

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, January 3, 2011 at 6:30 p.m. in the Council Room.

Presiding: Mayor Rosen

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

Absent: Council Member Alessandrini

Also Present: City Manager Stanchina & City Attorney Gerald Pirkola

Approval of Agenda

Peterson clarified that action could be taken within the "Discussion of DDA Boundaries" agenda item.

It was moved by Peterson and supported by Farragh to approve the agenda as prepared.

Motion Prevailed Unanimously

Approval of Minutes

Minutes of the Regular Meeting of December 20, 2010

It was moved by Jacobetti and supported by Villa to approve the Minutes of the Regular Meeting of December 20, 2010.

Motion Prevailed Unanimously

Public Comment

None

Old Business

None

New Business

Approval of Audit Contract Re: Campbell, Kusterer & Co, P.C.

Stanchina recommended that the City retain Campbell, Kusterer & Co. for an additional year, as the City's auditors. He relayed that the cost of retaining them for an additional year would be \$17,000. Stanchina confirmed that the auditor's recommendations have been reviewed. Peterson expressed the opinion that it would be preferable to choose a local auditor. It was moved by Farragh and supported by Peterson to approve Campbell, Kusterer & Co. to perform next year's annual audit at a cost of \$17,000.

Motion Prevailed Unanimously

Authorization to Set a Public Hearing for Vacating Alley Right of Way Re: 1100 Block of Stephenson

Stanchina stated that Andrea Fornetti has requested the vacation of an alley right of way that would increase her properties highway frontage. He confirmed that no department heads have objected to the requested vacation and that there is currently no alley in place. Stanchina relayed that the small amount of right away that is being spoken of would be of no future use to the City.

It was moved by Farragh and supported by Peterson to post a public hearing for the proposed alley vacation, as requested by Andrea Fornetti, contingent upon the completion of a property title search.

Motion Passed Unanimously

Discussion of DDA Boundaries

Stanchina detailed the boundaries of the current Downtown Development District (DDD) and the Main Street District. Rosen suggested that the boundaries of the current DDD be modified, causing the boundary to follow Stephenson Avenue to H Street, H Street to Cedar Avenue and then Cedar Avenue to F Street. A discussion of possible boundary locations ensued. Pirkola verified that the showing of declining property values will not be necessary, as the size of the district would be shrinking. Peterson asked if a service drive could be used in boundary creation. Jacobetti expressed the idea that the DDD should cover the Downtown area only, as that is the area that receives the most benefit from the program.

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Bob Haglund – 215 East Hughitt

He relayed the opinion that the entire City benefits as property values increase.

Peterson reiterated the opinion that the entire City benefits from the efforts of the Downtown Development Authority (DDA). Jacobetti said that he would prefer to assume each business benefits indirectly or does not benefit indirectly from being located within the DDD, rather than allow just the Midtown Mall to opt out of the DDD. Rosen stated that he would support the Midtown Mall being removed from the DDD.

Jonathan Ringel - Main Street Manager

He stated that private residences do not pay the Downtown Development Authority (DDA) assessment. Ringel listed several of the intangible benefits of the DDA: increased sales, increased walk in traffic, increased volunteer activity and an increased quality of life for the City's residents.

Corombos conveyed that the DDA should be a coalition of the willing, not something you are forced to do. He stressed the importance of fairness when making this decision. Peterson stated that there is more going on than tree planting and brick laying. She relayed that areas such as economic development are important to the DDA.

It was concluded that the preliminary boundary adjustment would be to continue from the intersection of Stephenson Avenue and F Street to Cedar Avenue, then follow Cedar Avenue to the intersection of Cedar Avenue and H Street. Stanchina will be following up on research and the scheduling of an informal public hearing.

No Action Taken

Reports

Financial Reports

None

City Manager Reports

Stanchina relayed that the agreement allowing the City to install its fiber line has been signed and the fiber line will be installed soon.

Stanchina said that the Road Commission is going to attempt to get a half mill voted in for road maintenance, in the May Election. He relayed that the City would get to keep its portion as we do our own maintenance.

Stanchina conveyed that the City's 1981 Mack Plow Truck has a bad transfer case and that it will be quite costly to have it repaired. He requested that an infrastructure meeting take place to discuss Plow Truck options.

Stanchina stated that a potential developer has come forward with a plan for the development of the old Bloomquist Property.

City Attorney Reports

None

Committee Reports

None

Public Comment

Barb Kramer - 135 Bradley Street

She noted that the DDA had planted trees and flowers in the front of the Midtown Mall. Kramer relayed that they were there until the most recent highway improvement project required that they be removed. She expressed the DDA's desire to receive input as to how they can better provide assistance.

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Council Member Privilege

Peterson stated that there has been positive progress on the development of a Hospice Program. She expressed her condolences to Julie Olson for the loss of her brother.

Jacobetti voiced his appreciation for the DDA's efforts and the progress they have made thus far.

Corombos suggested that the DDA might be limited in its ability to help certain businesses, as they lack public property to be improved.

Adjournment

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

Motion Prevailed Unanimously

Meeting adjourned at 7:41 p.m.



Isaac Micheau
Clerk-Treasurer