

**CITY OF HANCOCK  
PLANNING COMMISSION  
MINUTES OF DECEMBER 10, 2018**

The regular monthly Planning Commission meeting was called to order by Chairperson Deb Mann on Monday, December 10, 2018 at 6:00 p.m. at City Hall with the following members present: Devin Leonarduzzi, Tony Wilmers, Andrew Lahti, Deb Mann, Jeffrey Kelley, John Slivon and Barry Givens

Absent: Bob Wenc and Ron Blau

It was moved by Slivon and seconded by Kelley to approve the agenda.

AYES: All

NAYES: None

Motion Carried

It was moved by Leonarduzzi and seconded by Wilmers to approve the September 24, 2018 minutes.

AYES: All

NAYES: None

Motion Carried

Public Comments: None

Updates/Information

- a. The Commission reviewed the bid results for the Montezuma Street storm sewer replacement project. Bids were opened on Friday November 9<sup>th</sup> with four bids received from Bacco Construction, Hebert Construction, MJO Contracting and Moyle Construction. The low bidder was Bacco Construction at \$230,117.35. A preconstruction meeting was held on Monday December 3<sup>rd</sup>.
- b. Bacco Construction's schedule for the Montezuma Street project was discussed as presented at the December 3<sup>rd</sup> preconstruction meeting. Traffic control signage was installed last week and the contractor will begin the project this week. The project will be done in two phases with the initial phase which will include underground storm sewer work, backfilling and gravelling the roadway and parking areas for temporary use. The initial phase will be completed by the end of January 2019. A second phase will include paving, concrete work and final restoration in the Spring of 2019.
- c. The Commission reviewed the US41/M-26 Corridor meeting minutes of Sept. 13<sup>th</sup>, 2018.
- d. The Commission discussed the Campus Drive flood repair project. Bids for the project will be opened at City Hall at 1:00 pm Thursday December 13<sup>th</sup>, 2018.
- e. FHWA federal aid flood repair cost estimates and local match requirements were discussed. The City's current estimated match is \$914,486.50. Local entities including the City of Hancock, City of Houghton and Houghton County are waiting to hear if the State of Michigan will provide funding for the match. If the local entities are not successful with the current legislature and administration another request will be issued once the new Michigan legislature and

administration in in place. The City will also analyze other alternatives to finance the matching funds required.

- f. The 1.5 Hancock School sinking fund millage levied is on the December tax bills and will be valid for 5 years. The School District's initial projects include security upgrades, roof repairs to the trusses at the Gordon Barkell Elementary School and roof membrane replacement at the Hancock High School.
- g. 2019 UPPCO initiatives were discussed including a potential 9.71% rate increase to be effective July 2019 if approved by the MPSC. UPPCO plans to retire two back up fuel oil turbines in 2019 and 2024, invest \$15 million in smart meters, has issued an RFP for a 20MW solar generating facility to be located in the UP and has committed to a change over to LED street lights to be completed in three years. The City will realize a significant savings with the proposed LED street light fees.
- h. The City Campground experienced a record revenue of \$133,159.44 despite the flooding which initially thought may have an impact on tourism and campground usage.
- i. The Commission was informed of the DNR Navy St. trail which has been temporarily repaired for the winter season.

#### OLD BUSINESS

- a. The City has been informed their DNR PASSPORT Grant scoring was increased to 180 out of a total 240 points for the campground restroom building ADA addition. This was a significant increase from the initial scoring and Deb Mann was thanked for her assistance with the grant application.
- b. The City continues discussions with FEMA on the various projects throughout the City. Weekly conference calls are held as the City provides the required documentation as requested.

#### NEW BUSINESS

- a. The City Assessor provided a 2019 vacant land guide for Houghton County. The highest market values for vacant land in the County is located in the Cities of Houghton and Hancock and the range for the City of Hancock is \$80 to \$180 per frontage foot.

#### OTHER BUSINESS

Deb Mann indicated she will be leaving the Planning Commission at the end of her current term and will be joining the City's Recreation Commission. A new Planning Commission Chair will be elected by the Commission.

It was moved by Wilmers and seconded by Kelley to adjourn at 6:30 p.m.

AYES: All

NAYES: None

Motion Carried.

Respectfully submitted,

Barry J. Givens, P.E.  
City Manager/Secretary