

CITY OF IRON MOUNTAIN*CITY COUNCIL*OCTOBER 17, 2022

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, September 19, 2022, at 6:00 p.m. in the Council Room.

Presiding: Mayor Alessandrini

Present: Council Members Tomassoni, Maule, Farragh, Blomquist, Zemar, and Clawson

Absent: None

Also Present: City Manager Stanchina, City Attorney Pirkola, and Chief Financial Officer Lieburn

Approval of Agenda

Alessandrini asked that Kwik Trip Closing Date Extension be added as item one under Old Business. It was moved by Blomquist and supported by Zemar to approve the agenda, as amended.

Motion Prevailed Unanimously

Approval of Minutes

It was moved by Maule and supported by Zemar to approve the minutes of October 3, 2022, as submitted.

Motion Prevailed Unanimously

Public Comment

None

Old Business

Kwik Trip Closing Date Extension

Stanchina indicated that the closing date was October 17, 2022, and the new date is no later than October 22, 2022.

It was moved by Farragh and supported by Maule to approve the proposed extended offer to purchase between Kwik Trip, Inc. and the Tax Incremental Finance Authority.

Motion Prevailed Unanimously

New Business

Discussion of Potential Brownfield Redevelopment Re: Pine Mountain Resort

Stanchina relayed that Storie Co. is considering the purchase of the Pine Mountain Resort and the addition of additional cabins with the help of a TIFA tax capture due to contamination. Trinity Hart, Storie Co. representative, conveyed that 35 cabins, tubing run, mountain bike trails, pump course, splash pad, and public park space would be added. Alessandrini communicated his concern for the loss of tax revenue due to the whole project getting a TIFA capture for localized contamination. Hart imparted that the tax incentive would help to offset the cost of the free offerings. Stanchina clarified that the final decision for this capture is at the County brownfield level and that capture is only to reimburse for infrastructure costs. He reviewed the brownfield process.

No Action Taken

Introduce and Set a Public Hearing Re: Amending Chapter 74, Article VIII Section 562 of the Code of Ordinances

Stanchina explained the amendment to City Ordinance Section 74-562. He highlighted the change in definition to include all services offered through a drive thru, not just food. A copy of the proposed language is shown below:

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CITY OF IRON MOUNTAIN
CHAPTER 74, ZONING
ARTICLE VIII, SPECIAL USE PERMITS
SECTION 562

The City of Iron Mountain hereby ordains the following amendment to Chapter 74, Article VIII, Section 562.

That Section 562 of the Code of Ordinances of the City of Iron Mountain, Michigan is hereby amended to read as follows:

Sec. 74-562. - Drive-in and fast-food restaurants.

- (a) Intent. It is the intent of this section to provide development regulations for drive-ins and fast-food restaurants which potentially present particular problems in their relationships to adjacent uses and traffic patterns in the districts in which they are permitted.
- (b) Site development standards. The City Council shall only issue special use permits for drive-ins and fast-food restaurants which comply with the following site development standards:
 - (1) The minimum site size shall be 20,000 square feet.
 - (2)(1) The minimum lot width shall be 125 feet.
 - (3)(2) All points of entrance or exit for motor vehicles shall be no closer than 30 feet to the intersection of the right-of-way lines of two streets and no closer than ten feet to an adjacent property line. The minimum driveway width at the curb line shall be 30 feet. No more than two driveway approaches shall be permitted on any street frontage.
 - (4)(3) The outdoor space used for parking and vehicle stacking shall be hard surfaced and adequately drained.
 - (5)(4) All areas used for the storage of trash and rubbish shall be screened by a vertical screen consisting of structural or plant materials no less than six feet in height, with a view-obstructing door.
 - (5) An off-street stacking space is defined as an area ten (10) feet wide by 20 feet long.
 - (6) A bypass lane shall be provided so that stacked vehicles do not block or impede circulation on the site, on adjacent sites or on public streets.
 - (7) Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
 - (8) Drive-through aisles shall have a minimum fourteen feet six-inch (14'6") interior radius where a curve of 60 degrees or higher is present and a minimum twelve feet zero-inch (12' 0") width.

The entire Chapter 74, Article VIII, Section 562 are available for public inspection at City Hall during regular business hours.

Effective date: This Ordinance shall become effective in the City of Iron Mountain 30 days following adoption by the City Council.

Passed: TBD
Published: TBD
Effective: TBD

Isaac Micheau
Clerk/Treasurer

Dale Alessandrini
Mayor

It was moved by Blomquist and supported by Farragh to set a public hearing for November 7, 2022, at 6:00 P.M. to consider the amendment to Chapter 74, Article VIII Section 562 of the Code of Ordinances.

Motion Prevailed Unanimously

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Intent to Apply Re: Clean Water and Drinking Water State Revolving Loan Fund

Stanchina stated that additional funds have been made available for projects. He asserted that Intent to Apply documents would include the following:

- West A Street from Carpenter Ave. to Maple St. - water, sewer replace.
- West Hughitt Street from Kimberly Ave. to Hemlock St. - water, sewer and storm
- Lake Street - 4" to 6" water main
- Forest Street from Hughitt St to Ludington St - 4" to 6" water main
- East E St. loop to water main on Forgette's property from end of road east to existing water main
- East B St. move sewer from boulevard to street Washington St to Park Ave.
- East C St US-2 to Madison St. - water and sewer replace.
- Adams St. from E. B St. to E. A St. - 4" to 6" water main
- 61h St. Vulcan St. to Broadway St. - water and sewer replace.

It was moved by Blomquist and supported by Alessandrini to submit an intent to apply for the Clean Water and Drinking Water State Revolving Loan Fund.

Motion Prevailed Unanimously

Discussion of Automated Garbage Collection

Pirkola outlined that both the city ordinance regulating garbage pickup and the contract with GFL Environmental, Inc. need to be modified in order to move forward with automated pickup. He questioned the placement of garbage cans, duration of placement, and penalty for non-compliance needs to be discussed. Pirkola noted that there first needs to be a contingency placed in the GFL Environmental, Inc. collection contract and then an ordinance amendment must be approved in order to begin the automated pickup. Stanchina confirmed that he could prepare the ordinance amendment. Maule and Alessandrini expressed concern for trash pickup in area with active on-street parking. Stanchina informed the Council that each utility bill would be permitted a maximum of two trash cans. Stanchina verified that recycling grants can be applied for next year. Farragh suggested waiting till spring to begin automated pickup. Stanchina relayed that he would rather begin before winter and the availability of collection carts. Blomquist requested a copy of the recycling grant application for the next meeting.

No Action Taken

Brown St. Paving Approval Re: Payne+Dolan

Stanchina notified the Council that Bacco Construction Co. is not available to do the small patch of pavement for the sewer relocation at Brown Street and Stephenson Avenue. He indicated that Payne+Dolan is the only contractor available to do the patch at an increased cost of \$15,000.00 - \$18,000.00.

It was moved by Farragh and supported by Clawson to authorize Payne+Dolan to patch the pavement removed by the sewer relocation project at Brown Street and Stephenson Avenue at an estimated cost of \$15,000.00 - \$18,000.00.

Motion Prevailed Unanimously

Reports

Financial Reports

September Payroll and 9/16/2022-10/13/2022 Claims

Stanchina explained that overtime in the Fire Department has increased due to:

- an open position, that has since been filled.
- an employee out due to an injury, not incurred during work hours.
- low levels of part-time employees, which is being addressed by the new incentive program.

It was moved by Maule and supported by Zemar to approve payroll in the amount of \$434,570.42 and claims in the amount of \$562,243.93 with net claims being \$419,711.06.

Motion Prevailed Unanimously

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City Manager Reports

The City Manager reported the following:

1. Nine Deer have been harvested through the annual deer management program.
2. The Gus Macker tournament will be held on July 15, 2022 and July 16, 2022.
3. The sale of 1010 N. Stephenson Ave. to Kwik Trip will be on October 21, 2022.

Stanchina questioned how Escanaba is paving \$5,000,000 in roads.

Alessandrini asked what the status was of the Lake Antoine Park lease.

City Attorney Reports

None

Committee Reports

None

Public Comment

Dan Kreider – Superior Selections Owner

Kreider requested clarification that the public input meeting for additional licenses will be on October 24, 2022.

Council Member Privilege

Tomassoni reported that the manhole on 2nd St. and Park Ave. needs cones while under construction.

Maule imparted that she would be gone next week

Clawson asked if the livestock ordinance amendment is being developed.

Alessandrini reminded everyone that there should be no political signs in the right-of-way.

Adjournment

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

Motion Prevailed Unanimously

Meeting adjourned at 7:07 P.M.



Isaac Micheau
Clerk-Treasurer