

CITY OF CRYSTAL FALLS

June 9, 2014

A regular meeting of the Council for the City of Crystal Falls was held in the Council Chambers of the City Hall on Monday, June 9, 2014 at 5:30 P.M. Central Time.

Roll Call: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers and Bicigo

Absent: None

Also Present: City Manager Olson, Clerk/Treasurer Peltoma, and City Attorney Lawrence.

Also Present: A large contingent of residents.

Mayor Hendrickson led the reciting of the Pledge of Allegiance.

Visitors: Gary Hough representing the Crystal Falls DDA recommended not funding the Iron County EDC coordinator.

Mayor Hendrickson temporarily adjourned the regular meeting at 5:32 pm to conduct a public hearing on the Land conveyance to school.

Public comment: None

Council comment: City Manager Olson explained the approximate property location of the proposed track for Forest Park School. Olson explained that we need to sell the land to the school because there are concerns about maintenance issues and grant application.

Councilor Bicigo asked what would happen if the grant was refused.

Olson suggested that the land sale would have a reverter clause.

Councilor Sommers asked if there was valuable timber on the parcel. Olson explained that there wasn't. Councilor Sommers asked who would be responsible for the survey. Olson explained that the responsibility would be to the school.

CLOSED PUBLIC HEARING AT 5:40 pm

Mayor Hendrickson temporarily adjourned the regular meeting at 5:41 pm to conduct a public hearing on the Zoning Ordinance Amendment. (To change current residential school property to mixed use district to allow school to rent to commercials).

Public comment: Joe Ropiak from 902 Forest Parkway, asked if the rooms that will be rented are needed for classrooms, what then? He also had concerns about parking and increased traffic and

safety. A lot of empty buildings are in the downtown where there could be more tax base for the community. Who decides what businesses go in? Joe asked if there was construction material brought in to the school already. Jim Nocerini, president of the school board explained that the roof over the elementary building is being redone and some removable walls are being installed for security. Becky Waters, superintendent, stated that this rental possibility has been in the works for around 6 years now. Ms. Waters explained the history and that there is currently a dance class that is already renting space. Once the east end of the school is secured, the security of the children will be better. There are no intentions of changing the bus garage. Regarding who will have the authority to decide what business goes into the building, Ms. Waters explained that it would go through the school board first, then the city Planning Commission would have final say.

Debra Divokey, a school board member, explained the zoning and process for the business to rent space. Ms. Divokey stated as a tax payer, we are heating the building, if it is not secure for our students, then it would not happen.

Marty Ness, owner of property at 720 Forest Parkway, announced that the school board is doing a good job, but rezoning would change the neighborhood. It will increase traffic at the school, there are empty commercial properties along Superior Ave, and commercial real estate should be taxed. Mr. Ness stated that the district moved ahead without looking into the zoning. Also the rental income that the school would get is not significant.

Kim Scarlassara, representing one of the businesses looking to rent from the school explained that they want to partner with the school by educating the children and adults. Financially the businesses on Superior Ave. are not in good shape and would take a lot of money to fix. The clientel that Northwoods Chiropractic has needs flat surfaces and the school property has that.

Tony Scarlasara owner of Northwoods Chiropractic, said that he hired additional employees to work, from the Crystal Falls area.

He also explained that a lot of his clients are student athletes. The traffic will be routed around by the county Sheriff department. Mr. Scarlasara stated that this business will be bringing people from out of the area and they will bring in money to our community.

Lisa Koon Bloomberg, VP of School board and treasurer, explained that the renting of rooms has been in the works for years. She explained the security of the temporary walls. In regards to the money, it is not a lot of money, but it will cover the cost of that section of the building. This is a collaborative effort and they want to put people in those rooms that will maintain and look out for the wellbeing of the students.

Mr. Ness commented that we are renting to a business out of a public building that the tax payers pay for.

Lisa Olson, principle, from the school would not turn students away if there are huge influxes in children. Priority to the students will always be first.

City Manager Olson explained that there were 60 letters sent to surrounding area property owners. 7 "no" responses and 11 "yes" responses. Olson read out loud the comments on the responses.

Jason Gaasperich from the school board said they have struggled with the decision to rent and what to charge.

Council comment: City Manager addressed the process that a business would have to do in a mixed use district. The mixed used district is limited to what kind of business is allowed. Ms. Waters informed the business would have to have an educational back ground. Councilor Sherby asked if it is legal. City Assessor is looking into if the businesses will be taxed. Ms. Waters explained that the school lawyer said it was up to the assessor. Manager Olson explained that it is very possible that the business could very well be taxed.

Councilor Sommers asked how the businesses are going to keep the smokers happy and there is a safety concern with the temporary walls. He also pointed out that the city will need to charge for sewer and water because it is in our ordinance. Mr. Sommers

thinks bringing businesses into town is a great thing. There are other businesses that will benefit, although, every business should pay taxes and utilities.

Councilor Bicigo said he has had comments from business owners asking why there no taxes are being paid.

CLOSED PUBLIC HEARING AT 6:39 pm

Kurt Anderson asked permission to raise money for the weight room, there will be an outdoor concert at Runkle Lake Park, and can the noise restriction be moved from 10 pm to 11 pm.

Councilor Sommers supported by Councilor Sherby moved to relax the 10 pm quiet time rule until 11 pm at Runkle Lake Park for the night of July 26th in connection with a class reunion concert and fund raiser for the weight room at school.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

Councilor Sherby supported by Councilor Sommers moved to sell the property located on the "airport" land to the school for a \$1 with the stipulation that the school present the City with a survey of the exact location of the 4 acre parcel and that the deed contain a reversion clause stating that the land will come back to the City should a track & field facility not be completed in a 5 year period.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

Councilor Sommers supported by Councilor Schiavo moved to amend the zoning ordinance effective immediately to add the school as a permitted principal use in the mixed use district, and re-zone the property where the school buildings are located to a mixed use district.

3.16 M-1 Mixed Use District

- 2. Permitted Principal Uses:
 - f. **Elementary and secondary school**

M-1 Mixed Use District

And

Beginning at the Northwest corner of the intersection of Marquette Avenue and Seventh Street in the Conlin & Brown Addition to the City of Crystal Falls, according to the recorded plat thereof:
thence North Three Hundred Feet (300') to the Southwest corner of the intersection of Forest Parkway and Seventh Street,
thence West One Thousand Two Hundred Sixty Feet (1,260') to the Southeast corner of the intersection of Forest Parkway and Ski Hill Road;
thence South Three Hundred Feet (300');
thence East One Thousand Two Hundred Sixty Feet (1,260') to the POINT OF BEGINNING.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

Mayor Hendrickson reported to the council the highlights of the DDA meeting held earlier in the day.

Councilor Sommers supported by Mayor Hendrickson moved to approve the payment of the flowers for the downtown flower boxes to Ben Franklin in the amount of \$633.46.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

Councilor Schiavo supported by Councilor Sherby moved to approve the purchase the remaining lot known as part of the Malkin property (tax id #36-052-180-011-00) in the amount of \$4,210.16 (includes the application fee of \$300). This property will be used by the City of Crystal Falls as cold storage of equipment and to promote further development in the downtown area.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

City Manager Olson revealed than Glenn Trzeciak generously donated a riding lawn mower (valued at \$2,600) to be used only at the cemetery. A big thank you to Glenn!

Mayor Hendrickson moved and supported by Councilor Sommers to direct City Manager Olson to write a letter of thanks to Glenn.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

City Manager also commended the City work crews on a job well done for the spring cleanup of the cemetery, parks, golf course, and streets.

Mayor Hendrickson supported by Councilor Sommers moved to print coupons for one night free with the purchase of one night at the park and a round of golf free with a paid round at the golf course for inclusion in the "Run your Bass Off" goody bags to be distributed to 300+ racers registered for the event.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

Councilor Bicigo supported by Councilor Sommers moved to not fund the Iron County EDC coordinator.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

Councilor Schiavo supported by Councilor Bicigo moved to authorize City Manager Olson to make an application for a COPS grant.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and Bicigo

Nays: None Absent: None

Motion carried.

Councilor Sommers seconded by Councilor Bicigo moved that the items on the Consent Agenda be approved as noted below:

1. The following reports for the month of May 2014:
 - A. Regular meeting of May 12, 2014.
 - B. Police report, as submitted by Police Chief Robert Sherwin, indicating 87 complaints, of which 2 were

closed by arrest, no parking ticket issued, and logging of 1,378 miles on patrol duty.

C. Public Works Department activity report as submitted by Foreman Kelly Stankewicz.

D. Electric Department activity report as submitted by Chief Electrician David Graff.

E. Treasurer's Revenue Report as submitted City Treasurer Tara Peltoma.

F. Payrolls and disbursements in the amount of \$322,437.91, and instruct the City Clerk to draw checks on the City Treasury in payment of same.

Ayes: Mayor Hendrickson, Councilors Sherby, Schiavo, Sommers, and

Bicigo Nays: None Absent: None

Motion carried.

Councilor Sommers seconded by Councilor Sherby moved to adjourn this meeting.

Motion carried.

Meeting adjourned at 7:59 p.m.

PRESIDING OFFICER _____

PRESIDING CLERK _____