1. CALL TO ORDER
The regular meeting of the Ishpeming City Council was held on Wednesday, September 16, 2026, 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 Brett Argall, Jason Chapman, Claudia Demarest and Kurt Kipling (5). Absent: none (0). Also, present was City Manager Randy Scholz and City Attorney Caroline Bridges.

4. APPROVAL OF AGENDA
A motion was made by Councilmember Demarest seconded, by Councilmember Kipling and carried unanimously to approve the agenda as presented with the addition of items 11(r): Policy #602, Computer Use Policy for City Council Members and 11(s): Intergovernmental Funding Reimbursement Agreement for 216 West Division Street.

5. PUBLIC COMMENT
Mavis Korsman, 107 W. Ridge St.; Mavis and her husband own Korsman Rentals. On February 2nd the sewer main collapsed on their block. The Korsmans repaired the section of the main and are asking for reimbursement for repair, emergency housing and loss of rent which totals around $13,000.

John Korsman, 107 W. Ridge St.; John stated that during a December 2023 staff presentation on the city's sewers, the city staff told the council that generally our mains are eight inch and generally laterals are four inches. John stated theirs is a main that is eight inches and 192 feet which serves all four properties. John stated the break wasn't in a lateral, that it was in the main itself. John stated the City stated they cannot find records for this main. Korsman states this is the City's main without the paperwork. The City's Insurance Company denied their request. The Korsmans are asking for reimbursement and asking again to be placed on a future council agenda.

Kelly Milano, County Rd PA; provided updates on the Summer Concert Series and Farmer's Market. Gave thanks to Council, DPW, IPD, and to the numerous volunteers. Kelly provided analytics that were received through Placer Al from the period from June 18th to August 27th. Approximately 10,600 visits from about 6,300 different individuals. With the time that was spent from individuals downtown, it created a small festival every single week. The biggest night was during Fourth of July weekend. The music event grew 103% compared to last year, 167% from two years ago, and 183% from three years ago. Two more weeks of fun left and the last event will include a closing ceremony.

Kevin Corkin, 604 N. Pine St.; provided updates on the upcoming Kriskindlmarkt. Currently a total of 60 vendors have applied; working on narrowing that number down to about 30 vendors for the first year. Many of the vendors are local from Ishpeming but also vendors have applied from all over the UP, downstate and even from Wisconsin. 15 people have been nominated to be the Cheermeister. The Cheermeister will be called at the November 12th Cheermeister Ball at the Mather. Ten huts are being built. Will be reaching out to construction companies to help build more huts. Thie first year is looking good including events such as carriage rides downtown. Kevin is here to answer any questions relating to item 11(a)(i).

Bill Anderson, 100 E. Barnum St.; Bill has questions regarding items listed on the agenda and provided comments about land purchase, selling of properties, and development projects. Questions why the City is in rush to give the most developable piece of property away and looking to entertain another PILOT. Stated the city is already at a 15% affordable housing rate and the national after is 10-12 percent. Bill questioned the electrical contract. Bill provided comments regarding the aquifer on Malton Road and the landfill.

Public comment closed at 6:17 p.m.

6. MANAGER OFFER OF INFORMATION - nothing to report

7. CONSENT AGENDA
   a. Minutes of Previous Meeting (August 19th and Specials: August 26th and September 9th) (Closed Session: September 9th)
   b. Approval of Disbursements
   c. Confirm City Manager Appointment of Tia Alquaree to a Vacancy on the DDA: Term Exp. 7/2030

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

8. MONTHLY REPORTS FROM DEPARTMENTS
a. Monthly Financial Statement Report
i. Balance Sheets – All funds
ii. Monthly Detail – All funds
Finance Director/Deputy City Manager Grey Getschow reviewed the Financial Summary Report with Period Ending August 31, 2026, as presented in the packet. Finance Director Getschow and Manager Scholz will be meeting with the State about the Budget this week. Manager Scholz stated the City did receive the grant for Recycling Carts. Finance Director Getschow discussed the Library Millage and the General Fund. Will be preparing two budgets for the 2027 budget; one with the library millage passing and one without.

A motion was made by Councilmember Argall, seconded by Councilmember Chapman, carried unanimously to accept the financial report as presented.

b. DPW Update
DPW Director Jake Roberts was not present. A DPW update was provided in the packet.

c. Police Department Update
Police Chief, Chad Radabaugh provided an update that included, IPD is at 3,735 call per service which is a little bit down from last year. Currently at 334 arrests for the year, which includes 186 misdemeanor arrests and 148 felony arrests. IPD is down a couple of officers and are running with one-man crews with more violent arrests. Good news the department received about $4,312 in traffic type grants. Another grant received $2,500 for equipment which will be put towards in-car AEDs and replacing the batteries.

9. PUBLIC HEARINGS – none

10. UNFINISHED BUSINESS – none

11. NEW BUSINESS
a. Special Event Application(s)
i. Civil War Veteran Grave Cleaning – September 26, 2026
A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, and carried unanimously to approve the Special Event Application for the Civil War Veteran Grave Cleaning Event occurring on September 26, 2026.

b. 2027 City of Ishpeming Fee Schedule
City Manager Scholz reviewed the 2027 Fee Schedule as presented in the packet. There is one type on page 11, which is supposed to read as $45.

A motion was made by Councilmember Demarest, seconded by Councilmember Argall, and carried unanimously to approve the 2027 City of Ishpeming Fee Schedule as presented.

c. City of Ishpeming Request for Proposals – Electrical Contractor Services

City Manager Scholz reviewed the two bids from the request from proposals that were received for Electrical Contractor Services as presented in the packet.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, and carried unanimously to accept the Request for Proposal that was received from Lori Electric.

d. City of Ishpeming Request for Proposals – Empire Street Development
City Manager Scholz reviewed the development of the current Cliff's Property. The sale of this property will be closed next week. The City received three RFPs. Woda Cooper was recommended by the Evaluation Committee as the preferred developer for the Empire Street property. Councilmember Chapman reviewed some of the recommendations from the Woda Cooper RFP from the Evaluation Committee. City Manager Scholz will be continuing negotiations.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Demarest, and carried unanimously to authorize the City Manager to move forward with negotiations and to accept the request for proposal received from Woda Cooper as the developer for the Empire Street Development.

e. Declare 1995 Pierce Fire Truck as Surplus
A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to declare the 1995 Pierce Fire Truck as Surplus.

f. Second Reading of Amendment to the Official Zoning Map (RZ 2026-01): To Rezone a Parcel in the Deferred Development Zoning District to Multiple Residential Zoning District
A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to approve the second Reading of Amendment to the Official Zoning Map (RZ 2026-01): To Rezone a Parcel in the Deferred Development Zoning District to Multiple Residential Zoning District.

g. Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-01): To Change Name, Permitted and Conditional Uses of Section 7.0 Deferred Development Zoning District
A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to approve the Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-01): To Change Name, Permitted and Conditional Uses of Section 7.0 Deferred Development Zoning District.

h. Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-02): To Add Minimum Lot Width to the Deferred Development Zoning District
A motion was made by Councilmember Chapman, seconded by Councilmember Demarest, carried unanimously to approve the Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-02): To Add Minimum Lot Width to the Deferred Development Zoning District.

i. Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-03): To Add Manufactured Housing Communities to Section 12.3.M as a Conditional Use in the Multiple Residential Zoning District
A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, carried unanimously to approve the Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-03): To Add Manufactured Housing Communities to Section 12.3.M as a Conditional Use in the Multiple Residential Zoning District.

j. First Reading of Amendment to Ordinance 4-400, Disposal of Solid Waste
City Manager Scholz reviewed the amendments to Ordinance 4-400, Disposal of Solid Waste.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to approve the First Reading to amend Ordinance 4-400, Disposal of Solid Waste.

k. First Reading of Amendment to Ordinance 2-300, Open Intoxicants

Police Chief Radabaugh reviewed the amendments to Ordinance 2-300, Open Intoxicants and provided background information related to the amendments.

A motion was made by Councilmember Argall, seconded by Councilmember Chapman, carried unanimously to approve the First Reading to amend Ordinance 2-300, Open Intoxicants.

l. Resolution #22-2026, Resolution for Payment-Reimbursement DWSRF #14
Chris Holmes, UPEA, reviewed Resolution #22-2026.

A motion was made by Councilmember Demarest, seconded by Councilmember Argall, carried unanimously to approve Resolution #22-2026, for reimbursement and payment of funds for the City of Ishpeming DWSRF #14 Water Improvements Project, totaling $1,545,869.13.

m. Resolution #23-2026, Resolution for Payment-Reimbursement CWSRF #14
Chris reviewed, UPEA, reviewed Resolution #23-2026.

A motion was made by Councilmember Argall, seconded by Councilmember Chapman, carried unanimously to approve Resolution #23-2026, for reimbursement and payment of funds for the City of Ishpeming CWSRF #14 Sewer Improvements Project.

City Manager Scholz has met with Chris Holmes since these projects are coming close to an end; these projects are on track. Chris Holmes reviewed the geo-grid with Pine Street and the request to Council to put it back which would cost an estimate of $35,000-$40,000. Chris can come back at a future date with a final number.

A motion was made by Councilmember Argall, seconded by Councilmember Chapman, carried unanimously to approve the plan with the geo-grid, not exceeding the amount of $40,000.

n. Resolution #24-2026, Charitable Gaming-Raffle License for Ishpeming Community Events
Krystan Beaumont, Ishpeming Community Events, reviewed Resolution #24-2026.

A motion was made by Councilmember Chapman, seconded by Councilmember Kipling, carried unanimously to approve Resolution #24-2026, Charitable Gaming-Raffle License for Ishpeming Community Events.

o. Brasswire Campground Solar Change Order #1
Chris Holmes, UPEA, reviewed Solar Change Order #1 for Brasswire Campground.

A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, carried unanimously to approve the Brasswire Campground Solar Change Order #1 as presented.

p. Authorization to Open Credit Line with Nicolet National Bank
Finance Director Getschow presented. Currently the City has a credit line with another bank and is looking to streamline and maintain consistency with financial services to continue and move the credit line with Nicolet National Bank.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to authorize the new $10k "business non-rewards" credit line at Nicolet Bank with the City Manager, the Finance Director, the Chief of Police, the DPW Director, and the Library Director as signers.

q. Authorize City Manager Travel to the Ambassadors Meeting Downstate November 30th-December 2nd
A motion was made by Councilmember Demarest, seconded by Councilmember Chapman carried unanimously to authorize the City Manager's travel to the Ambassadors Meeting, November 30th, 2026 to December 2, 2026.

r. Policy #602: Computer Use Policy for City Council Members
Mayor Pat Scanlon provided his position on Policy #602.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to continue with the current Policy #602, Computer Use Policy for City Council Members as written.

s. Intergovernmental Funding Reimbursement Agreement for 216 West Division Street
Antonio Adan, Marquette County Land Bank, provided an overview of the Intergovernmental Funding Reimbursement Agreement.

A motion was made by Councilmember Demarest, seconded by Councilmember Argall, carried unanimously to approve the Intergovernmental Funding Reimbursement Agreement for 216 West Division Street pending the City Attorney review.

12. MAYOR AND COUNCIL REPORTS
Councilmember Chapman; attended Planning Commission (PC) Meeting and provided an overview of the items being worked on. Provided a thank you to Andrew and PC members. Attended all but one of the Farmer's market events. Forging Futures was going to have an event but will be pushing back their event. Chapman would support at least one of the IPD Officer positions to be filled.

Councilmember Argall; attended the Ribbon Cutting for Snow Day Fibers, Social District boundaries with DDA, met w/Krystan about lighting for upcoming Christmas events, and attended construction project meetings.

Councilmember Demarest; the last Parks and Rec Meeting was cancelled. An Open House at the Lodge occurred and attended the Ribbon Cutting at Snow Day Fibers.

Councilmember Kipling; construction season has been keeping him busy. Touched on the Central Dispatch topic.

Mayor Pat Scanlon; provided comments relating to the Central Dispatch topic. Regarding IPD, fortunate for the staff that we have. It is at the top of list to replace the position, very high priority for the City staff. Missed the last two senior meetings. Echoed the thank you to Kelly and Krystan.

13. MANAGER'S REPORT
Manager Scholz reviewed his manager's report presented in the packet.

14. CLOSED SESSION to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(d) and pending litigation
At 7:16 p.m. a motion was made by Mayor Scanlon, seconded by Councilmember Chapman and carried unanimously to enter into closed session to consult with the City's litigation counsel in connection with the pending lawsuit Bertucci v. City of Ishpeming, et al., Marquette County Circuit Court, Case No. 25-65053-NZ, pursuant to MCL 15.268(1)(e) as discussion in open session would have a detrimental effect on the litigating or settlement position of the City and to consider the purchase of real property pursuant to MCL 15.268(1)(d).

Council returned to open session at 7:59 p.m.

A motion was made by Councilmember Chapman, seconded by Council member Argall, carried unanimously to authorize the City's litigation council to resolve the matter of Bertucci vs. the City of Ishpeming, et al., pursuant to the terms discussed in the closed session.

A motion was made by Mayor Pat Scanlon, seconded by Councilmember Demarest, carried unanimously to direct the City Manager to move forward with the purchase of the Cleveland Cliff's property purchase agreement and authorize the City Manager to sign the necessary documents.

A motion was made by Mayor Pat Scanlon, seconded by Council Member Chapman, carried unanimously to do no further purchase of real property as discussed in closed session.

15. ADJOURNMENT

At 8:04 p.m., a motion was made by Councilmember Chapman, seconded by Councilmember Kipling, and carried unanimously to adjourn.

Emilie Stack, City Clerk/HR Manager