

Special Meeting  
April 8, 2009  
7:30 p.m.

**SPECIAL  
COUNCIL MEETING  
PUBLIC HEARING,  
NOTICE & AGENDA  
Wednesday, April 8, 2009**

**7:30 p.m.**

**A. Call to order by William Laitila, Roll Call and Verification of a Quorum.**

**AGENDA AS POSTED**

**B.** The Hancock City Council will hold a public hearing and special meeting on Wednesday, April 8, 2009 at 7:30 p.m. at City Hall, 399 Quincy St. on the abandonment of Anthony Street between Spruce Street and Emma Street, a distance of 430 feet, and on adopting the following resolution:

**RESOLUTION OF INTENT  
TO VACATE PORTION OF ANTHONY STREET  
RESOLUTION #5-09**

WHEREAS, A petition for abandonment and vacation of Anthony Street between Spruce Street and Emma Street, a distance of 430 feet, was received from the Hancock Public School District and Finlandia University, and  
WHEREAS, Finlandia University has proposed a \$4 million three phase construction project to redevelop the Condon Field Complex into a state of the art Division III Collegiate Complex including a new softball field, two full-size football practice fields and one new soccer/football field with synthetic competition surface, new lighting, a 1500 seat grandstand, new tennis courts, and a nature trail, and  
WHEREAS, the Planning Commission, after advertising a public hearing in the Daily Mining Gazette on March 11<sup>th</sup> and 18<sup>th</sup>, 2009 and holding the hearing on March 23, 2009 endorsed the project and recommended to the City Council to approve the requested street vacation, and  
WHEREAS, the City Council advertised in the Daily Mining Gazette on March 7<sup>th</sup> And March 25<sup>th</sup> for a public hearing to be held on Wednesday, April 8<sup>th</sup>, 2009 at 7:30 p.m. on the vacation and abandonment request of Anthony Street from Spruce St. to Emma Street, and  
WHEREAS, Finlandia University in a letter dated March 13, 2009 agreed to construct a turn-around / cul-de-sac on the North end of Emma St. and in a letter dated March 20, 2009 agreed to install a new city water main to replace the existing water main that runs along the proposed street vacation and provide a new easement for the new water main route to the city, and to relocate the UPPCO electrical lines as needed, all at Finlandia University's expense;  
NOW THEREFORE BE IT RESOLVED that the Hancock City Council after holding a Public Hearing on the vacation/abandonment request on April 8, 2009 does hereby approve a Notice of Intent for the City of Hancock to vacate Anthony St. from Spruce St. to Emma Street, a distance of 430 feet once the following conditions are met:

- A. Construction of Phase I of the Condon Field Athletic Complex begins.
- B. The new water main is installed and an easement is received by the city for the new route.
- C. Construct a paved walking path that connects Spruce Street with Emma Street.
- D. The cul-de-sac on the North end of Emma St. is constructed.
- E. The relocation of UPPCO electrical lines is completed.
- F. Construction of a storm water collection system for the site and an onsite storm water detention pond.

BE IT FURTHER RESOLVED that the Hancock City Council supports Finlandia University's Condon Athletic Complex development project that will enhance university student recruitment, provide the community with new recreation facilities, and enhance community sports offerings and programming.

AYES:

NAYES:

ABSENT:

ABSTAINING:

**C.** Possible action on the Sohlden Home located at 922 Summit Street motion to adjourn:  
Motion to adjourn.

Note: Posted: This 1st day of April, 2009.

All councilors were properly notified on 04-01-09 @ 10:00 a.m. by e-mail.

18 hours minimum notice

Karen Haischer, CMC

City Clerk

Mayor Laitila opened this public hearing on Wednesday, April 8, 2009 at 7:30 p.m. for the purpose of "Resolution of Intent to Vacate portion of Anthony Street" as requested in a petition from the Hancock Public School District and Finlandia University.

Present: Councilors Gemignani, Laitila, Belej, Slivon and Hainault.

Absent: Councilors McKenzie and Freeman.

Also present: City Clerk Karen Haischer, Chris Salani, Kurt Hauglie, John Vaara, Phil Johnson, Mitch Lake, Mr. and Mrs. Richard Salani, Michele Bourdieu, and representatives from Hitch, OHM and Gundlach/Champion.

Presentation: Chris Salani, Finlandia University, Director of Intercollegiate Athletics

Condon Field: "Campus and Community: Together for Good"

-Site Development-

Phase I

-Competition field and lighting

-Practice area - north and west

-Lockers/Grandstand (phase I and 2)

Phase II

-Nature Trail

-Softball Diamond

-Lighting Softball Diamond

-Alumni Pavilion

Phase III

-Tennis Courts

-Lighting Tennis Courts

-Highlights and Benefits- New Condon Athletic Complex

-4.0 million (+) project

Synthetic Competition Surface

Two full-size practice fields

Shared access and scheduling

-DIII Collegiate Amenities

Community Access

-Nature Trail

-Tennis Courts

-Softball Field

-Maintained by Finlandia

Together for Good

"Hancock Bulldogs"

-Varsity Football (games & practice)

-JV Football (games & practice)

-Middle School Football games (practice 2009)

Finlandia Lions

-Men's Soccer

-Women's Soccer

-Softball

-Cross Country

-Women's Tennis

-Football Future

Mutual Benefits

**Hancock Bulldogs**

State of the Art Facility

-Present to Envisioned (phases)

-Grandstand, Press Box Concession, Restroom and other amenities.

Increased Space

-Practice and competition.

Eliminates maintenance, utility and labor costs

-Annual average savings of an estimated \$25,000 +

Shared Access

-Flexibility in scheduling; space and time

Proximity to Collegiate Programs

-Coach, staff and student athlete development

Access to summer development programs

Recruitment Tools

**Finlandia Lions**

Space - Current and Future a "HOME"

Resource

-Recruiting, Community, Marketing and Visibility, Opportunity NCAA and Conference

Affiliation

**Hancock Community Benefit**

-Athletic Team Access and Use

-Community Specific Programming

Nature Trail, Tennis Courts, Softball Field- Little League/Girls Fast Pitch

Allow for new programming at the Hancock Ball Park

-Adult League/Fitness Programming

Increased Civic Pride and Commerce

-Signature Asset

-Events Revenue Generation

Event Management

-The full-service grandstand and visitor seating provides for up to 1500 seated spectators.

-Dedicated parking spaces = 425

-Phased (1. Practice Fields/Atlantic; 2. Emma and Forest)

Flexibility

-Scheduling

April - November

Morning through Night

-Lighting Systems, Green Technology, minimal residential saturation, improved through design and layout and managed and controlled.

-Equitable Access

Milestone Schedule

February 23, 2009 - Hancock Planning Commission Introduction

March 23, 2009 - Planning Commission Hearing

April 8, 2009 - City Council (Public Hearing and Special Meeting)

April 9, 2009 - Begin Design, Phase 1

May 26, 2009 - Begin Clear and Prep Site

June 10, 2009 - Start Athletic Field and Lighting

August 5, 2009 - Phase 1 complete

Public Comment:

Letters of project support

-Hancock Volunteer Fire Department

-Hancock Police Department

-Finlandia University

-Barry Givens

-Chris Salani

Planning Commission minutes of Monday, March 23, 2009

1. Richard Salani, Anthony Street

Former HCH football player, teacher and coach of the Bulldogs and home owner

(in the area) is in support of the project . Is a win win situation for all parties involved.

Mayor Laitila closed this public hearing at 7:52 p.m.

Mayor Laitila called this special meeting of the Hancock City Council to order in the Council Chambers on Wednesday, April 8, 2009 at 7:53 p.m. with Mayor William Laitila presiding. The United States Flag was honored by all in attendance with the following duly qualified Councilors being present: Councilors Gemignani, Laitila, Belej, Slivon and Hainault.

Moved by Councilor Belej and seconded by Councilor Hainault approving and adopting Resolution #5-09 as follows:

**CITY OF HANCOCK  
RESOLUTION OF INTENT  
TO VACATE PORTION OF ANTHONY STREET  
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WHEREAS, Finlandia University has proposed a \$4 million three phase construction project to redevelop the Condon Field Complex into a state of the art Division III Collegiate Complex including a new softball field, two full-size football practice fields and one new soccer/football field with synthetic competition surface, new lighting, a 1500 seat grandstand, new tennis courts, and a nature trail, and

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Moved by Councilor Belej and seconded by Councilor Hainault approving the above Resolution #5-09 as presented.

**NOTE: The Council is in agreement that item #3 under conditions, construct a paved walking path, may be completed at a later date when cost effective for Finlandia University. The Council reserves the right to review this condition at a later date.**

AYES: Councilors Hainault, Slivon, Belej, Laitila and Gemignani.

NAYES: None

ABSTAIN: None

Resolution Declared Adopted.

Moved by Councilor Hainault and seconded by Councilor Belej to excuse Councilors McKenzie and Freeman from tonight's meeting as they are out of town on vacation.

Yes: All

No: None

Motion Carried.

Moved by Councilor Hainault and seconded by Councilor Belej that this special meeting of the Hancock Council be adjourned. Time: 8:05 p.m.

Yes: All

No: None

Motion Carried.

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William Laitila, Mayor

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Karen Haischer, CMC City Clerk

This special meeting was properly posted and all Councilors properly notified.