

CITY OF HANCOCK
CITY COUNCIL SPECIAL MEETING MINUTES
WEDNESDAY, JULY 12, 2023
HANCOCK CITY HALL

Public Hearing called to order at 5:39 p.m.

Show Cause Hearing – 501 Reservation Street

- Michael Drewyor PE PS, and City Manager, Mary Babcock noted the building owner is present and reviewed the building condition summarizing the issues causing the Dangerous Building determination:
 - Deteriorating brick façade
 - Collapsing roof on attached side building
 - Window conditions
 - Groundskeeping
- City Manager, Babcock comments:
 - The goal of this process is to bring attention to the problem, and work with the owner to save the building versus demolition.
 - The process gives the owner 60 days to work with the City on a plan.
- Building owner, Jeff Thiel commented on:
 - Issue of City plowing the snow from the adjacent parking lot up against the building causing spring drainage problems.
 - Drain tile has been added to help alleviate the drainage problems caused by the snow plowing.
 - City has cut down tulips and other landscaping efforts he has done.
 - The bricks are deteriorating, but not falling down.
 - He is open to suggestions and is willing to work with the City to save the building.
 - Has placed plexiglass over some of the stained-glass windows.
 - The Father's Day flood of 2018 caused additional damage that he has not been able to repair.
- Engineer, Drewyor PE PS commented that it would take a significant construction effort to save the building, demolition would be a very expensive option at a cost about \$200,000. The repairs would include:
 - Repair or removal of the roof on the side building.
 - Removal of the existing brick façade and new brick or other type of siding added.
 - Repairs to the areas where the roof and outside walls join.
 - Has not seen the inside of the building, would need access to properly assess and comment on suggestions.
 - Windows repaired and more of stained-glass windows protected with plexiglass.
- Council member McKenzie asked if the building is listed on the National Historic Register?
 - Response by building owner, Thiel, the building is not listed on the National Historic Register
 - Suggested building owner look into this, it may open up grant and funding opportunities.
- Hancock resident, Friederike Gast – thank you to the city for the willingness to preserve the building.
- Hancock resident, Davi Sprague lives near the building, asked what the building has been used for, other ideas for future use of the building to take into consideration, and preserve the building.
 - Building owner, Thiel responded that he has a couple of yoga instructors offering classes.
- Hancock resident, Stephanie Flint lives in the area of the building and hopes to see it restored.

Show Cause Hearing – 228 Hancock Avenue

- City Manager, Babcock noted the owner or representative is not present and reviewed the building blight history dating back several years (see attachment) and current condition summarizing the issues causing the Dangerous Building determination:
 - Groundskeeping
 - Open concrete stairwell at the rear of the structure
 - Broken windows, including main floor windows boarded up & block windows
 - Rubberized roof pulled away
 - Water entering into the building behind the brick façade
 - Missing parapet allowing pigeons in the building
 - Missing hand railing
- Engineer, Drewyor PE PS spoke to the engineering, it would take a significant construction effort to save the building, demolition would be a very expensive option and it is one of the oldest buildings still standing in Hancock, surviving the fire of 1894.
 - The repairs would include:
 - Repairs to the rubberized roof and parapet
 - Replaced currently boarded up windows
 - Repair and/or seal walkway, replace hand railing for safety
 - Extensive repairs inside to the floors and stairwell, etc.
- Council member, McKenzie's comments:
 - Asked about past attempts to work with the building owner based on City Manager Babcock's review of the blight history
 - Has a picture of ice on the brick façade this past winter indicating water is coming in through the roof and building up behind the brick
- City Manager, Babcock responded:
 - She has spoken to the owner, Soren Dresch, in the last week, he is trying to sell the building
 - MSHDA grant has been applied for and approved in the past, indicating it could be eligible again
- Council member, Freeman's comments:
 - Potential for apartments, the building is off the downtown Quincy St so apartments could be on the first floor, allowing for 8 units with room for parking behind the building
 - What are the options if the owner does not make the repairs or work with the City to develop a plan in 60 days?
- City Manager, Babcock responded:
 - There is the option to have the City make the repairs and put a lien on the property

Also Present: Mary Babcock, Linda Kalinec, Thomas Fournier, Chris Woodry, Michael Drewyor PE PS, Jeff Thiel, Friederike Gast, Ginger Alberti, Stephanie Flint, Davi Sprague, Lauren Sprague, Griffin Abbott and other members of the community.

Special Meeting at 6:15 PM

Call to order and pledge of allegiance led Mayor, Paul LaBine

Present: Councilors McKenzie, Freeman, LaBine, Rickard, Lounibos

Absent: Councilors Blau, Warstler

Motion by Councilor McKenzie and supported by Councilor Freeman to approve the agenda as presented.

Yes: All

No: None

Motion Carried

Administrative Report

City Manager, Babcock gave an update on:

- Copper Country Band and Public Art Tour will be on July 20th starting with the tour of the Copper Country Community Art Center sponsored outdoor local art displays throughout the city. There will be a reception from 6:30-7:00 p.m., the band will be playing on the Quincy Green starting at 7:00 p.m.
- Key Ingredients is this Friday evening starting at 6:00 p.m. Quincy Street will be closed traffic and at 8:00 p.m. the band Outlaw'd will be playing as a fundraiser for the Fire Department.

New Business

1. Motion by Councilor Rickard and supported by Councilor LaBine to approve the WUPPDR Recreation Plan Scope of Services for an update to our Recreation Plan in the amount of \$3,500.00.

Roll Call

Yes: Lounibos, Rickard, LaBine, Freeman, McKenzie

No: None

Motion Carried

2. Motion by Councilor Rickard and supported by Councilor McKenzie to approve enforcement of the Dangerous Building Ordinance at 501 Reservation Street to restore, as far as practicable, the property to the condition it was prior to deterioration including but not limited to groundskeeping, exterior wall, roof, window repairs and restore building to ordinance standards within the next 60 days.

Roll Call

Yes: McKenzie, Freeman, LaBine, Rickard, Lounibos

No: None

Motion Carried

3. Motion by Councilor Rickard and supported by Councilor Freeman to approve enforcement of the Dangerous Building Ordinance at 228 Hancock Avenue to restore, as far as practicable, the property to the condition it was prior to deterioration including but not limited to groundskeeping, exterior wall, window repairs and restore building to ordinance standards within the next 60 days.

- a. Motion by Councilor Rickard and supported by Councilor LaBine to amend the motion to include "roof" after "window repairs".

Yes: All

No: None

Motion carried

- b. Amended motion – to approve enforcement of the Dangerous Building Ordinance at 228 Hancock Avenue to restore, as far as practicable, the property to the condition it was prior to deterioration including but not limited to groundskeeping, exterior wall, window repairs, roof and restore building to ordinance standards within the next 60 days.

Yes: Lounibos, Rickard, LaBine, Freeman, McKenzie

No: None

Motion Carried

Public Comment:

Griffin Abbott – 202 Harris – supports the City in any funding opportunities in restoration of both buildings.

Jeff Theil – 501 Reservation building owner – commented on some short-term fixes including removal of some of the bricks and replacing with siding as a temporary fix.

Friederike Gast – 239 E. Franklin St. asked if there was an engineer the city has to coordinate these efforts?

Manager, Babcock respond there is not.

Council Member Comments

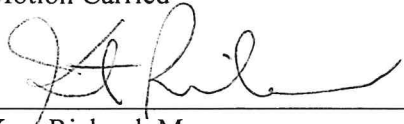
Time was provided for council members to promote, discuss and/or comment on items not on the agenda.

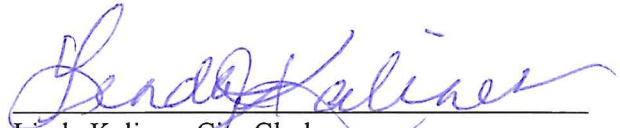
Motion by Councilor Freeman and supported by Councilor McKenzie to adjourn the meeting at 6:48 p.m.

All: Yes

No: None

Motion Carried


8/16/23
Kurt Rickard, Mayor


Linda Kalinec, City Clerk