

CITY OF CRYSTAL FALLS

March 14, 2022

A meeting of the Council for the City of Crystal Falls was held in the City Council Chambers on March 14, 2022 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 Willman seconded by Councilor Kudwa moved to accept the proposed agenda.

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

Nays: None

Absent: None

Motion carried.

Public Comment: None

City Manager Valesano presented his manager's report.

Mayor McCarthy closed regular meeting to conduct a Public Hearing regarding the sale of City owned property at 5:43 p.m.

A parcel of land located Government Lot 8 of Section 28, Township 43 North, Range 32 West, City of Crystal Falls, Iron County, Michigan and more fully described as follows:

Commencing at the Southwest corner of Gov't Lot 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 Gov't Lot 8 a distance of 904.62 feet to a rebar pin located on the South right-of-way line of Superior Avenue; thence S 89°57'20"E along the South right-of-way line of Superior Avenue a distance of 278.35 feet to a rebar pin located on the Easterly right of way line of the abandon railroad grade and the POINT OF BEGINNING; thence East a distance of 53.35 feet to a PK Nail; thence South a distance of 188.15 feet to an Iron pin; thence N 77°17'20"W a distance of 133.51 feet to a rebar pin; thence S 89°54'01 "W a distance of 99.98 feet to a rebar pin; thence N 00°32'06"W and parallel to the West boundary line of Gov't Lot 8 a distance of 159.09 feet to a rebar pin located on the South right-of-way line of Superior Avenue;

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thence S 89°57'20"E a distance of 178.35 feet to the POINT OF BEGINNING and containing 0.89 acres of land.

Subject to utility, sanitary and snowmobile easements.

Minimum bid as set by assessor is \$16,250. Bid by Chris and Samantha Ponchaud in the amount of \$3,000 was received.

Also, a bid was received for 40 acres (former City wells property) parcel #36-052-021-001-50 with a legal description of:

292-263 CFT-21 3/2 204 SEC 21 T43N R32W SE 1/4 OF NW 1/4 40 A ANNEXED TO CITY FROM CFT 12/8/97

Minimum bid set by the assessor is \$20,000. Bid was received by Lee A. Nylund in the amount of \$10,001.

Public Comment: Mark Bromley spoke that the selling of the property to the Ponchaud's for a new store is a great idea.

Mayor McCarthy closed the public hearing at 5:48 p.m.

Councilor Nocerini supported by Councilor Kudwa moved to accept the bid from Chris and Samantha Ponchaud in the amount of \$3,000.

Ayes: None

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

Absent: None

Motion failed.

Councilor Nocerini supported by Councilor Willman moved to accept the bid in the amount of \$3,000 from Chris and Samantha Ponchaud. Plans to build a new building (60' x 100') larger than the existing Slivensky Building and utilizing the lot with provisions that construction of the new store will commence within 1 year of deed recording and within 2 years the building would be in operation. The Ponchaud's will pay for the deed recording but the City will record. The lot will revert back to the City if any of these provisions are not met.

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

Nays: None

Absent: None

Motion carried.

Councilor Peterson seconded by Councilor Willman moved to accept bid from Lee Nylund in the amount of \$10,001. Because this land is not a buildable site, the stipulations on building within 2 years is exempt. Mr. Nylund with pay for the deed recording while the City will record the deed.

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

Nays: None

Absent: None

Motion carried.

Presentations:

City Manager Valesano presented letter from Ottawa Innovations indicating that the parcel of land in the Industrial Park that was owned to build a grow facility would be returned to the City.

City Manager Valesano discussed the need for building sites for new homes around the Crystella Ski hill should be sold instead of granting a walking trail system. The Parks and Recreational committee will meet at 4 p.m. on March 16<sup>th</sup> to discuss more.

Clerk/Treasurer Peltoma presented an informational power point for the urgent need of an ACT 33 Special assessment District for Fire protection.

Old Business: The City Manager and Clerk/Treasuer evaluations will be postponed until next month's regular meeting.

Councilor Peterson seconded by Mayor McCarthy moved to establish the City of Crystal Falls as an Act 33 Special Assessment District.

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Ayes: Mayor McCarthy and Councilor Peterson

Nays: Councilors Willman, Kudwa and Nocerini

Absent: None

Motion failed.

New Business:

Councilor Willman seconded by Councilor Nocerini moved to approved Resolution 22-07: Approving the date of Saturday, May 14, 2022 for the City's "Spring Clean Up" at the Bristol Mine Property.

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

Nays: None

Absent: None

Motion carried.

Councilor Nocerini seconded by Councilor Willman moved to approve Resolution 22-08: Approving the City's participation in the state bid process for winter road salt 2022-2023.

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

Nays: None

Absent: None

Motion carried.

Councilor Kudwa seconded by Councilor Willman moved to approve Resolution 22-09: Approving a County Global Information System (GIS) Program Data Development Agreement with Iron County, Michigan in the amount of \$2,000 in the first year.

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

Nays: None

Absent: None

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Motion carried.

Councilor Willman seconded by Councilor Kudwa moved to approve

Resolution 22-10: Approving a grant of easement for recreational purposes from Michael J. Casanova and Diane F. Casanova pending return of the easement documents.

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

Nays: None

Absent: None

Motion carried.

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

1. The following reports for the month of February 2022:
  - A. Regular meeting minutes from February 14, 2022
  - B. Police report, as submitted by Police Chief Tim Bean, indicating 57 complaints, of which 6 were closed by arrest, 0 parking tickets, and logging of 1,190 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 February 2022.

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

Nays: None

Absent: None

Motion carried.

Mayor McCarthy adjourned this meeting at 6:27 p.m.

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

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