

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on May 28, 2024, at 5:30 P.M., preceded by a Public Hearing at 5:25 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

1. Mayor Corcoran opened the Public Hearing at 5:25 P.M.

2. Public Hearing: To hear comment on Ordinance No. 549, an Ordinance to vacate Blue Jacket Street from Brogan Street to Fudally Street, Fudally street from Blue Jacket to East Street, East Street from Fudally Street to Geneva Street, and the Alley ROW East of Blue Jacket Street, North of Brogan, and South of Fudally Street, City of Ironwood, Gogebic County, Michigan.

Tom Bergman, Community Development Director, reviewed the proposed Ordinance and request to vacate the platted but non-developed right of ways as described in the Ordinance.

James Hudacek, who owns property to the east, expressed concerns about his property potentially becoming landlocked if the Ordinance is approved.

It was confirmed by Tom Bergman that Mr. Hudacek's property would not be landlocked by vacating the rights-of-ways in the Ordinance.

3. Mayor Corcoran closed the Public Hearing at 5:32 P.M.

A. Mayor Corcoran called the Regular Meeting to Order at 5:30 P.M.

B. Recording of the Roll.

PRESENT: Commissioners Andresen, Korpi, Mildren, Semo, and Mayor Corcoran

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of May 13, 2024.

Motion was made by Andresen, seconded by Korpi, to approve the Consent Agenda as presented. Unanimously passed by roll call vote.

D. Approval of the Agenda.

Motion was made by Mildren, seconded by Semo, and carried, to amend the Agenda to add Unfinished Business, Item R. Discuss and consider Change Order #1, for Northland Electric, DS, Inc., which is an increase of \$5,997.00 for the Curry Park Campground Electrical Upgrade Project; and New Business, Item X. Discuss and consider authorizing the City to seek bids for Phase 5A Water System Construction Project.

E. Approval of Monthly Check Register Report.

Motion was made by Semo, seconded by Mildren, to approve to approve the Check Register Report for April 2024 as presented. Unanimously passed by roll call vote.

F. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
There were none.

G. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
Steve Lundy, expressed concern about the property next to 338 E. Arch Street that mowed the Lawn twice in the last two years only and wished to report a safety concern of an exposed pipe sticking out of the ground at the same address above.

H. Presentation: Andrew DiGiorgio, Blight Update.

Andrew DiGiorgio, Ironwood Public Safety Department Director, provided a Blight update to the Commission and Public, stating that to date 61 initial Blight Letters have been mailed out to various blighted properties in the City. Within the next week, second letters will be mailed out to those who have not taken any action. Andrew also stated that Dennis Hewitt, Building Inspector, began the Condemnation Process on 3 properties and is looking into two additional properties to potentially begin the condemnation process as well.

Mayor Corcoran asked Andrew what the timeline is for Blight from the initial complaint to the City being able to act when a property owner doesn't do anything to clean up their property? Andrew reminded the Commission and Public that the Blight Process is a legal process that unfortunately takes 6-8 weeks (45-60 days) from the initial complaint received to when the City can legally begin action to clean up the property if there is no action by the property owner.

Another question was asked how the Public can best report blight? Andrew encourages the Public to report blight by calling Ironwood Public Safety at 906-932-1234 and pressing 0. If no one answers, leave a message with the address of the blighted property within the City.

I. Presentation: Bob Tervonen, Water Supply and Distribution System Update.

Bob Tervonen, Utility Manager, reviewed the Daily Water Usage Reports back to 1977. The Daily Water Usage Reports were able to highlight interesting events and show the correlation between extreme temperatures in the winter months, when the City found significant water leaks and most recently, show the increased efficiency seen in the City's water system with the recent water system improvements in the past few years. Since 2020, with the water system improvements, the City has been able to decrease its daily water usage by nearly a half million gallons of water used per day.

The Commissioners thanked Bob for his presentation.

UNFINISHED BUSINESS

J. Discuss and consider approving Change Order #9, for Jakes Excavating, which is an increase of \$2,467.50 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

Motion was made by Mildren, seconded by Semo, to approve Change Order #9, for Jakes Excavating, which is an increase of \$2,467.50 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- K. Discuss and consider approving Payment #7, for Jake's Excavating, in the amount of \$101,981.09 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

Motion was made by Mildren, seconded by Andresen, to approve Payment #7, for Jake's Excavating, in the amount of \$101,981.09 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- L. Discuss and consider awarding the bid for the 2024 Grader to Fabick Cat, in the amount of \$398,582, declare #72 (1998 Cat 140H) as surplus equipment, and authorize the sale of #72 with a minimum bid price set at \$30,000.

Motion was made by Semo, seconded by Mildren, to award the bid for the 2024 Grader to Fabick Cat, in the amount of \$398,582, declare #72 (1998 Cat 140H) as surplus equipment, and authorize the sale of #72 with a minimum bid price set at \$30,000. Unanimously passed by roll call vote.

- M. Discuss and consider adopting Ordinance No. 547, an Ordinance to rezone 316 Houk Street, Ironwood, Michigan, from C-1 Neighborhood Commercial to R-1A Residential.

Motion was made by Semo, seconded by Korpi, to adopt Ordinance No. 547, an Ordinance to rezone 316 Houk Street, Ironwood, Michigan, from C-1 Neighborhood Commercial to R-1A Residential. Unanimously passed by roll call vote.

- N. Discuss and consider adopting Ordinance No. 548, an Ordinance to rezone 1 Iron King Road, Ironwood, Michigan, from R-1A Residential to C-1 Neighborhood Commercial.

Motion was made by Semo, seconded by Mildren, to adopt Ordinance No. 548, an Ordinance to rezone 1 Iron King Road, Ironwood, Michigan, from R-1A Residential to C-1 Neighborhood Commercial. Unanimously passed by roll call vote.

- O. Discuss and consider adopting Ordinance No. 549, an Ordinance to vacate Blue Jacket Street from Brogan Street to Fudally Street, Fudally Street from Blue Jacket Street to East Street, East Street from Fudally Street to Geneva Street, and the Alley Right-of-Way East of Blue Jacket Street, North of Brogan, and South of Fudally Street.

Motion was made by Semo, seconded by Andresen, to adopt Ordinance No. 549, an Ordinance to vacate Blue Jacket Street from Brogan Street to Fudally Street, Fudally Street from Blue Jacket Street to East Street, East Street from Fudally Street to Geneva Street, and the Alley Right-of-Way East of Blue Jacket Street, North of Brogan, and South of Fudally Street. Unanimously passed by roll call vote.

- P. Discuss and consider renewal of a Lease Agreement with Up-N-Smoke BBQ, LLC.

Motion was made by Mildren, seconded by Semo, to renewal of a Lease Agreement with Up-N-Smoke BBQ, LLC. Unanimously passed by roll call vote.

- Q. Discuss and consider approval of a Sales Agreement with Up-N-Smoke BBQ, LLC.

Motion was made by Semo, seconded by Mildren, to approval of a Sales Agreement with Up-N-Smoke BBQ, LLC, with the Lease Agreement negated if the payment is made by May 31, 2024.

Unanimously passed by roll call vote.

R. Discuss and consider Change Order #1, for Northland Electric, DS, Inc., which is an increase of \$5,977.00 for the Curry Park Campground Electrical Upgrade Project.

Motion was made by Mildren, seconded by Andresen, to approve Change Order #1, for Northland Electric, DS, Inc., which is an increase of \$5,977.00 for the Curry Park Campground Electrical Upgrade Project. Unanimously passed by roll call vote.

NEW BUSINESS

S. Discuss and consider accepting the \$70,000 proposal for Strategic Housing Plan from HKGI.

Motion was made by Semo, seconded by Korpi, to accept the \$70,000 proposal for Strategic Housing Plan from HKGI. Unanimously passed by roll call vote.

T. Discuss and consider approving the Michigan Municipal Risk Management Authority Liability and Property Pool annual Insurance Coverage Proposal for \$176,951.

Motion was made by Mildren, seconded by Andresen, to approve the Michigan Municipal Risk Management Authority Liability and Property Pool annual Insurance Coverage Proposal for \$176,951. Unanimously passed by roll call vote.

U. Discuss and consider approving USDA Rural Development Letter of Conditions for the Phase 5 Sewer Project.

Motion was made by Semo, seconded by Mildren, to approve USDA Rural Development Letter of Conditions for the Phase 5 Sewer Project. Unanimously passed by roll call vote.

V. Discuss and consider Xcel Energy Good Faith Offer for Permanent Right of Way easement through Lot 2, Block 4, Reid Addition with a payment of \$5,500.

Motion was made by Semo, seconded by Mildren, to approve Xcel Energy Good Faith Offer for Permanent Right of Way easement through Lot 2, Block 4, Reid Addition with a payment of \$5,500. Unanimously passed by roll call vote.

W. Discuss and consider approving Bridge Maintenance Agreement between the City of Ironwood and the Town of Oma.

Motion was made by Mildren, seconded by Semo, and carried, to approving Bridge Maintenance Agreement between the City of Ironwood and the Town of Oma.

X. Discuss and consider authorizing the City to seek bids for Phase 5A Water System Construction Project.

Motion was made by Mildren, seconded by Korpi, and carried, to authorize the City to seek bids for Phase 5A Water System Construction Project.

Y. Manager Appointment's.

City Manager Paul Anderson re-appointed John Luppino and Annabelle O'Brien to the Ironwood Housing Commission for 5-year terms, expiring on June 30, 2029.

***Motion** was made by Semo, seconded by Mildren, and carried, to approve the Manager's re-appointments John Luppino and Annabelle O'Brien to the Ironwood Housing Commission for 5-year terms, expiring on June 30, 2029.*

Z. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Updates

- *The playground equipment at Hiawatha Park has been installed. We are looking to get some concrete formed and poured for ADA access as well as for sitting a new bench and picnic table that are being donated by the Semo family as well as a garbage and recycling can that the City has to put at this site. Final backfill and restoration of the woodchip area will happen when we prep this concrete area.*
- *The Clemens Street storm sewer and road work is continuing by Jakes Excavating as part of the 2024 Street Improvement project. Most of the storm pipes are in as they are working on the final segments of that work. Once the piping work is complete, they will work on the road restoration work.*
- *Phase 1 of the water plant project continues with CD Smith Construction. They are continuing exterior masonry and concrete flatwork and starting underground piping work to tie the new plant into the existing waterlines.*
- *Phase 2 of the water plant will have our permit in hand from EGLE any day now and then we will be able to continue with bidding in June - August with construction beginning summer 2025.*
- *The \$3MIL lead service line replacement project continues with Jakes Excavating. They have one service line crew working full time replacing services and another crew working on restoration. They are planning on putting both crews to restoration this week to make progress on all the services that have been installed to date. They have taken about 215 addresses off our list to date. They have replaced around 136 galvanized services with copper to date. 8 of those had the service replaced all the way from the house to the main line, with the remainder being from just the house to the curb stop (known as the "private side").*
- *Phase 5A water system design is being reviewed by EGLE for permit. We hope to have a permit in hand and will be out for bids soon. We are planning to do a Phase 5A where we will be issuing a few streets out to bid this summer where there is water only. Those streets under that first phase are: Lake Ave, Albany (Hemlock to Norrie St), Fredrick (Albany to Lowell), a little piece of Lawrence north of Francis to the highway, and lastly is Nightingale between Francis and Coolidge.*
- *Curry Park Campground: last week Jakes Excavating completed the replacement of the water system as part of the Lead Service Line project. Through a lot of coordination of restoration, water system work and last-minute efforts of water system testing, we were able to open last Friday as scheduled and had a great opening weekend.*

Managers Updates

- *Surveys for the new Comprehensive Plan 10-year update are out. We are in the middle of a yearlong process to update this guiding document for the City of Ironwood. The Boards and Commissioners have their own survey and then there is a public survey which has been sent out as well.*

- *Thanks to everyone that helped put on the Memorial Day parade and celebration at the Cemetery yesterday to honor the fallen soldiers of our armed forces.*
- *All five of the Summer Help positions have been filled. 3 workers started already and 2 workers will be starting when school is out in June.*
- *We have 3 openings in the DPW which will begin external advertising in the coming days. The open positions are in the water department, sewer department and equipment maintenance department.*
- *Congratulations to the Ironwood Tourism Council for putting on the first annual Find Your North music festival. There was three days of live music all throughout the City and lots of people came into Town for the event. The City is hopeful that the festival will continue into future years.*
- *I will not be at the June 10th City Commission meeting, as I will be out of town on a family vacation.*

AA. Other Matters.

Commissioner Semo stated the Hiawatha Playground ribbon cutting will take place on July 20, 2024 at 10:30 a.m.

Commission Mildren spoke about how many wonderful things are going on in Ironwood and how proud he is to live here.

Mayor Corcoran wished to thank Matt Sterbenz for speaking at the Peace Officer Memorial Event as well as the Memorial Day Program at the Cemetery stating he did a very nice job.

BB. Adjournment.

Motion was made by Semo, seconded by Andresen, and carried, to adjourn the meeting at 6:54 P.M.

Kim S. Corcoran, Mayor

Jennifer L. Jacobson, City Clerk