

City of Iron Mountain

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Regular Meeting of the Common Council, City of Iron Mountain, County of Dickinson, Michigan to be held on Monday, March 15, 2010 at 6:31 p.m. in the Council Room.

Presiding: Mayor Rosen

Present: Council Members Jacobetti, Peterson, Alessandrini, Corombos & Farragh

Absent: Council Member Villa

Also Present: City Manager Stanchina, CFO Bartolameolli & City Attorney Pirkola

Approval of Agenda

Rosen noted the following amendments:

“Approval of Easement Re: Millie Hill Subdivision” will be moved to number one under Old Business.

“Discussion on the development of a Land Bank” will be added as number two under Old Business.

“POW MIA Recognition Day Flyover” will be added as number eight under New Business.

“Executive Session”, for the purposes of discussing litigation, will be added after Council Member Privilege.

It was moved by Farragh and supported by Alessandrini to approve the Agenda as amended.

Motion Prevailed Unanimously

Approval of Minutes

Minutes of the Regular Meeting of March 1, 2010

It was moved by Farragh and supported by Jacobetti to approve the minutes as submitted.

Motion Prevailed Unanimously

Public Comment

None

Old Business

Approval of Easement Re: Millie Hill Subdivision

Pirkola conveyed that the “Grant of Easement for A Particular Purpose” document, which he had prepared, would be the easiest way to fulfill Mr. Lefave’s request for a right-of-way on city property. Pirkola noted that the prepared document would also satisfy the states requirements. LaFave supported the idea that the “Grant of Easement for A Particular Purpose” document would satisfy the state’s requirements.

It was moved by Alessandrini and supported by Farragh to grant the requested easement to RLS Investments.

Motion Prevailed Unanimously

Member Peterson arrived at 6:36 p.m.

Discussion on the development of a Land Bank

Stanchina conveyed that a land bank could procure tax sale properties and help avoid the tax sale cycle. He introduced Mike Miller, who proceeded to present on the development of a Land Bank. Miller communicated that a Land Bank would attempt to Clean up properties that create an eye sore, reduce the influence of long distance speculators, intervene in property sales with long-term tax foreclosure problems and return property back to the tax roll with a stable homeowner. He proceeded to detail the above points. A discussion pertaining to this topic ensued throughout the presentation. He concluded that Dickinson County would like the City of Iron Mountain to create a resolution that would: support a Land Bank Authority, accept tax foreclosure property not transferred to the Land Bank, cooperate and contribute to the Land Bank Authority as requested, continue to treat mining properties in the same manner as they are now and provide one Staff or Council Member to sit on the Land Bank Authority Board.

Alessandrini noted that the Neighborhood Partnership had a program similar to this, but they were not tax exempt. Stanchina & Rosen voiced their support for the development of a Land Bank Authority.

No Action Taken

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Bid Opening Re: J Street Pump Station

Stanchina conveyed that the following bids are for two four inch non-clog submersible sewage pumps for the J Street Lift Station.

Brabazon

Two four inch non-clog submersible sewage pumps for \$12,420.00

Crane Engineering Sales Inc.

Two four inch non-clog submersible sewage pumps for \$9,350.00

Applied Industrial Technologies

Two four inch non-clog submersible sewage pumps for \$9,728.74

LW Allen

Two four inch non-clog submersible sewage pumps for \$8,967.00

Champion Charter Sales and Service

Two four inch non-clog submersible sewage pumps for \$8,496.00

It was moved by Farragh and supported by Alessandrini to award Champion Charter Sales and Service the purchase of two four inch non-clog submersible sewage pumps for \$8,496.00 pending staff verification that the specifications have been met.

Motion Prevailed Unanimously

Approval of Audit Proposal

Stanchina recommended that the City of Iron Mountain award the purchase of one years audit services to Campbell, Kusterer & Co., P.C. for a price of \$17,000.00. He relayed that Campbell, Kusterer & Co. appears to be able to adequately prepare the Annual City Audit. Alessandrini asked what the city has been paying. Stanchina noted that the city has been paying Anderson-Tackman & Co. approximately \$24,000 each year. Rosen asked if any of Campbell, Kusterer & Co. clients have had issues. Stanchina relayed that they have an adequate reputation. Rosen asked how long Campbell, Kusterer & Co. has been in business. Stanchina relayed that they have been in business for at least 25 years. Peterson asked if Campbell, Kusterer & Co's proposal includes a second year option. Stanchina communicated that the proposal was written with a second year option. Peterson asked what types of concerns the other municipalities had. Stanchina noted that they had observed a difference in style. Peterson asked what kind of support Campbell, Kusterer & Co. offers. Stanchina relayed that free support is offered while the city is under contract. Rosen asked how often the city capitalizes on Anderson-Tackman's close proximity. Bartolameo communicated that it was not very often that she contacts them during the year. Stanchina recommended trying Campbell, Kusterer & Co. for one year. Rosen noted that the city would be saving a significant percentage off what we are currently paying. Peterson voiced her support for saving money, but communicated the importance of keeping things local. Stanchina relayed that there is very little value added for auditing services as they can be performed remotely.

It was moved by Farragh and supported by Corombos to award the city auditing contract to Campbell, Kusterer & Co., P.C. for \$17,000.00 for one year with an option for a second year at the city's discretion.

Rosen	Aye
Corombos	Aye
Peterson	Nay
Alessandrini	Aye
Farragh	Aye
Jacobetti	Aye

Motion Prevailed (Aye-5, Nay-1, Abstain-0)

Approval of Bid Awards Re: Fire Department Hose, Radios and Pagers

Stanchina recommended that the contracts for Radios and Pagers be awarded to Anderson Communications for \$1,520.00 and \$4321.60 respectively. He also recommended that the contract for hose be awarded to Humasal Fire Equipment at \$1,296.00, per the Fire Chief's recommendations. Alessandrini clarified that GM Communications bid includes a 5% discount for prompt payment. He raised the concern that GM Communications is local. Farragh relayed that it is nice to stay local, but always going local could cost the city additional money in the long run.

It was moved by Farragh and supported by Alessandrini to award Anderson Communications the contract for Radios and Pagers at \$1,520.00 and \$4321.60 respectively and Humasal Fire Equipment the hose contract for \$1,296.00, per the Fire Chiefs recommendation.

Motion Prevailed Unanimously

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New Business

Approval of Special Use Permit Re: Day Care at 424 Aragon St.

Stanchina noted that Brenda Clark currently operates a 5-6 person day care and that she is looking to expand to a 12 person day care. He relayed that state licensing requirements must be met, including a special use permit by the local municipality. Stanchina communicated that there were no objections to issuing this special use permit. Alessandrini asked if Clark is going to have to install paved parking, as shown on the provided drawing. Stanchina conveyed that she is not required to pave her parking area, but that that she may want to in the future.

It was moved by Alessandrini and supported by Peterson to issue Brenda Clark a special use permit as long as the Planning Board's stipulations are met.

Motion Prevailed Unanimously

Discussion of a Community Garden

Stanchina introduced Mike Miller to present on the idea of developing a Community Garden. Stanchina noted that the Building Healthy Community's Coalition has received a grant and is looking to develop a bike trail and a Community Garden. Stanchina relayed that he wanted to make sure the City Council is in support of the Community Garden Concept. Miller noted that the proposed area would be fenced in, with the cost of the fence being covered by the Building Healthy Community's Coalition grant. Alessandrini relayed that the Community Garden should have a taller fence. Miller communicated that he is willing to look at the proposed plan and that he wants to develop a starting point for the development of a Community Garden. Corombos asked if there has been a history of vandalism when Community Gardens are concerned. Miller relayed that the tentative plan would be to till the land, spray herbicide and plant a cover crop. He added that the fence would have to be installed before the grant funding expires, leaving the coming winter to plan for the gardens operations. Miller noted that the Community Garden would have a minimal cost to cover its operation. He clarified that the Community Garden would receive the additional funds from the Building Healthy Communities Grant after the bike path signs are paid for, leaving between three and five thousand dollars. Miller noted that the size of the Community Garden will be determined by the funds that are currently available. Alessandrini asked if the Community Garden would be limited to Iron Mountain residents. Miller noted that first priority would be given to the City of Iron Mountains residents. Rosen clarified that the fence would be installed and maintained by volunteers. Farragh asked if the whole piece of property would be utilized. Miller conveyed that the cost of the fencing would limit the lots usage. Farragh voiced possible infrastructure concerns on the given piece of property. Alessandrini asked if the city could install the water line for the Community Garden. Stanchina relayed that this will have to be considered since the proposed water line would only be used in the summer. Farragh asked if there is already interest in participating in the Community Garden. Miller noted that some pre-sign ups could be determined. Peterson asked who would operate the Community Garden if Building Healthy Communities was not available. Miller communicated that a small community garden club would be put in charge of the Community Garden. Rosen suggested that it would be best to hold a hearing for the development of a Community Garden. Corombos asked if there are already individuals committed to utilizing a Community Garden. Miller estimated that there are at least ten. Stanchina suggested that a mailing be done and that this topic be on the next Council Meeting's agenda.

No Action Taken

Approval of Iron Mountain Housing Commission Appointment Re: Mr. Marshal Kesler

Stanchina relayed that Mr. Kester is interested in retaining his seat on the Iron Mountain Housing Commission.

It was moved by Corombos and supported by Jacobetti Appoint Marshal Kesler to the Iron Mountain Housing Commission for a three year term.

Motion Prevailed Unanimously

Resolution of Support Re: Rental Rehabilitation Grant

Stanchina relayed that the purpose of the Rental Rehabilitation Grant is to develop or rehabilitate rental units above first floor commercial. He conveyed that \$25,000.00 is available per unit. Stanchina communicated that the rent on the rehabilitated unit may not exceed 80% of the median community income, until the first resident after rehabilitation moves out. He noted that the city is applying for the full \$250,000.00 grant. Rosen communicated that approximately 8 units are interested at this point. Miller clarified that \$35,000.00 is available for each new unit. Rosen relayed that Jim Davis felt it would be optimal to focus on the Downtown District. He voiced his objection to limiting the grant possibilities to the North Side or Downtown. Peterson clarified that you do not need to install an elevator in order to take advantage of this program. Rosen communicated that he is not going to apply for this grant in order to assist the city in securing funding.

It was moved by Peterson and supported by Farragh to approve the resolution of support for the Rental Rehabilitation Grant.

Motion Prevailed Unanimously

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Approval of Contribution Re: Lake Antoine Association Milfoil Treatment

Stanchina relayed that after studying the lake a new, and hopefully more effective, chemical was chosen to treat the Milfoil. Rosen asked how much the city contributed last year. Stanchina noted that the city had contributed \$2,250.00 last year. Alessandrini asked what the other governmental units contributed. Peterson communicated the opinion that Dickinson County should contribute a larger share of the funds and that we can not let this problem get out of hand. Peterson asked what results the lake has produced. Jane reported that the results have been marginal as far as distribution is concerned, but the growth rate has slowed. Corombos asked if there is a muscle problem in the Menominee River from our over flow. Jane relayed that there is not a problem that he is aware of. Corombos asked if it might be a mistake for the city to direct water into Lake Antoine. Jane noted that he is not aware of a problem and that it may be something to look at. It was moved by Alessandrini and supported by Jacobetti to contribute \$2,500.00 to the Lake Antoine Association.

Motion Prevailed Unanimously

Set Public Hearing for Alley Vacation Re: 600 Chapin St.

Stanchina relayed that Mr. Pataconi is requesting that the alley between 600 and 604 Chapin Street be vacated. Alessandrini suggested that it might be beneficial for the city to determine the alley areas that are not going to be developed and vacate them in one hearing. A discussion on performing a multiple alley vacation ensued.

It was moved by Peterson and supported by Alessandrini to hold an alley vacation per Mr. Pataconi's requests on April 5, 2010 at 6:30 P.M.

Motion Prevailed Unanimously

Discussion of Energy Efficient Lighting Upgrades Re: DPW and Fire Garages

Stanchina relayed that the DPW and Fire Garages use Metal Halide Lights. He added that they require 10-15 minutes to warm up, so they tend to be left on all day. Stanchina communicated that it would take less than 3 years, prior to the current rate increases, for the proposed project to pay for itself in energy savings. He conveyed that there is also a rebate program offered by WE Energies that would reduce the cost of the new fixtures by \$75.00 a piece. Rosen clarified that the three year payback period is calculated without the possible rebates. Stanchina noted that the RFP he is proposing would be general. A discussion of this topic ensued.

It was moved by Farragh and supported by Alessandrini to authorize City Management to issue an RFP for energy efficient lighting in the DPW and Fire Garages.

Motion Prevailed Unanimously

POW MIA Recognition Day Flyover

Stanchina noted that it was requested to allow a second annual flyover.

It was moved by Alessandrini and supported by Corombos to allow a POW MIA Recognition Day Flyover.

Motion Prevailed Unanimously

Reports

Financial Reports

Claims and Payroll

Corombos recommended that the claims, in the amount of \$539,940.39, and payroll, in the amount of \$278,901.40 be paid. Alessandrini asked why there was so much overtime in the Police Department this month. Stanchina noted that the overtime is due to extended sick leave and the he is looking for ways to address the chronic overtime. Rosen congratulated the Fire Department for the low level of overtime.

Rosen abstained from voting on this issue as he owns Standard Printing and it appears on the Claims Report.

It was moved by Corombos and supported by Farragh to approve the Claims and Payroll for the month of February 2010.

Rosen	Abstained
Corombos	Aye
Peterson	Aye
Alessandrini	Aye
Farragh	Aye
Jacobetti	Aye

Motion Prevailed (Aye-5, Nay-0, Abstain-1)

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City Manager Report

Stanchina noted that there was no objection to the vacation of Tamarack Street. He added that the contractor can start in Mid-April.

Stanchina relayed that the city was awarded the Safe Routes to School Grant. He conveyed that this grant would help to fund road, sidewalk, and curb and gutter restoration. Stanchina communicated that he is working on joining two projects that will be taking place next to each other.

Alessandrini voiced his observation that the number of sex offenders living on the North Side is increasing. He voiced his interest in making the distance a sex offender must live from where children play 2,000 feet.

Alessandrini asked for clarification on the recent garbage pick up mailing. A discussion ensued.

Alessandrini asked how the cross walk project between the VA. And the Mid-town Mall is proceeding. Stanchina relayed that the cross walk is partially a private property issue and that the project is being worked on.

Alessandrini asked how the Champion water line issue is proceeding. He voiced the opinion that something should be done by now.

Peterson asked when a Joint City Council and DDA meeting could take place. Stanchina communicated that he would work on this issue.

City Attorney Report

None

Committee Reports

Peterson noted that Mike Miller covered all the material that was discussed in the Parks and Recreation meeting.

Public Comment

None

Council Member Privilege

Peterson conveyed that the Iron Mountain High School Boys took third place in the state for bowling and that they, and there coach, should be honored through a resolution. She also conveyed that she had attended an MML Energy and Technology Committee Meeting and that they discussed on-line public notices for cities, allowing the city to publish on-line instead of in the news paper. She relayed that a city’s ability to loan money to a business for energy efficiency was also discussed. Peterson also urged residents to vote for our cities project on the Pepsi Refresh website.

It was moved by Alessandrini and supported by Farragh to move into Executive Session to discuss litigation.

Farragh Aye
Jacobetti Aye
Alessandrini Aye
Rosen Aye
Corombos Aye
Peterson Aye

Motion Prevailed (Aye-6, Nay-0, Abstain-0)

Adjournment

It was moved by Alessandrini and supported by Jacobetti to adjourn.

Motion Prevailed Unanimously

Meeting adjourned at 9:03 p.m.


Isaac Micheau
Clerk-Treasurer