

**City Council and Planning and Zoning Commission
Public Hearing, Tuesday, November 24, 2015
City Hall, Council Chambers**

The special meeting of the Ely City Council was called to order by Acting Mayor Jerome Debeltz at 5:30pm on Tuesday, November, 24, 2015.

Present: Council members A.Forsman, Kess, Omerza, Polyner, D.Forsman, Acting Mayor
Debeltz

Absent: Mayor Chuck Novak (1)

Purpose: Combined meeting with City Council and Planning and Zoning Commission about the use of Old Ford Garage located at 36 East Conan Street. The purpose of the public hearing is to discuss potential proposals and consider the neighborhood options for these properties.

Langowski stated that the current owner lives in Chicago and wanted to make it into a summer residence for his family, but it did not work out. The current condition of the building includes boarded up windows, and the white portion of the building does not have a roof. The taxes are currently 3 years behind; it would be another 2 years to be tax forfeited. The City of Ely has received one proposal for the property from John Ott for \$5000.00. Langowski received another phone call from another party who would like to tear down the current building and build a garage for classic cars.

Klun stated that the current owner is willing to turn over the property to the City of Ely, but the City would have to pay the approximately \$3500.00 in back taxes and pay the closing costs, the City would also take over all the liability for the property in doing this.

Langowski stated that the City has done Phase I and Phase II environmental testing with Northeast Technical Services (NTS) on the property. NTS presented the city with three cost options for the building. Option 1 the City would purchase the property and obtain a no association determination which would cost the City approximately \$1350.00. Option 2 the City would purchase the property and limited no further action with no construction which would cost the City approximately \$10,000.00 and would include drilling for approximately 6 more soil borings with testing. Option 3 the City would purchase and limited no further action with construction which would cost the City approximately \$13,000.00 and would include drilling for approximately 6 more soil borings with testing and a response action plan. Langowski stated that demolition for the building would be approximately \$50,000.00 and would also require the \$13,000.00 for Option 3. Langowski also stated that if the City were to sell the property there would be no other costs to the City.

Kess stated that in the letter dated October 16, 2014 from NTS stated that in Phase I the assessment revealed no evidence of recognized environmental conditions in connection with the property except for the following: 1. Floor drains inside the services area; and 2. Aboveground and underground storage tanks that had contained petroleum. Kess stated he would like to see the property become a residential development area.

Langowski stated that NTS did find some petroleum in the soil. Langowski also stated that IRRRB has limited funds available right now for commercial demolitions.

George Burger Chair of the Planning and Zoning Commission discussed the options that have been brought to the Planning and Zoning Commission for the property, including demolition and rehab of the property. The final outcome of the property is will determine how the property is zoned in the future.

A.Forsman asked about the proposal the city has received on this property, regarding the assumption of liability regarding anything that may be under the property and also plans to improve the property so it is not a public eyesore, are these issues addressed in the proposals?

Langowski stated that the next step would be to develop a purchase agreement with the Ott's with the stipulations on the property. The City would need a time line and plan as to when the renovations would be finished and what their plans are for the building.

Polyner stated that the two dilemmas that were talked about in Planning and Zoning were to accept Ott's offer or the City maintains ownership of it and demolishes the building and sells the lots. The dilemma is that the City does not own the property yet, so which of these two directions are we going to go?

Kess stated that he believes that the owner plans on just sitting on the property until it would be tax forfeited. Klun stated that it would be another two years before the property would be tax forfeited.

Kess stated he would like to see it as a residential area.

A.Forsman clarified that if we were to make it a residential area we would pay the \$50,000 demolition costs and the additional environmental testing for approximately \$13,000. Langowski stated that was correct.

Mike Banovetz from the Planning and Zoning Commission stated that one of the options brought up at the Planning and Zoning meeting was if the City sold the lot to make stipulations that there would not be any digging on the lot.

David Kess City of Ely resident residing at 105 E Conan stated that his family has owned a house at his current residence for over 100 years. The Old Ford Garage property is a current eyesore for the residents in the community. D.Kess stated that he sent out a survey to 16 residents in his neighborhood and the majority stated that they would like the area used for residential use.

Greg Cramer, Planning and Zoning Administrator stated that the property is currently zoned as a R1, single and 2 family housing; RT has been discussed at Planning and Zoning meetings. Whatever the future use would be at the property would determine the zoning district. In order to change the zoning there will have to be conditional use permits which would also have to go through a public hearing to determine if the use is suitable for the area. Cramer stated that Planning and Zoning was only concerned with the soil if a basement was dug. Cramer also stated that he sent out 54 notifications for tonight's public hearing and did not get any response from the residents in the area.

A.Forsman asked if the footings would need to be removed if the City pursued a demolition.

Langowski stated all the concrete including the footings would have to be removed and the City would also have to do Phase III for \$13,000.

Sally Koski resident of Ely residing at 105 E Conan stated that parking is an issue in the area already and she is also concerned with the safety of the numerous young children and senior citizens that walk to school or to go downtown, if the property became commercial use.

Klun stated that she would like direction from the council at the December 1, 2015 meeting on how to move forward with this property. Klun stated that if the council were to go forward with the Ott's offer she could put contingencies on the purchase agreement.

Acting Mayor Debeltz closed the Public Hearing at 6:05pm.

Casey Velcheff
Deputy Clerk