

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, January 7, 2015**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem

Absent: None

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

City Clerk Robert S. Richards gave the invocation and led Council in the Pledge of Allegiance.

Sattem moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

RETIREMENT PROCLAMATION

Mayor Tall read a Proclamation for Margaret J. Ogren of the Escanaba Public Safety Department, declaring January 7, 2015, "Margaret J. Ogren Day", in the City of Escanaba, and read a certificate thanking Ms. Ogren for her years and dedication and service to the City of Escanaba.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS

Condemnation Hearing - 630 1st Avenue South.

Administration requested the condemnation of a building located at 630 1st Avenue South, Escanaba, MI. Administration advised the 24,000 foot structure was deemed as unsafe, a public nuisance, and unfit for human occupancy.

Property Maintenance Inspector Blaine DeGrave provided a presentation on the property, its history, and details regarding the structure, which included information on the collapsing roof and deteriorating brick walls and chimney. The property was owned by Todd and Maria Caron, located at 630 1st Avenue South. It was Administration's recommendation that the property was deemed unsafe, a public nuisance, unfit for human occupancy and recommended the property be condemned.

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During discussion with Council and Mr. Caron, the following items were reviewed:

- A Roy Ness structural recommendation was obtained stating repairs to the structure would cost prohibited;
- Defined what a public nuisance was per Property Maintenance Code;
- Owners had been getting costs for demolition. Estimated costs to remove the building and haul away the debris was \$99,000;
- Reviewed Property Owners timeline if condemnation was approved;
- If property reverted to City, grants would be sought for the removal costs. Steps would also be sought from the Caron's to reimburse the City;
- Mr. Caron advised taxes were paid up to date. He did attempt to obtain funds from his insurance company to pay for the roof repair but his insurance company sent him some funds and cancelled his policy;
- Mr. Caron advised he could not afford to repair the building and could not afford the \$100,000 to demolish and remove the materials. He had contacted contractors to repair the building, but they all said it would be cost prohibited to make repairs and bring the structure up to current building codes;
- Mr. Caron discussed attempts for property being donated to the DDA, but eventually offer was declined;
- Mr. Caron stated the building could not be taken down until spring. He had obtained a bid from Bittner's Excavating, but it only included demolition and separation of material with no removal. He would then try to recycle the brick;
- Mr. Caron stated he had tried to sell the property and contacted individuals, but no one has contacted him;
- Mr. Caron stated he was asking for more time to demolish the building, and remove the materials from the site.

This being a public hearing, Mayor Tall asked if there was any public comment.

Dave Pinozek, commented on property and stated his building was east of Mr. Caron's building. He was in fear of the building falling down on his property or into the alley where his business trucks were using it to and from his business. He felt the building should come down, and possibly have the City come up with a finance plan with the Caron's.

Mr. Caron stated engineers/contractors who looked at the building advised the building was structurally sound and should not fall down. The chimney has been in the same condition for over 30 years.

Terasa Brown, property owner next to building, stated that she was concerned about their safety and the need for a security fence. Mr. DeGrave reviewed the installation of the 6 foot security fence which would be put around the building.

Hearing no further public comment, Mayor Tall closed the public hearing.

Council Members asked for an attorney opinion from Mr. Peterson who advised

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the City needed to perform due diligence and all reasonable steps legally to protect the City from any legal action.

PH-1 After further discussion, Blasier moved, Baribeau seconded, to condemn building located at 630 1st Avenue South, Escanaba, MI.

Ayes: Blasier, Baribeau, Sattem, Beauchamp, Tall
Nays: None

MOTION CARRIED.

UNFINISHED BUSINESS – None

NEW BUSINESS

Scheduling of Public Hearings - Citizen Participation - 2015/16 Fiscal Year Budget Preparation.

Each year, the City Council held public hearings to facilitate input from citizens for the upcoming fiscal year budget. The first of five (5) scheduled public hearings was scheduled for January 15, 2015. Additionally, Administration sought City Council approval to schedule additional budget input public hearings for February 19, 2015, and March 19, 2015.

NB-1 Baribeau moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to schedule public hearings for January 15, 2015, February 19, 2015, and March 19, 2015, for citizen input on the 2015/16 Fiscal Year Budget.

Update – Power Generation– City Manager’s Office.

Manager O’Toole updated the Council and public on the latest developments related to the sale of the Escanaba generating facility and the Upper Peninsula electrical situation.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES

Mayor Tall, with Council consensus, appointed Mark Hannemann to the Board of Appeals, term ending June 2018.

BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT – None

ANNOUNCEMENTS

- Council Member Blasier updated the public on the status of the Delta County Animal Shelter.

Hearing no further public comment, the Council adjourned at 7:59 p.m.

Respectfully submitted

Robert S. Richards, CMC
City Clerk

Approved: _____
Marc D. Tall, Mayor