

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, December 6, 2010 at 6:30 p.m. in the Council Room.

Presiding: Mayor Rosen

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

Absent: None

Also Present: City Manager Stanchina & City Attorney Gerald Pirkola

Approval of Agenda

Rosen suggested that a discussion of the Property Tax Search Fee be added as number one under New Business. Stanchina requested that the "Approval of a B&B Electrical invoice" be added as number ten under New Business and that an "Appointment to the Police and Fire Civil Service Commission" be added as number eleven under New Business.

It was moved by Alessandrini and supported by Jacobetti to approve the agenda with the above corrections.

Motion Prevailed Unanimously

Approval of Minutes

Minutes of the Regular Meeting of November 15, 2010

It was moved by Farragh and supported by Alessandrini to approve the Minutes of the Regular Meeting of November 15, 2010.

Motion Prevailed Unanimously

Public Comment

None

Public Hearing

Ordinance Amendment Re: Purchasing Sec. 2-276. Dollar limitations of the Code of Ordinances.

Rosen opened the Public Hearing.

Stanchina relayed that \$3,500 is the current dollar limit for purchases without prior council approval. He stated that everyday purchases are now hitting that threshold and that he has requested that the limit be raised to \$5,000.

Public Comment

None

Rosen closed the Public Hearing.

Old Business

Approval of Ordinance Amendment Re: Purchasing Sec. 2-276. Dollar limitations of the Code of Ordinances.

Jacobetti verified that a sole source situation is addressed in the City's purchasing policy.

It was moved by Corombos and supported by Alessandrini to approve the amendment of Purchasing Sec. 2-276.

Motion Prevailed Unanimously

Approval of Bid Award Re: DPW Plow Truck

Stanchina noted that the Kenworth bid did not meet the specifications. He relayed that it would be preferable to purchase a truck with an automatic transmission. Stanchina stated that \$110,000 has been allocated for the purchase of this truck, while it costs \$135,635. He conveyed the idea that additional funds will have to be allocated towards the purchasing of a plow truck in the future. Stanchina recommended the purchasing of the International 4x2, max force 11, Plow Truck in the amount of \$135,635.

It was moved by Alessandrini and supported by Farragh to accept the bid from Shultz Equipment for an International 7600, with an automatic transmission, for the amount of \$135,635.

Motion Prevailed Unanimously

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New Business

Discussion of Property Tax Lookup

Rosen stated that local realtors have expressed their disapproval for the Property Tax Lookup Fee. He relayed that the fee is saving the City \$4,000 per year, on web hosting fees, and producing a 20% revenue sharing opportunity.

Scott Zueske, Superior Title - 615 S. Stephenson Ave.

He suggested that a reference terminal be provided at City Hall, at no charge. Stanchina confirmed that City Hall had a public computer terminal at one time. Zueske expressed his concern that certain segments of his industry would not be able to pass the cost of record searches onto the customer.

Sue Hardy - Iron Mountain MLS

She stated that realtors can not recoup the costs of the Property Tax Lookup, as many of their requests are from individuals that may or may not purchase a property.

Jacobetti expressed the opinion that this issue may need to be re-evaluated.

Dave Wicklund - Action Mortgage

He stated that he uses the website often and that his business requires accurate tax information.

Rosen stressed the importance of the City not paying an additional fee for the hosting of tax information on line. He asked if it would be possible to reduce the cost of a tax look up to \$1.60, forgoing the City's 20% revenue generation. Jacobetti relayed the idea that the look up fee could cost our local companies a significant amount of money over the period of a year.

No Action Taken

Discussion of Downtown Development District Renewal

Pirkola conveyed the opinion that the reduction of a district would be the same process as expanding a district. Stanchina said that the last expansion of the Downtown Development District (DDD) took place in 2003. He expressed the idea that the City would not have to prove declining values in order to reduce the size of the Downtown Development District. Peterson voiced her disapproval of the assumption that many businesses want out of the DDD, based on the current DDA Survey. Stanchina suggested that a boundary setting meeting take place. Peterson expressed her support towards the continuation of the DDD, as it stands.

No Action Taken

Approval of Lease Renewal Agreement Re: Bethesda Christian Tower Lease

Stanchina relayed that the lease agreement would be \$3,000 per year, with a 3% escalator clause, to extinguish in ten years. It was moved by Farragh and supported by Alessandrini to approve the lease renewal with Bethesda Christian.

Motion Prevailed Unanimously

Approval of Lease Renewal Agreement Re: Range Telecommunications

Stanchina stated that Range Telecommunications sublets space and that the proposed lease is \$10,000 per year and 20% of net revenue. He conveyed that there is no escalator clause, since there is revenue sharing.

It was moved by Alessandrini and supported by Villa to approve the lease renewal with Range Telecommunications.

Motion Prevailed Unanimously

Approval of Sewer Creek Right of Way Lease Agreement Re: 1100 South Carpenter Ave.

Stanchina said that a building is located on utility right of way and that an annual payment of \$1,125 will result from this lease.

It was moved by Farragh and supported by Peterson to approve the Sewer Creek Right of Way Lease Agreement.

Rosen Aye
Jacobetti Abstain
Peterson Aye
Alessandrini Aye
Corombos Aye
Villa Aye
Farragh Aye

Motion Prevailed (Aye - 6, Nay - 0, Abstain - 1)

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Approval of 3 year Metro Act Permit Extension Re: AT&T of Michigan

Stanchina conveyed that the City must allow AT&T to use the City's right of way.

It was moved by Peterson and supported by Jacobetti to approve the 3 year Metro Act Extension for AT&T.

Motion Prevailed Unanimously

Discussion of North Side Polling Location

Stanchina informed the City Council that the North Side Polling Location is no longer available free of charge. He stated that it cost the city \$250 in rent and \$300 in carpet cleaning to host the November Election at that location.

Stanchina expressed his concern for the rent's effect on the overall Election Budget.

No Action Taken

Discussion of a Letter of Support Re: Michigan Natural Resources Commissioner Appointment

Rosen voiced his support for our current commissioner and his assistance on our City Park Grant.

It was moved by Farragh and supported by Alessandrini to provide a Letter of Support

Motion Prevailed Unanimously

Approval of Late Registration Fee Re: Rental Housing Ordinance

Stanchina requested that a Late Registration Fee be added so that civil infractions can be avoided, unless necessary. It was concluded by the council that a cut off date of January 6, 2010 would be set for the Late Registration Fee. Pirkola voiced his concern for using selective enforcement.

It was moved by Alessandrini and supported by Farragh to approve a Late Registration Fee of \$25.

Motion Prevailed Unanimously

Approval of B&B Electrical Invoice

Stanchina recommended that the City pay 95% of the Millie Hill Bat Viewing Trail Lighting Project cost, due to a 5% hold back. He stated that the amount due would be \$13,385.50.

It was moved by Farragh and supported by Alessandrini to approve a payment of \$13,385.50 to B&B Electrical.

Motion Prevailed Unanimously

Appointment to the Police and Fire Civil Service Commission

Stanchina recommended that Mr. James Horvath be appointed to the Police and Fire Civil Service Commission and the City Civil Service Commission.

It was moved by Jacobetti and supported by Farragh to approve Mr. James Horvath to serve on the Police and Fire Civil Service Commission and the City Civil Service Commission.

Motion Prevailed Unanimously

Reports

Financial Reports

Rosen noted that an electronic payment of \$33,120.82 was made to MERS on November 18, 2010.

City Manager Reports

Stanchina informed the Council that chlorinating will end this week. He expressed the hope that the new roof will correct the coli form issues.

Stanchina relayed that the Liquor Control Commission is going to permit liquor sales on Sunday before noon, unless the City Council objects.

Peterson asked if the City would consider the use of Sharp Shooters, if those in the area provided a donation.

Stanchina conveyed that it would be possible pending further discussion.

City Attorney Report

None

Committee Reports

Rosen announced that the City of Iron Mountain has been recommended for a \$500,000 grant to improve City Park. He conveyed the idea that the remaining approval that is needed will be successful.

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Public Comment

Barb Kramer - 135 Bradley Street

She voiced her disapproval for the manner in which the Midtown Mall handles their monetary contributions to our local area.

Virginia Feleppa - 1136 Crystal Lake Blvd.

She relayed the opinion that she feels the current DDA Survey was not adequately prepared. Feleppa conveyed the idea that further information should be produced to determine how the DDA is meeting its goals.

Council Member Privilege

Peterson expressed the opinion that the original intent of the DDA Survey greatly impacted its development.

Executive Session Re: Pending Litigation

It was moved by Rosen supported by Farragh to move into Executive Session.

Rosen Aye

Peterson Aye

Jacobetti Aye

Farragh Aye

Corombos Aye

Alessandrini Aye

Villa Aye

Motion Prevailed (Aye - 7, Nay - 0, Abstain - 0)

Adjournment

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

Motion Prevailed Unanimously

Meeting adjourned at 8:54 p.m.



Isaac Micheau
Clerk-Treasurer