

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on October 14, 2024, at 5:30 P.M., preceded by Public Hearings at 5:05 P.M., 5:10 P.M., 5:15 P.M., 5:20 P.M. and 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 5:05 P.M.
2. Recording of the Roll.
PRESENT: Commissioners Andresen, Korpi, Mildren, Semo, and Mayor Corcoran
ABSENT: None
3. Public Hearing: To receive public comment on a proposed grant with USDA Rural Development in the amount of \$44,000 for two new police patrol vehicles. Lieutenant Matt Sterbenz presented information about the grant to the Commission and Public. Two questions were asked from the City Commission including what type of vehicle and if the City gets a discounted price on vehicle purchase. Lieutenant Sterbenz mentioned IPSD would potentially be looking at a Tahoe and confirmed, yes, the City does get discounted prices. No additional comments were received.
4. Mayor Corcoran closed the Public Hearing at 5:10 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:10 P.M.
 2. Public Hearing: To receive public comment on a Congressionally Directed Spending (CDS) grant under the USDA Rural Development Community Facilities (CF) program in the amount of \$481,000 for a new Fire Truck. Lieutenant Sterbenz reviewed the CDS Grant stating it is a 60/40 Shared Cost grant. Commissioner Semo asked if funds are budgeted for the City's cost share. Paul A., City Manager confirmed there are budgeted funds for the City's cost share with use of the remaining ARPA Covid funds. One public comment was heard asking what type of truck and the total truck cost? Lieutenant Sterbenz informed the Commission and Public that the new truck is required due to the age of the existing truck, the new truck will be a pumper/tanker truck, and the approximate cost is just under \$800,000. No additional comments were received.
 3. Mayor Corcoran closed the Public Hearing at 5:15 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:15 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 922 E. Ayer Street (52-24-102-260). Lieutenant Matt Sterbenz presented pictures and reviewed blight on the property. Three members of the Public commented requesting the City to proceed forward with

the blight property process stating they will see progress for a week or two, then more blight shows up. The property owner also commented that she is doing her best to clean the property up. No additional comments were received.

3. Mayor Corcoran closed the Public Hearing at 5:25 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:25 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 205 N. Curry Street (52-22-253-050). Lieutenant Matt Sterbenz presented pictures and reviewed the blight located on the Property. One comment was received from the public requesting that the City follow through with the blight process as the property is covered in filth. No additional comments were heard.

3. Mayor Corcoran closed the Public Hearing at 5:30 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:30 P.M.
 2. Public Hearing: To receive public comment on the condemnation of a Described Structure Constituting a Public Nuisance at 1010 N. Hemlock Street (52-15-356-040). Dennis Hewitt, Building Inspector, presented pictures of the structure at 1010 N. Hemlock, describing the faults on the property. Commissioner Semo asked if the Property reverts to the City after a condemnation? Mr. Hewitt indicated that the property does not transfer to the City. Two members of the Public spoke in favor of the City pursuing condemnation of the property. No additional comments were received.

3. Mayor Corcoran closed the Public Hearing at 5:39 P.M.

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- A. Mayor Corcoran called the Regular Meeting to Order at 5:39 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 September 23, 2024.

- 2) Review and Place on File:

- a. Downtown Ironwood Development Authority Meeting Minutes of July 25 and August 22, 2024.

- b. Ironwood Planning Commission Meeting Minutes of June 1, 2024.

- c. Human Relations and Equity Committee Quarterly Meeting Minutes of September 4, 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 approve the Agenda as presented.

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

F. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
Grant Boelter, spoke in support of sidewalks being replaced on both sides of the Streets in the City's Phase 5B Project Area, as discussed as an option at the City Commission Work Session.

UNFINISHED BUSINESS

G. Discuss and consider adopting Resolution #024-030, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 922 E. Ayer Street (52-24-102-260).

Motion was made by Semo, seconded by Mildren, to table action on Resolution #024-030, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 922 E. Ayer Street (52-24-102-260). Motion passed on a 4 to 1 roll call vote with Mayor Corcoran voting no.

H. Discuss and consider adopting Resolution #024-031, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 205 N. Curry Street (52-22-253-050).

Motion was made by Semo, seconded by Korpi, to adopt Resolution #024-031, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 205 N. Curry Street (52-22-253-050). Unanimously passed by roll call vote.

I. Consider declaring a public nuisance and order condemnation for the removal of a structure at 1010 N. Hemlock Street (52-15-356-040).

Motion was made by Andresen, seconded by Mildren, to declaring a public nuisance and order condemnation for the removal of a structure at 1010 N. Hemlock Street (52-15-356-040). Unanimously passed by roll call vote.

J. Discuss and consider approving the Rural Development Pay Package #15 in the amount of \$1,103,341.63 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.

Motion was made by Mildren, seconded by Andresen, to approve the Rural Development Pay Package #15 in the amount of \$1,103,341.63 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

K. Discuss and consider approving Change Order #1, for C.D. Smith, which is a decrease of \$250,800 for

the Water Treatment Plant Phase 2 Project and authorize the City Manager to sign all applicable documents.

Motion was made by Mildren, seconded by Korpi, to approve Change Order #1, for C.D. Smith, which is a decrease of \$250,800 for the Water Treatment Plant Phase 2 Project and authorize the City Manager to sign all applicable documents. Unanimously passed by roll call vote.

- L. Discuss and consider awarding the bid for 1,500 tons of Winter Street Sand to Jake's Excavating and Landscaping, LLC. in the amount of \$14,985.

Motion was made by Semo, seconded by Mildren, to award the bid for 1,500 tons of Winter Street Sand to Jake's Excavating and Landscaping, LLC. in the amount of \$14,985. Unanimously passed by roll call vote.

- M. Discuss and consider selling the 2000 Ford F750 Sand Truck for \$3,000 to Jake's Excavating and Landscaping, LLC.

Motion was made by Semo, seconded by Andresen, to sell the 2000 Ford F750 Sand Truck for \$3,000 to Jake's Excavating and Landscaping, LLC. Unanimously passed by roll call vote.

- N. Discuss and consider an Additional Services request by HDR Michigan, Inc., for \$37,500 for the Phase 1 Water Treatment Plant / Pump Station project and authorize the Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Korpi, to approve an Additional Services request by HDR Michigan, Inc., for \$37,500 for the Phase 1 Water Treatment Plant / Pump Station project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- O. Discuss and consider approving Change Order #4, for Jakes Excavating, which is an increase of \$8,762.96 for the 2024 Street Improvements Project and authorize the Mayor to sign all applicable documents.

Motion was made by Mildren, seconded by Andresen, to approve Change Order #4, for Jakes Excavating, which is an increase of \$8,762.96 for the 2024 Street Improvements Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- P. Discuss and consider approving Payment #4, for Jake's Excavating, in the amount of \$35,745.51 for the 2024 Street Improvements Project and authorize the Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Mildren, to approve Payment #4, for Jake's Excavating, in the amount of \$35,745.51 for the 2024 Street Improvements Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

NEW BUSINESS

- Q. Discuss and consider appointing two City Commissioners to serve on a Civic Center By-Law Revision Committee.

Motion was made by Semo, seconded by Korpi, and carried, to appoint Commissioners Mildren and

Semo from the City Commissioners to serve on a temporary Civic Center By-Law Revision Committee.

R. Discuss and consider Resolution #024-029 to comply with the provisions of PA 152.

***Motion** was made by Mildren, seconded by Korpi, to adopt Resolution #024-029 to comply with the provisions of PA 152. Unanimously passed by roll call vote.*

S. Discuss and consider adopting Resolution #024-032, a Resolution establishing authorized signatories for MERS contracts and service credit purchase approvals.

***Motion** was made by Mildren, seconded by Andresen, to adopt Resolution #024-032, a Resolution establishing authorized signatories for MERS contracts and service credit purchase approvals. Unanimously passed by roll call vote.*

T. Discuss and consider approving a Grant Agreement with Delta Dental Foundation for a \$47,700 Grant Award received for the Phase 2 Water Treatment Plant project.

***Motion** was made by Andresen, seconded by Korpi, to approve a Grant Agreement with Delta Dental Foundation for a \$47,700 Grant Award received for the Phase 2 Water Treatment Plant project. Unanimously passed by roll call vote.*

U. Discuss and consider approving a permanent Access Easement with the Gogebic Community College for the Pat O'Donnell Civic Center.

***Motion** was made by Semo, seconded by Mildren, to approve a letter of intent for a permanent Access Easement with the Gogebic Community College for the Pat O'Donnell Civic Center and authorize the City Manager to sign. Unanimously passed by roll call vote.*

V. Manager's Report.

City Manager Paul Anderson provided the following updates:

Engineering Updates

- The Memorial Building overflow parking lot is complete. Thanks to Jakes for a successful job on that and the Clemens Street project.*
- Jakes is starting up on the \$598,000 TMF grant this week. This is identifying material types of water services on 500+ unknown water services.*
- The \$3MIL lead service line replacement project continues with Jakes Excavating. Jakes is digging a few more services over the next few weeks and is focusing on paving all work prior to the 10/31/24 plant closing.*
- The City of Ironwood is leaps and bounds ahead of the majority of Michigan communities on Lead Service Line work.*
- Phase 5A water system project continues. By the end of this week, all pipe work will be complete on Lake, Albany, Fredrick, Lawrence and Nightingale Street. Road building work will be occurring this week and paving of all of these streets is going to be happening next week.*
- Phase 5B water and sewer project design is in progress. The bid will occur in winter of early 2025 and construction will occur in 2025 and 2026. This is roughly a \$11 MIL construction project. The work session occurred earlier today regarding the sidewalk installation costs.*

- *\$11MIL Phase 1 of the water plant project continues with CD Smith Construction. They are continuing final work towards getting the new pump station online in December.*
- *\$11MIL Phase 2 of the water plant: We had a construction kickoff meeting two weeks ago and submittals are starting to begin now. Construction of some of the phase 2 interior walls are expected to start in January or February.*
- *Delta Dental Grant \$47,700 was received.*
- *Curry Park Campground: We are waiting on the DNR bid spec review so that we can bid out some site furniture improvements this fall for the DNR grant project. The electrical project was completed last week by Northland Electric out of White Pine. DPW started doing some gravel pad improvements and restoration last Friday and will continue that work for the next two weeks. Also, I am having local contractor Nathan Hobbs do some work on the bathroom building with remodeling the shower walls and floor drains and demoing the dilapidated exterior cosmetic walls that are falling in disrepair.*
- *Curry Park Closeout Comparison: 2024: 1502 total reservations, \$70,735 in revenue collected 2023: 1514 total reservations, \$68,645 in revenue collected 2022: 1259 total reservations, \$48,200 in revenue collected. This year the Campground was opened for a shorter length of time than previous years due to the Spring and Fall construction projects.*
- *Library Community Spaces Grant Project: This project received 3 bids last week from Nasi, Luppino and Ruotsala with Ruotsala being the low bid at roughly \$675K. The project is planned for construction in 2025 with completion in the spring of 2026. We are meeting with the Contractor tomorrow to begin project planning and budget analysis.*

Managers Updates

- *Street Sand Bids to Jakes for \$9.99 / ton, and Gravel Bids to Jakes for \$11.14/ton. We are already taking delivery of much of the products with some gravel being delivered right to Curry park for the renovations there.*
- *DAP grant: congratulations to the Downtown Art Place for receiving a \$29,243 grant from Michigan Arts and Culture Council for their art services program and facility and equipment enhancements.*
- *HKGI is working on the Comp plan and the housing plan. Thanks to all of the community members who came out to the workshop meetings on October 1st, 2nd and 3rd. The next housing Development Sessions Topics and Dates:*
 - *October 16, 2024 @ 5:30 p.m. – Where and What*
 - *November 6, 2024 @ 5:30 p.m. – Get it Done!*
- *Reminder Social Pinpoint on website and on Facebook is where people can add information about places to see or renovate, etc.*
- *Nov. 5th General Election Updates:*
 - *The Clerk's office is very busy with Election related tasks. If you call and there is no answer, please leave a message and they will respond as able. Voters are encouraged to go to michigan.gov/vote for Election Information, review sample ballots and Absent Voters can track their Absentee Ballot status.*
 - *Ballot numbers, as of 10:30 a.m., 670 absentee ballots sent out and 338 returned.*
 - *The Public Accuracy Test of the voting machines will take place on Friday, October 18 at 8:00 AM in the Auditorium.*
 - *Early Voting at the Gogebic County Courthouse begins on Saturday, Oct. 26 and runs until Sunday, Nov. 3. Early Voting Polls are open at the Courthouse daily from 8:30 a.m. -4:30 p.m.*

October 14, 2024

- *Thanks to all that came out for Plaidurday on Friday 10/4/24. This year was the biggest event yet for Ironwood at over 800 people in the photo. The new social district was enjoyed by many and the festivities at City Square were really great and well attended under wonderful fall weather.*
- *We currently have three job openings posted right now:*
 - *HR Manager*
 - *Assistant Finance Director*
 - *Public Safety Officer*
- *Applications for the first two are being taken until filled and we will start reviewing resumes next Monday.*
- *Comprehensive Deer Management Hunt in the City of Ironwood opened Oct. 1. To date we have 12 people participating with 8 does and 1 buck harvested. For comparison, last year, there were 9 hunters, and 4 deer (3 does/1 buck) harvested during the CDMH.*
- *The Memorial Building will be closed on Thursday 10/17 after 11 a.m. for active shooter training for the applicable City Staff.*
- *Fall water main flushing will be the week of October 28th. The City will notify residents ahead of this work to expect dirty water and provide bottled water for those in need.*

W. Other Matters.

Commissioner Mildren commented on the Plaidurday Event being the largest to date and expressed excitement on the Lumberjacks showing up with their bus and team for the picture.


Commissioner Andresen asked if there were any updates available on a potential trail expansion project?

Mayor Corcoran thanked Ironwood Public Safety for their Blight and Code Enforcement efforts.

X. Adjournment.

Motion was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:31 P.M.


Kim S. Corcoran, Mayor


Jennifer L. Jacobson, City Clerk