

CITY OF CRYSTAL FALLS

November 13, 2023

A meeting of the Council for the City of Crystal Falls was held in the City Council Chambers on November 13, 2023 at 5:00 P.M. Central Time.

Roll Call: Mayor McCarthy, Councilors Kudwa, Cudnohufsky, Hautala, and Nocerini.

Absent: None

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

Mayor McCarthy led the reciting of the Pledge of Allegiance.

Councilor Kudwa seconded by Councilor Hautala moved to approve the agenda with added under Presentations/Discussion: C. Crystal View Golf Course bid on ½ acre of land south of Parcel 3 of golf course property.

Ayes: Mayor McCarthy, Councilors Cudnohufsky, Kudwa, Hautala, and Nocerini.

Nays: None

Absent: None

Motion carried.

Public Comment: Barbara Luck, Crystal Falls Business Association president, spoke on the need for the housing unit in the old airport. She commented that this is progression and with progression, everybody especially the businesses benefit.

City Manager Valesano presented his manager's report.

Presentations:

Joleen Specht, Stacy Stephanus, and Travis Blasi representing S.C. Swiderski, LLC presented their plan for a 68-unit housing development to be located north of the cemetery in the old airport property.

Opening of sealed bid for city owned property located on South 3<sup>rd</sup> Street (behind Ben Franklin). Minimum bid set by the assessor for the property is \$9,000. One bid received from Crystal Steel House in the amount of \$2,000 was received.

Councilor Nocerini seconded by Councilor Nathaniel moved to set a Public Hearing at the next regular meeting on December 11, 2023, to address the possible sale of the City owned parking lot behind Ben Franklins. A public hearing is required when a bid is lower than the assessor's minimum bid.

Ayes: Mayor McCarthy, Councilors Cudnohufsky, Kudwa, Hautala and Nocerini

Nays: None

Absent: None

Motion carried.

Mayor McCarthy read a bid for city owned property located south of the Golf course property. Approximately ½ acre. Minimum bid set by the assessor for the property is \$3,700. One bid received from CVCF, LLC in the amount of \$5,000 was received.

Councilor Kudwa seconded by Councilor Nocerini moved to approve the bid from CVCF, LLC in the amount of \$5,000 for approximately a ½ acre of land south of the golf course property (parcel #3); providing a clear title is obtained. (MI DNR has a 1/12 interest in the land)

Public Hearing:

Pursuant to OMA of 1976 PA 267, Mayor McCarthy closed regular meeting at 5:49 p.m. to conduct a Public Hearing regarding the sale of 27.1 acres located at the old airport.

Public Comment: None

Councilor Comment: City Manager Valesano commented that nothing of this magnitude has come into the City since the mining days. He went on to explain all the benefits of much needed housing and the revenue the City and surrounding areas would receive.

Mayor McCarthy closed the Public Hearing at 5:54 p.m.

Pursuant to OMA of 1976 PA 267, Mayor McCarthy closed regular meeting at 5:54 p.m. to conduct a Public Hearing regarding a Zoning Variance request by Wieslaw Duda, 460 Johanson Road to build an accessory building before a principal structure.

Public Comment: City Manager read comments from residents surrounding the property. The comments included proper permits be obtained from EGLE and the DNR for floodplain and wetlands before the garage is built.

Councilor Comment: Councilor Kudwa asked if a variance had ever been denied before, and it was stated by City Manager Valesano that there has not been as to his knowledge.

Mayor McCarthy closed the Public Hearing at 5:56 p.m.

Old Business: None

New Business:

Councilor Kudwa seconded by Councilor Cudnohufsky moved to approve Resolution 23-55: Approving Employee Holiday Bonuses at \$250 per active

full-time or part-time employees.

Ayes: Mayor McCarthy, Councilors Cudnohufsky, Kudwa, Hautala and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Hautala seconded by Councilor Nocerini moved to approve Resolution 23-56: Approving the application for spirits tasting at the Twisted Twig on Wednesday, November 29<sup>th</sup>, from 4:00 p.m. to 9 p.m.

Ayes: Mayor McCarthy, Councilors Cudnohufsky, Kudwa, Hautala, and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Nocerini seconded by Councilor Cudnohufsky moved to approve Resolution 23-57: Approving the sixteenth draw payments for the lagoon/sewer lift station to FA Industrial Services, Inc. in the amount of \$650,287.02 (\$592,087.02 paid out of USDA project funds and \$58,200 coming from the Substantial Public health Risk grant funds) and GEI Consultants, PC of Michigan in the amount of \$32,889.31.

Ayes: Mayor McCarthy, Councilors Cudnohufsky, Kudwa, Hautala, and Nocerini

Nays: None

Absent: None

Motion carried.

Councilor Cudnohufsky seconded by Councilor Nocerini moved to approve Resolution 23-58: Approving the sale of 27.1 acres of City property located at the old airport for \$1 providing that the proposed contract is accepted with S.C. Swiderski, LLC.

Ayes: Mayor McCarthy, Councilors Cudnohufsky, Kudwa, Hautala, and Nocerini

Nays: None

Absent: None

Motion carried.

Resolution 23-59: Deleted. Motion was made earlier in meeting.

Councilor Cudnohufsky seconded by Councilor Nocerini moved to approve Resolution 23-60: Approving a Variance request from Wieslaw Duda, 403 E. Berkshire Lane, Mount Prospect, IL 60056, to build an accessory structure before a principal structure located at 460 Johanson Road.

Ayes: Mayor McCarthy

Nays: Councilor Cudnohufsky, Kudwa, Hautala, and Nocerini

Absent: None

Motion failed.

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 October 2023:
  - A. Regular meeting from October 9, 2023
  - B. Police Department activity as submitted by Police Chief Tim Bean.
  - 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 and Expense Report as submitted by Clerk/Treasurer Tara Peltoma.
  - F. Payroll and Disbursements from October 2023 as submitted by Clerk/Treasurer Tara Peltoma.
  - G. Quarterly Investment report submitted by Clerk/Treasurer Tara Peltoma

Ayes: Mayor McCarthy, Councilors Cudnohufsky, Kudwa, Hautala, and Nocerini

Nays: None

Absent: None

Motion carried.

Mayor McCarthy adjourned this meeting at 6:03 p.m.

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

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