

1. CALL TO ORDER

The regular meeting of the Ishpeming City Council was held on Wednesday, December 17, 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, Jason Chapman, and Kurt Kipling (5). Also, present was City Manager Randy Scholz and City Attorney Caroline Bridges.

4. APPROVAL OF AGENDA

A motion was made by Councilmember Ben Argall, seconded by Councilmember Kurt Kipling and carried unanimously to approve the agenda as presented.

5. PUBLIC COMMENT

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

7. CONSENT AGENDA

A motion was made by Councilmember Jason Chapman seconded by Councilmember Brett Argall and carried unanimously to approve the consent agenda as presented.

- a. Minutes of Previous Meetings (November 12th, 19th, and Closed Session November 19th)
- b. Approval of Disbursements
- c. Confirm Mayor appointment of Susan Durham to a vacancy on the Housing Commission: Term Exp: 10/29
- d. Confirm Mayor appointment of Stefani Vargas to a vacancy on the Planning Commission: Term Exp. 10/28
- e. Confirm Mayor reappointment of John Jackson to a 3-year term on NIWA: Term Exp. 12/28
- f. Confirm Mayor reappointment of John Jackson to a 3-year term on the Housing Appeals Board: Term Exp 12/28

8. MONTHLY REPORTS FROM DEPARTMENTS

a. Monthly Financial Statement Report

Deputy Manager/Finance Director Grey 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 November 2025. There was some discussion related to the year-end fund balance in the General Fund.

A motion was made by Councilmember Brett Argall, seconded by Councilmember Kurt Kipling, and carried unanimously to accept the unaudited financial report as presented.

b. DPW Update

DPW Director Bill Anderson reported the ice rink was complete, however, with the warm weather there has been problems keeping the ice; staff would be hauling snow on Third Street this evening, he has been working on boilers at City Hall and at the Library; gave a brief summary of discussions at the 41 Corridor meeting and noted there were many questions related to a left turn out of Kwik Trip; and reported the new Vector truck arrived and staff was being trained on the new equipment.

9. PUBLIC HEARING – There were none.

10. UNFINISHED BUSINESS

a. SNAP Benefits Update

Deputy Manager/Finance Director Getschow advised a couple of applications have been received and he was glad the City was offering this to residents. He recommended this service continue and be revisited at the January meeting.

11. NEW BUSINESS

a. Kriskindlmarkt

Kevin Corkin, Chair of the Kriskindlmarkt, presented the event. This was the first European market to be held in the Upper Peninsula and would begin in 2026. The market would include vendors, both food and craft, be a gathering place for friends and family and include lights, décor, and music. The organization hoped this event would boost the local economy, promote tourism, foster community spirit, and create a festive atmosphere along with supporting local artisans and vendors. It will be located in the upper and lower lots of The Mather and include a partnership with the Library and Santa's village. This event was 100% volunteer driven with approximately 15 people working to help make this happen.

He also talked about the potential of having a tubing hill on Maple Street or Main Street with either snow or grass mats. There was no request at this time, he just wanted to provide an update to Council. The grand opening/ribbon cutting would take place the day after Thanksgiving in 2026.

b. Special Event Applications

i. Noquemanon Ski Marathon: January 23-24, 2026

ii. Wisconsin Interscholastic Cycling League

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Ben Argall and carried unanimously to approve the Noquemanon Ski Marathon and Wisconsin Interscholastic Cycling special event applications as presented.

c. Drinking Water State Revolving Fund (DWSRF) Resolution #35-2025, DWSRF Reimbursement Request #9

Chris Holmes, UPEA, reviewed the reimbursement request and the non-participating costs for Division Street and D & E Streets.

There was discussion among staff, Council, and UPEA related to the non-participating costs for this pay application from Payne and Dolan; when this amount was approved; who approved of the additional work done on Division Street and the D & E Streets; why this happened; and discussion on how to move forward with no formal approval.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Jason Chapman and carried unanimously to table Resolution #35-2025 to allow the Manager and staff to further investigate and review the projects and non-participating costs.

d. Professional Services Agreements with UPEA

i. EGLE Technical Managerial, and Financial Support (TMF) for Lead Service Line Replacement Grant

Chris Holmes, UPEA, explained this was the engineering contract for the TMF Grant for lead service line replacement and additional potholing to the Drinking Water Asset Management Grant (DWAM).

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Kurt Kipling and carried unanimously to approve the engineering agreement with UPEA for the TMF Grant as presented.

ii. Additional Rural Development Funds for sewer in conjunction with DWSRF

Chris Holmes, UPEA, explained this agreement was for preliminary design for the additional sewer work in conjunction with the DWSRF project to be funded by Rural Development.

A motion was made by Councilmember Ben Argall, seconded by Councilmember Brett Argall and carried unanimously to approve the engineering agreement with UPEA for the sewer work to be done in conjunction with the DWSRF project.

e. 2026 City Council Meeting Schedule

A motion was made by Councilmember Kurt Kipling, seconded by Councilmember Brett Argall and carried unanimously to approve the 2026 meeting schedule as presented.

i. Special Council Meeting on January 12, 2026 at 1:00 p.m.

Manager Scholz explained this special Council meeting would be a work session to provide education on Brownfield tools that are available.

It was the consensus of Council to hold the special meeting on Monday, January 12th at 1:00 p.m.

f. Marketing and Branding Strategy

City Clerk/Assistant to the City Manager Cathy Smith explained this was the marketing strategy that was developed as part of the rebranding for the City and was the last item needed to get the final reimbursement from the MEDC grant that was received for this project. This was one of the last items needed for the City to be fully Redevelopment Ready Communities certified.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Ben Argall and carried unanimously to approve the Marketing and Branding Strategy as presented.

g. Extend over-hire for part time Rental Inspector

Manager Scholz advised this position has not yet been filled. The current employee is willing to extend his retirement date to 3/31/2026. He further explained that he recommends splitting the position and hiring only a part-time rental inspector and having the Police Department take over the code enforcement including miscellaneous debris complaints. Staff would then revise the advertisement. The position would be 30 hours per week.

Chief Chad Radabaugh explained his department would take over the code enforcement including the miscellaneous debris complaints and he would be preparing an ordinance revision to cover this change.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Kurt Kipling and carried unanimously to extend the over-hire for the Rental Inspector position until March 31, 2026 and to split the position hiring for a Rental Inspector with code enforcement to be taken over by the Police Department and to move forward with the revision to the job description and advertisement.

h. Policy #420 – Location of Board and Commission Meeting Policy

Manager Scholz explained the proposed policy establishes the City Council Chambers at City Hall as the primary location of meetings for the City boards and commissions listed in the policy. The Library Board would continue to meet at the library. This ensures transparency, public access, and consistent use of resources. All meetings must start and end at the same location.

Councilmember Jason Chapman advised Parks and Recreation Commission members were split on moving meetings to the Council Chambers.

Mayor Pat Scanlon thought the recommendation from the Manager was appropriate and advising parks were located all throughout the City not just at Al Quaal.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Ben Argall and carried unanimously to adopt Policy #420, Local of Board and Commission meetings policy as presented.

i. Full-time and part-time non-union wage increases for 2026

Manager Scholz explained the proposed increase was 7% to full-time non-union positions and regular non-union part-time positions and 3% would be given the Fire Department effective January 1, 2026.

A motion was made by Councilmember Ben Argall, seconded by Councilmember Jason Chapman and carried unanimously to approve the wage increase as presented for full-time and regular part-time non-union positions and the Fire Department.

j. 2025 Compensation Commission Determination

City Clerk Cathy Smith advised the Compensation Commission held their meeting for 2025 on November 25th to review the compensation for the City Council and Board of Review as per the Charter and the Ordinance 11-1200. She provided comparable compensation to the Commission for review. The Commission's determination was to maintain the current compensation for both the City Council and Board of Review. No action was required.

k. Planning Commission Recommendations

i. First Reading of Amendment to Ordinance 8-100: Text Amendment-Section 11 General Residential

Councilmember Ben Argall explained the Planning Commission discussed the housing needs in the City and advised this amendment would help support housing development.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Kurt Kipling and carried unanimously to approve the first reading of the text amendment to Ordinance 8-100 Section 11 General Residential as presented.

ii. First Reading of Amendment to Ordinance 8-100: Map Amendment

Attorney Caroline Bridges explained the proposed map amendment would update the zoning map with the rezonings that had been approved along with some other minor corrections.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Jason Chapman and carried unanimously to approve the first reading of amendment to ordinance 8-100, map amendment as presented.

l. Resolution #36-2025 Precinct Consolidation

City Clerk Cathy Smith explained the with the changes in election law, precincts can now allow for up to 4,999 registered voters in one precinct. She advised the Election Commission met on December 10th to discuss with the recommendation to consolidate Precinct 1 and Precinct 2 into one precinct with the polling location being KD Hall on Pine Street. This consolidation would reduce election day staffing needs, reduce election equipment needed and reduce other associated election costs. New ID cards would be mailed to all voters to advise of the new location along with announcements on 189, website, Facebook. Media announcements would be made closer to the August Primary.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Brett Argall and carried unanimously to adopt resolution #36-2025 Precinct Consolidation and authorize the Clerk to proceed with reducing to one precinct in the City of Ishpeming.

m. Bell Booster Pump Station Overhaul

DPW Director Bill Anderson explained the pump repairs were approved by Council for approximately \$30,000 in September, however, after further investigation, it was determined that VFD motors were the best option. This would increase the cost by \$25,780 for a total project cost of \$55,780.

Attorney Bridges recommended the Manager waive competitive bidding.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Ben Argall and carried unanimously to authorize the additional expenditure of \$25,780 for a total project cost of \$55,780 and on the recommendation of the City Manager waive competitive biddings.

n. Prime Specialty Contracting – Carnegie Library

DPW Director Anderson explained the boilers at the Library have failed and are not repairable. Prime Specialty Contracting has submitted a proposal in the amount of \$274,843; and noted they would need a downpayment of \$68,713.25 upon approval of the proposal.

Deputy Manager/Finance Director Grey Getschow suggested the down payment be payable in January 2026.

Attorney Bridges requested the motion include that this be submitted to the attorney for review.

A motion was made by Councilmember Jason Chapman, seconded by Councilmember Kurt Kipling and carried unanimously to approve the quote from Prime Specialty Contracting and waive competitive bidding on the recommendation of the Manager in the amount of \$274,843; pending attorney review; with the down payment to be made after the first of the year.

12. MAYOR AND COUNCIL REPORTS

Mayor Pat Scanlon wished everyone Happy Holidays; and attended the Senior Center meeting where they discussed the timeline for their audit.

Councilmember Jason Chapman provide an update from the Parks and Recreation meeting; thought the Kriskindlmarkt would be a wonderful event for the whole community; and discussed the proposed energy bills encouraging residents to contact their senators; and wished everyone Happy Holidays.

Councilmember Brett Argall attended the School Board meeting; attended the MEDC event at the Gossard and received a tour of the building; attended the November DDA meeting and thought the Kriskindlmarkt will be a great event for the City; the first restaurant startup assistance grant was awarded from the DDA for the The Mather Tap Room and there was discussion on creating a grant for existing business; welcomed the new business located in the downtown, Bates Bikes, noting they were drawn to Ishpeming because of the skate park; and wished everyone Happy Holidays.

Councilmember Kurt Kipling noted it was a very nice Christmas parade and it was successful event.

Councilmember Ben Argall wished everyone a Merry Christmas and Happy New Year.

13. MANAGER'S REPORT

Manager Scholz briefly reviewed his manager's report and wished everyone a Merry Christmas and Happy New Year.

14. ADJOURNMENT

At 8:01 p.m., a motion was made by Councilmember Jason Chapman, seconded by Councilmember Kurt Kipling, and carried unanimously to adjourn.



Cathy Smith, City Clerk