

CITY OF CRYSTAL FALLS

April 12, 2021

A meeting of the Council for the City of Crystal Falls was held in the City Council Chambers on Monday, April 12, 2021, at 5:30 P.M. Central Time.

Roll Call: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini.

Absent: None

Also, present: City Manager Gerard Valesano, Clerk/Treasurer Tara Peltoma and City Attorney Daryl R. Waters.

Mayor McCarthy led the reciting of the Pledge of Allegiance.

Councilor Kudwa seconded by Councilor Willman moved to accept the proposed revised agenda.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini.

Nays: None

Absent: None

Public Comment: Mark Bromley complimented the City on the blight and cleanup around the City. Mr. Bromley gave an update on the ICEA. The main issues that he is working on is housing and workforce within the City.

Keri Logan from 804 Forest Parkway had concerns and questions regarding the possibility of allowing food trucks within the City of Crystal Falls.

City Manager Valesano presented his manager's report.

Karl T. Ahonen, CPA from Makala, Pollack & Ahonen, PLLC presented

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the findings of the 2019-2020 City of Crystal Falls fiscal year audit.

Councilor Peterson seconded by Councilor Willman moved to direct City Manager to consult with City attorney to amend the City handbook to prohibit City Councilors to have any delinquency with the City of Crystal Falls.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

City Clerk/Treasurer Peltoma reported the Councilors Conflict of Interest Declarations as follows:

Mayor McCarthy - none

Councilor Willman - none

Councilor Kudwa - none

Councilor Peterson - Father is City Manager, but his earnings/decisions have no direct impact on my household.

Councilor Nocerini - none

Councilor Willman seconded by Councilor Kudwa motioned to move the Regularly scheduled meeting from May 10<sup>th</sup> to May 17<sup>th</sup>, 2021.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson and Nocerini

Nays: None

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Absent: None

Motion carried.

Councilor Nocerini seconded by Councilor Peterson moved to not allow mobile food trucks within the City of Crystal Falls at this time.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Nocerini seconded by Councilor Willman moved to abolish the liaison appointments to the local boards and committees except for the Planning Commission, Parks and Recreation Committee, and the Electric Committee.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

Parks and Recreation Committee will meet at Runkle Lake Park on Monday, April 26<sup>th</sup> at 5 p.m.

Mayor McCarthy closed the meeting for a public hearing at 6:17 p.m. for the opening of bids for the selling of City owned industrial

property as described: Government Lot 8 of Section 28, Township 43 North, Range 32 West Beginning at the Southwest corner of GL 8, also known as the West quarter corner of Section 28 marked by an iron bar; thence N 00°32'06"W along the West boundary line of GL 8 a distance of 132.20 feet;

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thence N 89°27'54" E a distance of 60.00 feet; thence N 00°32'06"W and parallel to the West boundary line of GL 8 a distance of 157.75 feet; thence n 88° 47'43" E a distance of 136.39 feet to an iron pin; thence N 01°15'56" W a distance of 150.00 feet; thence N 88°46'43" E a distance of 5.50 feet to a rebar pin; thence N00°32'06" W a distance of 302.17 feet to a rebar pin; thence S 77° 17'20" E a distance of 133.51 feet; thence S 11°30'00" E a distance of 275.00 feet; thence East a distance of 194.04 feet to the intersection of the West right-of-way line of the Iron County Recreational Trail (City of Crystal Falls); thence along a curved right-of-way line to the right and along the Westerly right-of-way line of said Recreational Trail with a chord bearing of S 44°43'27" E, a radius of 5679.13 feet and a chord distance of 615.33 feet to the intersection of the South boundary line of GL 8; thence 89° 30'19" W a distance of 1105.17 feet to the POINT OF BEGINNING and containing 9.16 acres of land.

Public Comment: Tahoney Anderson spoke on the plans for a 2,000 square foot pole building that will be used for TDA Construction Company owned by her husband Tim and herself. She pointed out they are a locally owned, small business owner. Job offering will be minimal. The bid offered from the Anderson's was \$15,000. Lower than the minimum bid of \$30,000 due to the fact that the 9.61 acres is not fully useable due to the wet lands.

Ethan Pipping spoke on his bid for the property. Crystal Gardens business plan will create cannabis for recreational and medical purposes. Crystal Gardens will have multiple buildings on the property with a walking trail in the portion of the property that is unbuildable. Mr. Pipping's bid was \$30,000 and will employ 1 fulltime and 3 part-time employees.

Councilor Comment: Councilor Peterson asked about the other properties in town owned by Mr. Pipping and cautioned to keep up with the appearance of his properties. She would like more time to look at the bids.

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Councilor Nocerini asked if the construction of the buildings on the property will be offered to locally owned businesses. Mr. Pipping indicated that the buildings will be constructed with locally owned businesses.

Mayor McCarthy reconvened regular meeting at 6:19 pm.

Councilor Nocerini seconded by Councilor Willman moved to award the industrial property bid to Ethan Pipping (Crystal Gardens) for the amount of \$30,000 with a stipulation in the deed that has construction starting within 2 years and production within 4 years.

Ayes: Mayor McCarthy, Councilors Willman and Kudwa

Nays: Councilors Peterson and Nocerini

Absent: None

Motion carried.

Old Business: None

New Business:

Councilor Willman seconded by Councilor Kudwa moved to approve Resolution 21-11: Approving the 2021 horticulture/landscape services contract with Opportunities, Inc. in the amount of \$1,828.00

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

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Councilor Kudwa seconded by Councilor Willman moved to approve Resolution 21-12: Approving the appointment of Jim Nocerini Sr. (expires 4-30-24), Volney Ponchaud (expires 4-30-21), and Mick Valesano (expires 4-30-22) to the Crystal Falls Planning Commission.

Ayes: Mayor McCarthy, Councilors Willman, and Kudwa

Nays: None

Absent: None

Abstained: Councilor Peterson (sister to Mick Valesano) and Councilor Nocerini (son to Jim Nocerini Sr.)

Motion carried.

Councilor Nocerini seconded by Councilor Willman moved to approve Resolution 21-13: Approving a Michigan Department of Transportation State Trunkline Maintenance contract with the City of Crystal Falls.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Kudwa seconded by Councilor Nocerini moved to approve Resolution 21-14: Approving a temporary alternate route for the Michigan Department of Natural Resources ORV trail located in the City of Crystal Falls.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

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Nays: None

Absent: None

Motion carried.

Councilor Nocerini seconded by Councilor Peterson moved to approve Resolution 21-15: Approving a grant application by Coleman Engineering to Rural Development for waterline upgrades along Wagner and Fairbanks Streets.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Willman seconded by Councilor Kudwa moved to approve Resolution 21-16: Approving, Authorizing, and directing the Mayor and City Manager to sign the proposed collective bargaining agreement with the International Brotherhood of Electrical Workers 906 and the City Employees Association.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Peterson seconded by Councilor Nocerini moved to approve Resolution 21-17: Approving an increase to lease agreements for

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billboard advertising displays on City owned property along Highway US-2 in the amount of \$1,200 per year instead of the current price of \$100 per year.

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Nocerini seconded by Councilor Kudwa moved to approve Resolution 21-18: Approving the distribution of WPPI Grant Funding submitted by the City's Electrical Committee as follows:

Forest Park Alcohol Free Senior Party - \$250.00  
Crystal Falls Contemporary Center - \$250.00  
Forest Park Academic Boosters - \$250.00  
Forest Park School District - \$250.00  
Crystal Theatre - \$250.00  
Inclusion Dance - \$500.00  
Crystal Falls Senior Center - \$500.00  
City of Crystal Falls (Public Power week) - \$1,500.00

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

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

1. The following reports for the month of March 2021:



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- A. Regular meeting minutes from March 8, 2021
- B. Police report, as submitted by Police Chief Tim Bean, indicating 94 complaints, of which 4 were closed by arrest, 0 parking tickets, and logging of 861 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 by Clerk/Treasurer Tara Peltoma.
- F. Payroll and Disbursements from March 2021

Ayes: Mayor McCarthy, Councilors Willman, Kudwa, Peterson, and Nocerini

Nays: None

Absent: None

Motion carried.

Mayor McCarthy temporarily closed the regular meeting pursuant to OMA 15.268 (a) for the evaluations of City Manager Valesano and City Clerk/Treasurer Peltoma at 6:56 p.m.

Mayor McCarthy reconvened regular meeting at 7:22 p.m.

Mayor McCarthy adjourned this meeting at 7:27 p.m.

*PRESIDING OFFICER* \_\_\_\_\_

*PRESIDING CLERK* \_\_\_\_\_