Ishpeming City Council Special Proceedings: August 26, 2026
Ishpeming, MI 49849

1. CALL TO ORDER

The Special meeting of the Ishpeming City Council was held on Wednesday, August 26, 2026, in the Ishpeming City Hall Council Chambers. Mayor Pat Scanlon called the meeting to order at 2:00 p.m.

2. ROLL CALL

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

3. APPROVAL OF AGENDA

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

4. PUBLIC COMMENT

Craig Patterson, 518 Lakeside, Mackinaw City, wanted to give a quick introduction to their company. The company is Woda Cooper Companies. He mentioned that they have seen the RFP for affordable housing and plans on applying for it. He also noted that the company is not un-known in Marquette County, as they have developed the 'Black Rock Crossing' affordable apartments located in Marquette. Mr. Patterson gave a handout to the Councilmembers, providing more information and details on Woda Cooper Companies. He noted that they plan to submit by September 8th.

Antonio Adan, noted he works with the Marquette County Land Bank, wanted to get the council up to speed on their process and how they are getting to the point. He stated that Marquette County Land Bank assists communities and local units of government with finding sites that are ready to be developed. Mr. Adan noted that the City of Ishpeming has potential land that could be available, potentially thousands of acres from Cleaveland-Cliffs, and noted that they are constantly looking at sites available for development.

Public comment closed at 2:05pm.

5. ITEMS OF BUSINESS

a. Rural Development Wastewater System Improvements Application

Chris Holmes, UPEA, stated that it was required to have a 10-day notice to the public for a public meeting regarding this application. He reiterated that in the previous years there weren't sufficient funds to accomplish everything, and we have a dig-once philosophy, so UPEA decided to take some work out. This application picks up where the sewer project was left off. He stated it will be a combination of open cut and a combination of slip lining. Mr. Holmes provided a handout with a few maps showing where these are going to take place. Areas that have already been dug/ worked through, are allowable to do slip lining. They are trying to get ahead of the paving timeline, which this application allows for that. Areas that would be open cut are areas where the service lines are good and don't have anything wrong with them. The estimated total project cost is approximately (6) six million dollars. It may take a few years to complete this project, depending on when the funding comes through.

b. Quotes for City Hall Boiler Controls

City Manager, Randy Scholz, stated he received two quotes from Johnson Controls for City Hall Boiler Controls. One quote is for putting it back as it was, essentially just turning it over to the new boilers. That quote was $18,400.00. The other quote is for $28,200.00, which is basically modernizing the system with a remote entry. Mr. Scholz recommended that Council choose the $18,400 quote, keeping the City's fiscal condition in mind. A motion was made by Councilmember Argall, seconded by Councilmember Demarest, and carried unanimously to accept the first quote of $18,400 from Johnson Controls.

c. Developer Evaluation Committee

City Manager, Randy Scholz, quickly gave insight into the Developer Evaluation Committee. Mr. Scholz provided a statement of explanation to the Council members, which explains that the City is undertaking two separate development initiatives that require the selection of qualified development partners through an RFQ and RFP process.

It was stated that the City really needs a group to take this on which will provide a structured, consistent, and transparent method for reviewing submissions, evaluating qualifications and proposals against established criteria, and recommending the strongest candidates for City Council consideration. The committee would typically include the City Manager, City Finance Director, Planning and Zoning Director, Mayor, and one additional City Council member; subject to changes. The Developer Evaluation Committee would be advisory, with final developer selection and approval subject to City Council approval. A motion was made by Councilmember Demarest, seconded by Councilmember Chapman, and carried unanimously to move forward with a Developer Evaluation Committee. Mayor Pat Scanlon and Councilmember Jason Chapman stated they both would be willing to sit on the committee.

d. Resolution #21-2026, Resolution for Payment-Reimbursement DWSRF #13
Chris Holmes, UPEA, clarified a few things on the reimbursement approval. He stated the total is still the same amount, which is $1,522,864.70, but he caught about $45,000 in non-participating that City Council had already approved previously. Mr. Holmes stated that we are still under the budget. He noted that they are drawing down the grant as of right now. They were using 70% of the grant money and then drawing the rest from the loan, but due to the end of the fiscal year and the state allowing the City to draw the grant down first, they will proceed to use the rest of the grant money. The grant money has an expiration date, so once they have spent all the grant money, they will start tacking back into the loan fund. A motion was made by Councilmember Chapman, Seconded by Councilmember Demarest, and carried unanimously to adopt Resolution #21-2026, Resolution for Payment-Reimbursement DWSRF #13 as presented.

e. Approve Five-Year Note for Cliff's Purchase
Finance Director, Grey Getzchow, gave some insight into the five-year note. He stated that he has Nicolet National Bank put together a financing proposal for roughly the $230,000 of property the City would be purchasing from Cliffs. The idea of this note is to secure the note against cash. The City would open a 60-month CD at a 4.35% interest rate that would be going towards the City, and the note would be a 6.6% interest rate, so we're effectively paying a 2.25% interest rate on the five-year note. Payments towards the note would come from the public improvement fund. A motion was made by Councilmember Chapman, seconded by Councilmember Argall, and carried unanimously to move forward with the Nicolet National Bank Five-Year Note for the purchase of Cleveland Cliff's property.

6. ADJOURNMENT
At 2:15 p.m., a motion was made by Councilmember Argall, seconded by Councilmember Chapman, and carried unanimously to adjourn.

Alexis Hart

Lexi Hart, Deputy City Clerk