

## *City of Iron Mountain*

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Regular Meeting of the City Council, City of Iron Mountain, County of Dickinson, Michigan held on Monday, February 20, 2017 at 6:30 p.m. in the Council Room.

Presiding: Mayor Alessandrini

Present: Council Members Maule, Revord, Stohl, Ceello & Blomquist

Absent: Council Member List

Also Present: City Manager Stanchina, Chief Financial Officer Lieburn & Assistant City Attorney Cavalieri

### **Approval of Agenda**

It was moved by Blomquist and supported by Stohl to approve the agenda, as presented.

**Motion Prevailed Unanimously**

### **Approval of Minutes**

*Minutes of the Regular Meeting of February 6, 2017*

It was moved by Blomquist and supported by Maule to approve the minutes of February 6, 2017, as presented.

**Motion Prevailed Unanimously**

### **Public Comment**

None

### **Public Hearing**

#### **Establish a Commercial Rehabilitation District**

Stanchina reviewed the proposed commercial rehabilitation district. He indicated that each project would be considered on a case-by case basis and that the years abated would be based on the approved guidelines.

Alessandrini opened the Public Hearing.

No comment was received.

Alessandrini closed the Public Hearing.

It was moved by Alessandrini and supported by Stohl to add "Consideration of the Establishment of a Commercial Rehabilitation District" as item one under "Old Business."

**Motion Prevailed Unanimously**

### **Old Business**

#### **Consideration of the Establishment of a Commercial Rehabilitation District**

Stanchina explained the current method by which the years of abatement would be determined within the proposed Commercial Rehabilitation District. Blomquist expressed the concern that if the criterion is not carefully considered, it could more strongly encourage new developments rather than the redevelopment of the current facilities. Revord communicated that the required investment to qualify for abatements seems cost prohibitive for small businesses. It was concluded that the City Council would discuss this topic further at the Special City Council Meeting on February 27, 2017, at 6:30 p.m.

*Marilyn Lutz – 333 S. Stephenson Ave. / 1015 E. E St.*

Lutz commented on the establishment of the Commercial Rehabilitation District.

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It was moved by Blomquist and supported by Stohl to adopt a Resolution establishing a Commercial Rehabilitation District, per PA 210 of 2005, with boundaries corresponding to that of the Downtown Development District, as shown below:

Commencing at the intersection of the centerline of Merritt Ave and the centerline of Kent Street which is the Point of Beginning of this description, thence south along the centerline of Merritt Ave to the centerline of the east-west alley in block 2 of the plat of Stephenson and Fleshiem's First Addition, thence west along the alley centerline to the northwest corner of lot 9 block 9, thence due south along the west lot lines of lot 9 block 9, lots 2 and 9 of block 8 and lots 2 and 9 of block 7 and lot 2 of block 6 to the southwest corner of lot 2 block 6 Stephenson and Fleshiem's First Addition, thence due west to the northwest corner of lot 9 block 6 in the Plat of Kimberly's First Addition, thence south along the west lines of lot 9 block 6, lots 3 and 10 of block 7, lots 3 and 10 block 8, lots 3 and 10 block 9 and lot 3 block 10 all in Kimberly's First Addition, thence continue due south along the west lot lines of lot 4 block 6 and lots 4 and 9 block 5 of the Plat of Hamilton & Merryman's First Addition, thence continue due south along the centerline of the north-south alley in blocks 4 and 3 Hamilton & Merryman's First Addition to the centerline of West -H- Street, thence west along the centerline to its intersection with the centerline of Prospect Ave, thence south along the centerline of Prospect Ave extended to its intersection with the centerline of Woodward Ave., thence east along the centerline of Woodward Ave to the west right of way line of the former Chicago and Northwestern Railroad, thence north along the West right of way line to the centerline of West -J- Street extended, thence west along the centerline to the centerline of the north-south alley in block 8 of the plat of Hamilton & Merryman's Second Addition, thence north to the centerline of West -H- Street, thence east along the centerline of West -H- Street and East -H- Street to the centerline of Highway US-2, thence southeasterly along the centerline to its intersection with the centerline of East -I- Street, thence southeasterly along the centerline of East -I- Street to the intersection of the extended centerline of the alley between blocks 8 and 17 of the plat of St. Clair's First Addition, thence northwesterly along the extended centerline of the alley and the alley centerline between blocks 8 & 17, 7 & 16, and blocks 14 & 15 of the plat of St. Clair's First Addition to the intersection of the alley centerline and the centerline of East -E Street, thence west along the centerline to its intersection with the centerline of Washington Street, thence north along the centerline of Washington Street to its intersection with the centerline of East -C- Street, thence west on the centerline of East -C- Street to its intersection with the centerline of Iron Mountain Street, thence north along the centerline to its intersection with the centerline of East -A- Street, thence east to the east line extended of lot 5 block 1 of the plat of Buell, Spies & Jenkins, thence north along the east line of lots 5 & 4 of block 1, thence continue north along the east line of lot 4 block 13 and lots 5 & 4 of block 12 and lot 5 block 7 to the centerline of the east-west alley in block 7 of the plat of Iron Mountain City, thence west along the alley centerline to the centerline of Iron Mountain Street, thence north along the centerline to its intersection with the centerline of East Fleshiem Street, thence east along the centerline to the east line of lot 1 block 1 of the plat of Iron Mountain City extended, thence due north to the south edge of Chapin Pit, thence westerly along the edge of Chapin Pit crossing Highway US-2 and continue westerly along the edge of Chapin Pit to a point that is due north of the Point of Beginning, thence due south to the Point of Beginning.

---EXCEPT---

THE WEST 8FT OF THE NORTH 35FT OF LOT 3 BLOCK 3 AND THE NORTH 35FT OF LOT 4 BLOCK 3 OF THE PLAT OF IRON MOUNTAIN CITY---AND--- PART OF THE SW 1/4 OF THE SW 114 OF SECTION 30, T40N, R30W D/F: COMMENCING AT THE SOUTHWEST CORNER OF SAID FORTY, TH SOUTH 88 DEG 09' EAST ALONG THE SOUTH LINE OF THE FORTY 120.06 FT TO A POINT ON THE EAST LINE OF THE CHICAGO, MILWAUKEE, ST PAUL RAILROAD AND THE P.O.B. TH SOUTH 88 DEG 09' EAST 139.54 FT, TH NORTH 01 DEG 51' EAST 30FT, TH NORTH 88 DEG 09' WEST 130.38 FT TO A POINT ON THE EAST LINE OF THE C,M,SP RR, TH SOUTHWESTERLY ALONG THE EAST LINE OF SAID RR R/W 34.56 FT TO THE P.O.B. lots 4-5 & 6 block 3 and lot 4 block 12 of the plat of Iron Mountain City, lot 8 and the west 1/2 of lot 9 block 2, lots 5-6-7 & 8 block 3, the south 30 feet of lots 1 & 2 block 7, lot 2 and the west 3 5 feet of lot 9 block 8, and lot 9 block 9 of the plat of Stephenson & Fleshiem's First Addition, lots 1-2-3-4-5-6 & 7 block 1, lots 2-4-7-8-9-10-11-12 & 13 block 2, lots 10 & 11 block 7, lot 10 block 8 and lots 7 & 10 block 9 of the plat of Kimberly's First Addition, lots 4-5-6 block 1, lots 5-6-7 & 10 block 2, the west 40 feet of lots 1 & 2 block 3 of the plat of Hamilton & Merryman's First Addition, lot 11 block 2 and lots 1-2 & 5 block 3 of the plat of Hamilton & Merryman's Second Addition, lots 3-5 & 6 block 5 of the plat of Ford's Second Addition, lot 1 block 1, lots 1-2 & 3 block 2, lot 5 block 4, lots 1-2 & 3 block 5, lots 1-2-3 & 9 block 7, BLOCK 15 also PART OF LOT 1, BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 BLK 15 BUELL JENKINS & SPIES 1ST ADDITION, TH SOUTHEASTERLY ALONG THE R/W OF SOUTH STEPHENSON AVE 38FT, THAT RIGHT ANGLES NORTHEASTERLY AND PARALLEL TO THE NORTH LINE OF LOT 4 BLOCK 15 TO THE INTERSECTION WITH THE EAST-WEST 1/4 LINE OF SECTION 31-T40N-R30W, TH WESTERLY ALONG SAID LINE TO THE P.O.B. BLOCK 15 SPIES & JENKINS 1ST ADDITION lots 1-2-3-4-5-6-7-8-10-11-13-14 block 11, lots 1-2 & 3 block 12, lots 1 & 4 block 13, lots 1-2-3-4-5-6-9-10-11-12-13-14 block 14, lots 10-11-12-13 & 14 block 15 of the plat of Spies & Jenkins First Addition, lot 1 block 15, the south- of lot 2 and entire lot 3 block 16 and lot 8 and the north 5 feet of lot 9 block 17 of the plat of St Clair's First Addition, lots 1-2 & 3 block 13 PART OF LOT 4 BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 BLOCK 15, TH SOUTHEASTERLY 60FT, TH SOUTHWESTERLY TO THE EAST-WEST 1/4 LINE OF SECTION 31-T40N-R30W, TH ALONG 1/4 LINE TO ITS INTERSECTION WITH THE R/W OF SOUTH STEPHENSON AVE, TH NORTHWESTERLY ALONG SAID RIW 25 FT TO THE SOUTHWEST CORNER OF LOT 3, TH NORTHEASTERLY TO THE P.O.B. BUELL JENKINS & SPIES 1<sup>ST</sup> ADDITION, AND EXCEPT LOT 3 BLOCK 9 KIMBERLY'S 1ST ADDITION also excepting the property commonly known as the Midtown Mall being PART OF THE NORTH 1/2 OF THE SW 1/4 Section 31, T40N, R30 W, COMMENCING AT THE SW CORNER OF SECTION 31, TH DUE N ALONG THEW SECTION LINE 46.37 FT TO THEN R/W OF EAST -H- STREET, TH NORTH 89 DEG 38' 00": E ALONG THE R/W 749.80 FT TO THE POB: TH N 00 DEG 25' 00" W 820.03 FT TO THEN R/W OF EAST -F- STREET, TH S 89 DEG 37' 20" W ALONG THE R/W 140.00 FT TO THEE RIW OF CEDAR AVE, TH N 00 DEG 25' 00" W ALONG THE RIW 300.00 FT TO THE S R/W OF EAST -E- STREET, TH N 89 DEG 37' 20" E ALONG THE R/W 138.23 FT TO THE W'L Y RIW OF THE FORMER C & NW RR, TH S 39 DEG 40' 40" E ALONG THE R/W 1421.46 FT TO A POINT OF CURVE, TH SE'LY ALONG THE CURVED R/W (LONG CHORD BEARSS 40 DEG 28' 00" E) 26.68 FT TO ITS INTERSECTION WITH THEN R/W OF EAST -H- STREET, TH S 89 DEG 38' 00" W ALONG THE R/W 914.87 FT TO THE POB, INCLUDED IN THE ABOVE DESCRIPTION ARE LOTS 1, 10, & 110F BLOCK 8, PART OF LOTS 1 & 2 THRU 8 INCLUSIVE OF BLOCK 9, LOTS 1 THRU 7 INCLUSIVE OF BLOCK 10, LOTS 1 THRU 7 INCLUSIVE OF BLOCK 15, LOTS 1 THRU 7 INCLUSIVE OF BLOCK 16 OF THE PLAT OF SPIES & JENKINS 1ST ADDITION ENTIRE BLOCKS 18-19-20 OF THE PLAT OF STCLAIR'S ADDITION (BEING PARCEL #S 3793-3800, 4327-4337, 4338-4346, 4393-4398, 4406-4409) EXCEPT PARCEL 219A6 D/F BEGINNING AT THE INTERSECTION OF THEN R/W OF EAST -F- STREET AND THE EAST R/W OF CEDAR AVE 2170.25 FTN & 603.82 FT E OF THE SW CORNER OF SECTION 31, THN 00 DEG 25' 00" W ALONG THEE RJW OF CEDAR AVE 200.00 FT, TH N 89 DEG 37' 20" E 199.87 FT, TH S 00 DEG 25' 00" E 200.00 FT, TH S 89 DEG 37' 20" W 199.87 FT TO THE POB, INCLUDES ALL VACATED STREETS & ALLEYS, ALSO PART OF THEN 1/2 X SW 114 LYING BETWEEN EAST -E- & EASTH- STREETS BEING THE ABANDONED RR RIW EXCEPT COMMENCING AT THE SW CORNER OF SECTION 31, TH N ALONG THEW SECTION LINE 1346.37 FT TO THEN R/W OF EAST -H- STREET, TH N 89 DEG 38' 00" E 157.26 FT TO THEW R/W OF HIGHWAY US-2, TH S 39 DEG 40' 00" E ALONG THE R/W 115.50 FT TO A POINT OF CURVE, TH SE'LY ALONG A 3976.8 FT RADIUS CURVE CONCAVE TO THE LEFT (LONG CHORD BEARSS 40 DEG 28' 00" E) 109.50 FT TO ITS INTERSECTION WITH THEN RIW OF EAST -H- STREET AND THE W'L Y R/W OF HIGHWAY US-2, TH S 89 DEG 38' 00" W ALONG THEN R/W OF EAST -H- STREET 301.00 FT TO THE POB.

### **Motion Prevailed Unanimously**

#### **New Business**

#### **Opening of Proposals Re: Actuarial Analysis of Other Post-Employment Benefits (OPEB)**

Stanchina opened the following proposal:

Gabriel, Roeder, Smith & Company

\$8,900

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It was moved by Alessandrini and supported by Stohl to award the actuarial valuation of the City's Other Post-Employment Benefits to Gabriel, Roeder, Smith & Company at a cost of \$8,900, pending verification that the specifications have been met.

**Motion Prevailed Unanimously**

### **Consideration of Special Use Permit Re: Ms. Christine Bourassa, 1115 S. Kimberly Ave.**

Stanchina outlined the Planning Commission's recommendation to approve Ms. Christine Bourassa's request for a Special Use Permit for a daycare with 6 to 12 children. He suggested that the stipulation be added to require the City to be provided a copy of the State-issued license. Cellelo attested to the quiet operation of the daycare. It was moved by Stohl and supported by Cellelo to approve a Special Use Permit for Ms. Christine Bourassa for a home occupation as a family daycare at 1115 S. Kimberly Ave., pending a copy of a State-issued license being provided to the City.

**Motion Prevailed Unanimously**

### **Discussion of Removing April from the Winter Parking Ban**

Stanchina imparted that the City of Iron Mountain is the only city in Dickinson County to continue a winter parking ban through April. He noted the importance of preserving utilities, sidewalks, pavement and the aesthetic value of the boulevards during the transition period between winter and spring.

It was moved by Alessandrini and supported by Blomquist to set a Public Hearing for March 6, 2017, at 6:30 P.M. to amend Chapter 62, Article III, Division IV, Sections 132 and 151 of the City Code of Ordinances to no longer extend the winter parking ban through April.

**Motion Prevailed Unanimously**

### **Agreement to Provide Administrative Services for the Retiree Drug Subsidy**

Stanchina conveyed that due to changes in the availability of drug reporting statistics, the City will have to contract with Blue Cross Blue Shield to oversee the Retiree Drug Subsidy program. Alessandrini raised the question as to whether or not this requirement can be fought in court. Stanchina relayed that it would not be ideal to move to an unproven company for the City's drug cards due to the potential for large price fluctuations and undependability.

It was moved by Alessandrini and supported by Stohl to authorize Blue Cross Blue Shield to administer the Retiree Drug Subsidy program for the City of Iron Mountain at a cost of 20% of the subsidy obtained, contingent upon the utilization of attestation services that are most advantageous to the City.

**Motion Prevailed Unanimously**

### **Approval of Contract Re: Fleet and Inventory Management Software**

Stanchina presented a request to purchase iWorQ software for fleet and inventory management. He stated that the reason for the upgrade is to replace the current fleet and inventory management software which has become outdated and is not user-friendly. Stanchina supported the purchase on this software based on it being user friendly, cloud-based and automatically updated on a regular basis.

It was moved by Stohl and supported by Maule to authorize the purchase of iWorQ fleet and management software at the annual cost of \$1,900 and a data conversion fee not to exceed \$950.

**Motion Prevailed Unanimously**

### **Approval of Parking Lot Closure Re: Out to Lunch**

Stanchina detailed the Out to Lunch closure request.

It was moved by Alessandrini and supported by Maule to authorize the closure of the City parking lot at the intersection of E. Hughitt St. and Iron Mountain St., directly in front of the Community Performance Stage, for the annual Out to Lunch series every Thursday from June 8, 2017, through August 10, 2017, starting at 7:00 a.m. and lasting until 2:00 p.m.; and Iron Mountain St. between "A" Street and Hughitt Street from 11:30 a.m. to 1:15 p.m. during Out to Lunch performances.

**Motion Prevailed Unanimously**

### **Approval of Mid-Year Amendment**

Stanchina submitted the Mid-Year Budget Amendment for City Council approval.

It was moved by Maule and supported by Blomquist to approve the Mid-Year Budget Amendment, as prepared.

**Motion Prevailed Unanimously**

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**Approval of Parking Lot Closure Re: Farmer's Market**

Stanchina offered a request for a parking lot closure by the Farmer's Market Manager Nancy Schaub. It was moved by Stohl and supported by Alessandrini to authorize the closure of the City parking lot located at the Northwest corner of the intersection of Iron Mountain Street and East A Street every Saturday from June 3, 2017, through October 14, 2017, from 7:00 a.m. to 12:00 p.m.

**Motion Prevailed Unanimously**

**Consideration of Request by the Society of Creative Anachronism Re: Archery Demonstration at City Park**

Stanchina imparted a request by the Society of Creative Anachronism to hold an archery demonstration at City Park on September 23, 2017, at the bottom of the sledding hill in City Park. It was moved by Maule and supported by Celello to authorize the Society of Creative Anachronism to hold an archery demonstration at City Park on September 23, 2017, at the bottom of the sledding hill in City Park, pending the City of Iron Mountain is named insured on the event's liability insurance.

**Motion Prevailed Unanimously**

**Approval of Timber Harvest Contracts Re: Minerick Logging**

Stanchina communicated that the City Attorney is reviewing the contracts with Minerick Logging for the City's timber harvest. Stanchina recommended that the City Council should approve the contracts contingent upon his review.

It was moved by Stohl and supported by Blomquist to approve the contracts with Minerick Logging for the City's timber harvest, contingent upon Council verification of the City Attorney's review.

**Motion Prevailed Unanimously**

**Reports**

**Financial Reports**

**January Claims and Payroll**

Stanchina explained the overtime on the Payroll Report.

It was moved by Blomquist and supported by Revord to approve Payroll in the amount of \$307,924.01 and Claims in the amount of \$1,169,189.38 with net claims being \$378,093.33.

**Motion Prevailed Unanimously**

**City Manager Reports**

Stanchina updated the City Council on the status of the Central School PILOT, master plan RFP and wastewater plant upgrade process. He stated that the City's recreation plan and Commercial Rehab District criteria will be discussed at the February 27, 2017, City Council meeting.

**City Attorney Reports**

None

**Committee Reports**

Alessandrini reported that the Friends of City Park will hold a meeting at City Hall on February 21, 2017, at 6:00 p.m.

**Public Comment**

*Russel Kassin - Economic Development Alliance and First National Bank & Trust*

Kassin suggested that a lower threshold for abatement be approved for properties that currently have no use or limited value.

*Holly DeGroot - 310 S. Stephenson Ave.*

She requested that a copy of the proposed criteria be provided to the City residents.

**Council Member Privilege**

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Maule wished everyone a Happy President's Day.

Revord thanked Linda Lobeck and Aaron Harper for trying to start the discussion regarding cost savings through consolidated services between local jurisdictions.

Stohl recapped the process the City has undertaken to establish a Commercial Rehabilitation District. Stanchina noted that the Dickinson County Board of Commissioners does not have to approve the criteria for abatement.

**Adjournment**

It was moved by Ceello and supported by Maule to adjourn.

**Motion Prevailed Unanimously**

Meeting adjourned at 7:50 p.m.



Isaac Micheau  
Clerk-Treasurer