

**IRON RIVER CITY COUNCIL
PUBLIC HEARING
Wednesday, October 16, 2024
4:30 PM**

Mayor Rodney Dood opened the public hearing at 4:30 P.M. in the Council Chambers of Iron River City Hall.

To receive public comment to abandon the street running west to east located north of Lots 6, 7 and 8, Block 16, of the Plat of Riverside 1st Addition to the Village (now City) of Iron River.

Mark Polley asked if the person that requested this abandonment was charged a fee for the process because he had asked the City to abandon the sidewalk in front of his residence and was told there was a \$800 fee. He wanted to make sure that all residents are being charged the same amount. He was assured by Council that there was a fee that was collected to help offset the costs of this abandonment.

Andreski noted that there were no written or emails written to the City in protest of the abandonment.

There being no more written or oral comments, Mayor Dood adjourned the Public Hearing at 4:35 p.m.

**IRON RIVER CITY COUNCIL
REGULAR MEETING
Wednesday, October 16, 2024
4:35 PM
MINUTES
*Amended***

Mayor Rodney Dood called the meeting to order at 4:35 p.m. in the Council Chambers of the Iron River City Hall. The Pledge of Allegiance was recited.

Roll Call – Dennis Powell, Anthony Clements, Benjamin Garcia (arrived late), Ronjo Leonoff and Dood.

Also Present – City Manager Rachel Andreski, City Clerk, Tyana Elenbaas, Interim City Attorney Hannah L. Goodman. Seth Miatech, (WICKWIRE)

Public in Attendance – Zach Hautala and Brett Smithson (ICECA) Patti Leonoff, Joseph Sovis, Vicky Powell, Wendy Graham (IC Reporter) Gary Cronkright, Josh and Nicole Desentz, Mark and Adam Polley, Rocky Denha (Rocky North LLC) and Evander Kizy (Vivid Design Studio) and Officer Caleb Greenough.

PUBLIC COMMENT

None.

SPECIAL PRESENTATION

Rocky Denha (Rocky North LLC) and Evander Kizy (Vivid Design Studio) would like to repurpose the existing City Hall into multifamily units. Kizy believes that 16 to 25 units could be put in, but after viewing City Hall for the first time today, there are some obstacles that have risen. He detailed how the number of units would be changed slightly due to windows and egress. He noted that on the west end of the building, the wall is shared with the business next door, which doesn't allow for the

proper windows and egress needed for compliance. He reiterated that both he and Denha would like to keep the façade of the building, noting that the current block glass windows would have to be removed and windows like the original ones would be installed instead. Thus, bringing back more of the historical charm. Kizy stated that he and Denha were given blueprints from 1995 which were not completely accurate and after seeing the building, the designs would need to be amended.

Denha stated that they have come up with a concept for the building but asked Council, if possible, a mixed-use building would be of interest to the community. He stated that they could turn the Attic space into apartment units and the lower levels could be used for businesses, a gym or storage. He asked what needs within the community are.

Dood explained that there is a huge need in our community for apartments. He stated that we have many jobs to offer but no housing options.

Garcia stated that our community needs housing options, which in turn could bring more people to our community. He stated that he liked the plan presented by Denha and Kizy and would like to see this improvement to our downtown area.

APPROVAL OF AGENDA

Clements moved with support from Powell to approve the agenda as presented.

APPROVAL OF MINUTES

Clements moved with support from Leonoff to approve:

- September 18, 2024, Regular Meeting Minutes
- October 2, 2024, Special Meeting Minutes

All in favor; motion carried.

REPORTS:

IRPD Report

Powell moved with support from Leonoff to accept the IRPD Report.

All in favor; motion carried.

DPW Report

Powell moved with support from Leonoff to accept the DPW Report.

All in favor; motion carried.

ICECA September Report

- Hautala added that the second round of the Fast Track Grant would be ready for release October 17, 2024. He reminded the Council that this is a microgrant which can give up to \$2,500 to new business in Iron County. He gave thanks to Andreski for her help with the Fast Track Grant.
- Hautala noted that the ICECA is working on the Visitor Guide and would like to disperse them sooner this coming year. He is hopeful that they will publish around 20,000 of these brochures.
- Harvest and Haunt was a success. He estimates that around 2,500 to 3,000 people attended this year. He credits the success to the beautiful weather, the sponsors and the help from all the volunteers. He gave a special thanks to Chief Harrington and R. Andreski for running the alcohol booth for the duration of the festival. He thanked J. Andreski and the DPW for their hard work and lastly, he thanked the West Iron County Fire Department for their contributions.
- He also stated that he would like to thank the DPW for all the help with the RV park. He noted that the DPW turns off the water, stretching it out for as long as they can safely.

Clement motioned with the support of Powell to accept the ICECA report.
All in favor; motion carried.

County Of Iron (Verbal)

Nothing to Report.

Manager's Report

- MDOT Shared Street and Spaces Grant – Andreski stated that we are currently waiting to hear if we will be awarded this grant, which could supply us with \$200,000 to fix the Apple Blossom Trail. MDOT will announce on October 18, 2024, their decision.
- DDA Parking Lot Project – There were 3 bids submitted, with Bacco coming in with the lowest bid. All the bids were below what the engineer had projected. She stated that she will bring the information to the DDA for them to review and approve.
- Zoning Board of Appeals – Andreski noted that there is a gentleman that has a fence that is not compliant with our ordinance. He is currently in violation of height requirements and location of the fence. After some discussion, it was determined that on November 13, 2024, at 4:30 p.m. the Zoning Board of Appeals meeting will be held.

Garcia motioned with support from Clements to accept the manager's report. All in favor; motion carried.

FINANCIAL REPORTS

City Financial Report – September 2024

Leonoff moved with support from Powell to accept the City Financial Report for September 2024.

Roll call: Ayes – 5: Clements, Garcia, Powell, Leonoff and Dood. Nays – 0. Motion carried.

Accounts Payable Report – September 2024

Clements moved with support from Leonoff to accept the Accounts Payable Report for September 2024.

Roll call: Ayes – 5: Powell, Garcia, Leonoff, Clements and Dood. Nays – 0. Motion carried.

City Attorney Invoice – September 2024

Powell motioned with support from Leonoff to approve the Attorney Invoice for September 2024 in the amount of \$2,115.

Roll call: Ayes – 5: Clements, Garcia, Leonoff, Powell and Dood. Nays – 0. Motion carried.

OLD BUSINESS

Street Abandonment Request – Steve Ryan

Andreski stated that per City Ordinance, all those within the 300 ft radius from the street were notified. There were no verbal or written concerns regarding the abandonment of the street. She stated that we held the Public Hearing, where there was no opposition, so now the next step would be for the Council to approve or deny the request.

Powell motioned to abandon the Street and give it to the parcels adjacent to it. Leonoff seconded the motion.

Roll Call: Ayes – 5: Clements, Garcia, Leonoff, Powell and Dood Nays – 0. Motion carried.

Proposal for Repurpose of Existing City Hall – Rocky Denha

After some discussion, it was decided to table this until a timeline for the potential move to the Reporter building is established.

Dood motioned to table the proposal with the support of Clements. All in favor; motion carried.

NEW BUSINESS

CWSRF Engineering Proposal – WICKWIRE

Miatech detailed the Loan Forgiveness Program stating that 12% of the total cost of the project would be covered through this program offered by EGLE. WICKWIRE submitted a proposal to begin working on the design.

Garcia asked if we had enough in our budget to cover the cost of the sewage project.

Andreski explained that this would need to go out to bids to further determine that full cost of the sewage project. The project may be altered once bidding is received.

Clements motioned with support from Leonoff to accept the proposal for engineering service.

Roll Call: Ayes – 5: Powell, Garcia, Leonoff, Clements and Dood. Nays – 0. Motion carried.

Renewal for Marihuana Establishment License – Rocky North, LLC

Andreski explained that per City ordinance, when a marihuana establishment is ready for renewal, a copy of the application is sent for review to the Zoning Administrator, the City Attorney and the Chief of Police. They review the history and make sure the establishment is complying. All three have gone through the application and would recommend that the Council approves the license renewal.

Powell moved with support from Garcia to renew the marihuana license for Rocky North, LLC.

Roll Call: Ayes – 5: Clements, Leonoff, Garcia, Powell and Dood. Nays – 0. Motion carried.

City Owned Property – Parcel #054-122-003-00 (Wardo's Lot)

This is the parcel of land between River North and Contrast Coffee. River North had leased it for their volleyball court but had defaulted on the lease. There have been two offers on the parcel, one from a private citizen and the other from a real estate company. Andreski reached out to Patti Roell regarding the assessed value of the property. Patti assessed it at \$6,000.

Clements asked if the property was listed and stated that Council cannot dictate what goes on the property, there concern should be selling the many Cities owned properties to get them on the tax roll.

Garcia stated that he would like to see a pocket park or something that can attract tourists to our town. He noted that the lot is large, but with the buildings adjacent to it, it would be nearly impossible to build upon the lot.

Powell stated that he would like to see a business go there and not to just give the parcel away. It is in a great location.

Dood stated that with our ordinances, it would be impossible to build on that lot. He too, would hate to see it sit empty, but he doesn't want to just give it away.

Andreski noted that the DPW put rocks blocking off the lot, so people will not get stuck in the sand anymore.

Dood motioned with support from Clements to not sell the property and only accept ~~Bonafide~~ *bonafide* offers on the lot.

All in favor; motion carried.

PUBLIC COMMENT

Mark Polley started by acknowledging that he didn't know Mr. Denha or Mr. Kizy but he strongly disagrees with the move from City Hall. He stated that the Reporter builder is a fire trap and needs significant repairs. He feels that the Council is turning their back on the youth by abandoning the Attic and not utilizing the space. He said that the City has received insurance monies to fix the ceiling in the Attic. He stated that Mayor Dood reminds him of President Biden, doesn't care, doesn't know. He then stated that Garcia needs to resign and leave. He stated that the Police Department is being sued. He also noted that the Windsor Center is also being sued and he feels like Garcia is behind it all. He said Garcia is trying to take over the Windsor Center. He ended with Garcia is not what is best for the City and he demanded that Garcia step down. He asked for the building to be put on the ballot. He accused the City of violating FOIA laws and the Open Meetings Act. He stated that Garcia was against the City.

Doug Taylor began by agreeing with Mr. Polley, stating that he is the party that is suing the City. He feels that all members of the Council should step down because they don't follow the Cities ordinances. He noted nepotism, stating that J. Andreski working under R. Andreski is nepotism and is against the ordinance. He had written an email to the mayor citing nepotism and hasn't received any response back. He stated that he currently has a lawsuit worth 70 million dollars for allegedly being falsely identified and his life has changed forever.

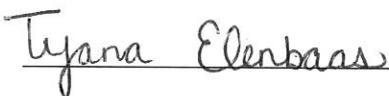
Adam Polley reiterated that he sees the Council as a criminal organization. He agrees with Mr. Taylor stating that there is conflict with a wife overseeing the duties of her husband. He noted that the Council has used the word "abandon" when discussing the move from City Hall. He stated that the Council refuses to disclose the cost of moving to the public. He stated that the Council is not being transparent. He ended with the Council needs to understand that the people who elected them are the important people, not the Council. They were put in the position to have the people's best interest, not their own interests. He said Council is crooked and should all step down.

COUNCIL MEMBER COMMENT

None.

ADJOURNMENT

Powell moved with support from Clements to adjourn the meeting at 5:36 p.m. All in favor; Motion carried.



Tyana Elenbaas, City Clerk