement Fund for the period ending July 2025.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Brett Argall, and carried unanimously to approve the monthly budget report as presented.

Finance Director Getschow added the new target date for the start of construction for the skate park was mid to late September. He also noted there were no findings in the 2024 audit and the single audit was currently being filed.

b. DPW Update
DPW Director Bill Anderson advised 2nd Street (by the Cemetery) will be paved and reopened by Friday night; the chips and boarder for the Al Quaal play lot should be completed in approximately three weeks; the surplus equipment would be on the upcoming auction; DPW would be renting a shoulder machine in about four weeks to determine if the equipment should be purchased; he met with MDOT regarding repairs to some of the culverts on County Road; and an RFP would be going out for the City Hall boilers shortly.

9. PUBLIC HEARING
a. Public Hearing: MHDA MI Neighborhood Grant – 216 W. Division Street

i. Resolution #23-2025, Authorize submission of MSHDA Block Grant and designate authorized signatory: Loeffler Block: 216 W. Division Street
These two items were removed from the agenda.

10. UNFINISHED BUSINESS – There was none.

11. NEW BUSINESS
a. Presentation from Lake Superior Community Partnership (LSCP): Chris Germain
   i. Quarterly Update – Contract Deliverables
   ii Strategic Plan Process
Chris Germain, LSCP, briefly highlighted the current contract between the City and the DDA which has been in place for approximately three years. He advised the City should be Redevelopment Ready Communities certified with the completion of the rebranding; he announced the State of the City and the community open house would be held on October 30th; LSCP staff was working on a business online audit and welcome packets for local businesses; and he provided west end updates and upcoming business after hours dates. In addition, he reviewed the three phases of the strategic planning process; discussed the potential for a joint position with the LSCP and Ishpeming DDA for a DDA Liaison position; and talked about air service at the Marquette County Airport increasing.

b. Presentation of Rebranding Plan: Community Image Builders/LSCP
Manager Scholz reviewed the process for the rebranding and introduced Elena Moeller from OHM Advisors.

Elena Moeller, OHM Advisors (previously Community Image Builders) has been working on the rebranding initiative for the City. She reviewed the key goals of the rebranding effort; the approach and methodology and the SOAR Analysis (Strengths, Opportunities, Assets, Results); explained a community survey was launched with responses received related to historical and cultural identity; outdoor activities and natural appeal; community and small-town charm; uniqueness and quirkiness; and pride and local achievement. She presented the rebranding logo that was developed after several meetings with the Rebranding Group.

There was some discussion related to the proposed logo. Councilmember Ben Argall suggested the "red" portion of the logo be more of a "rust" color and he would provide a sample to OHM Advisors. Councilmember Jason Chapman would like to see skis added to the logo instead of the pickaxes.

c. Presentation from Waterworth – Continuous Utility Rate Management
Manager Scholz gave a brief overview of his meeting held with Waterworth which included long-term and short-term planning for water rates. He advised the proposal from Waterworth was for an initial implementation subscription of $11,000 and then the cost would be $8,000.

Paul Barazzuol, from Waterworth, presented their proposal for long- and short-term financial planning and gave an overview of their programs.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Brett Argall and carried unanimously to move forward with the proposal from Waterworth with funding from the Water and Sewer Fund pending attorney and manager review of the agreement and to waive competitive bidding on the recommendation of the City Manager.

d. Resolution #20-2025, Support of Amtrak Service to Michigan's Upper Peninsula
Louis Vallance, advised he was spearheading an effort to bring Amtrak to the Upper Peninsula and Northern Michigan, presented his request, and briefly summarized the proposed resolution.

A motion was made by Councilmember Jason Chapman seconded by Mayor Pat Scanlon and carried unanimously to approve Resolution #20-2025, to support Amtrak services to Michigan's Upper Peninsula as presented.

e. Deficit Elimination Plans
i. Brasswire Campground
Finance Director Grant Getschow reviewed the proposed deficit elimination plan for the Brasswire Campground. He further suggested the Brasswire Campground fund be dissolved in 2026 and added to the General which would eliminate the need for a deficit elimination plan.

A motion was made by Mayor Pat Scanlon seconded by Councilmember Jason Chapman and carried unanimously to approve the deficit elimination plan for the Brasswire Campground Fund as presented and transfer the Brasswire Campground to the General Fund in the 2026 budget.

ii. Partridge Creek Compost
Finance Director Getschow explained this deficit elimination plan was needed due to a timing issue on grant reimbursements.

A motion was made by Councilmember Jason Chapman seconded by Councilmember Brett Argall and carried unanimously to approve the deficit elimination plan for the Partridge Creek Compost Fund as presented.

iii. Teal Lake Water Trail
Finance Director Getschow advised this was also due to a timing issue with reimbursements from the grant.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Brett Argall, and carried unanimously to approve the deficit elimination plan for the Teal Lake Water Trail fund as presented.

f. Special Event Applications
i. Superior Connections: August 31, 2025
Ashley Airaudi-Wiegand, Operation Manager for Superior Connections, explained this event was for International Overdose Awareness and was free to everyone. This event would raise awareness and provide education along with having inflatables and bounce houses for the children.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Ben Argall, and carried unanimously to approve the event as requested.

ii. Pop-up Powwow and Concert: September 21, 2025
Sara Garver, Powwow Committee, explained the grant for the Powwow was not received; however, the Committee would like to move forward with the event. The event will be held on Sunday, September 21st, which will include vendors and a concert. She advised they would like to close Euclid Street from Lakeshore to Spruce and utilize Lake Bancroft Park, but if there was inclement weather, they would like to utilize the Lake Bancroft Pavilion.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Ben Argall, and carried unanimously to approve the event as presented including the closure of Euclid Street.

g. Clean Water State Revolving Fund (CWSRF) and Drinking Water State Revolving Fund (DWSRF)
i. Resolution #21-2025, Reimbursement Request CWSRF #10
A motion was made by Councilmember Jason Chapman, seconded by Councilmember Ben Argall, and carried unanimously to approve Resolution 21-2025 Reimbursement Request CWSRF #10 in the amount of $140,428.43 as presented.

ii Resolution #22-2025, Reimbursement Request DWSRF #5
A motion was made by Councilmember Jason Chapman, seconded by Councilmember Brett Argall, and carried unanimously to approve Resolution #22-2025 Reimbursement Request DWSRF #5 in the amount of $2,036,713.52 as presented.

h. CWSRF and DWSRF Change Orders

i. Change Order #2, DWSRF Contract 1: Lindberg and Sons

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Brett Argall, and carried unanimously to approve Change Order #2 for the DWSRF Contract 1: Lindberg and Sons for an increase of $27,656 for the project.

ii. Change Order #4, CWSRF: Payne and Dolan

Chris Holmes, UPEA, asked Council to consider this change order for the CWSRF project Payne and Dolan contract in the approximately increase amount of $271,745.29; however, he asked if Council would approve a not to exceed amount of $300,000 and he would provide the actual number when it was obtained.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Brett Argall, and carried unanimously to approve Change Order #4 for the CWSRF with Payne and Dolan in the not to exceed amount of $300,000 with the actual cost provided when it is obtained.

iii. Change Order #1, DWSRF Contract 2: Payne and Dolan

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Ben Argall, and carried unanimously to approve Change Order #1 for the DWSRF Contract 2: Payne and Dolan for an increased amount of $38,285 as presented.

i. UPEA Contract Amendment – Third Street Storm Sewer Design

Chris Holmes, UPEA, explained the initial proposal for design of the storm sewer on Third Street was $15,000; however, there have been more hours allocated to the project than initially estimated so the contract amendment was for an additional $40,000 for a total contract amount of $55,000.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Ben Argall, and carried unanimously to approve the contract amendment in the amount of $40,000 for storm sewer design on Third Street for a total contract price of $55,000.

j. Increase Planning and Zoning Administrator Position to Full-time

Finance Director Getschow explained this position was currently part-time at approximately 30 hours per week. He reviewed the budgetary impact of increasing this position to full-time and advised staff's recommendation was to increase this position.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Ben Argall, and carried unanimously to increase the Zoning Administrator position from part-time to full-time effective on September 1, 2025.

k. Potential purchase of Cliff's property

A motion was made by Councilmember Jason Chapmanm, seconded by Councilmember Brett Argall, and carried unanimously to authorize the Manager to move forward with obtaining an agreement with Cliffs and to secure financing pending all the reviews for purchase of the 1107 acres in the amount of $239,753.

l. First Reading of New Ordinance #7-700, Short-term Rental Ordinance

Mayor Pat Scanlon advised this would not be a first reading of this ordinance at this time. There was discussion among Council related to a potential registration fee, if density in a specific neighborhood should be considered, and if inspections should be completed on short-term rentals. Council would like to see a registration fee included and no inspections at this time because of staffing. Councilmember Ben Argall advised the Planning Commission did not suggest any language for density.

It was the consensus of Council to direct staff to work on this ordinance and make any changes as suggested by the City attorney and bring the ordinance back to Council when complete.

m. Sutphen Aerial Fire Truck Repair
A motion was made by Mayor Pat Scanlon, seconded by Councilmember Jason Chapman, and carried unanimously to authorize repairs on the Sutphen Aerial Fire Truck as recommended by the Fire Chief in the amount of $3,340.

12. MAYOR AND COUNCIL REPORTS
Councilmember Ben Argall attended the Planning Commission meeting and Manager Scholz was also in attendance to discuss the goals and objectives for the Planning Commission; he also met with Manager Scholz and the Mayor to discuss the construction projects.

Councilmember Jason Chapman noted he would like to see blue in white in the City's logo versus the new colors that were in it; thanked Manager Scholz for his continued open door policy; and announced his upcoming coffee hour to be held at the Ski Hall of Fame; and congratulated Robbins Flooring Mill on the contract for NBA floors.

Councilmember Brett Argall attended the Ishpeming School Board meeting this past Monday and the DDA meeting; advised the DDA would now be meeting monthly instead of every other month; he attended the ribbon cutting for the kayak launches on the Negaunee end of Teal Lake; attended the business after hours at Native Nails; and there would be another business after hours at Goldies on September 18th.

Mayor Pat Scanlon attended the Senior Center meeting, and they have many programs being offered; noted he has received complaints regarding the broken windows over at the Brownstone on the Bell Forest Product building; and has continued to attend construction meetings.

13. MANAGER'S REPORT
Manger Scholz briefly summarized his monthly report provided to Council.

15. ADJOURNMENT
At 8:20 p.m., a motion was made by Councilmember Jason Chapman, seconded by Councilmember Brett Argall, and carried unanimously to adjourn.

Cathy Smith

Cathy Smith, City Clerk