

November 11, 2024

### Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on November 11, 2024, at 5:30 P.M., preceded by Public Hearings at 4:40 P.M., 4:55 P.M., 5:10 P.M., 5:15 P.M., and 5:20 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 4:50 P.M. (*opened 10 minutes late due to computer technical issues*)

2. Recording of the Roll.

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

ABSENT: Andresen (excused)

***Motion** was made by Mildren, seconded by Semo, and carried, to excuse Commissioner Andresen from the Public Hearings and Regular Commission meeting.*

3. Public Hearing: To receive public comment relative to a Blight Violation at 130 N. Mansfield Street. Lieutenant Matt Sterbenz shared pictures of the property and outlined the conversations and letters sent to the Property Owner. Mayor Corcoran asked about the timeline for Blight notices. No additional comments were received.

4. Mayor Corcoran closed the Public Hearing at 4:56 P.M.

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1. Mayor Corcoran opened the Public Hearing at 4:56 P.M.

2. Public Hearing: To receive public comment relative to a Blight Violation at 249 W. Oak Street. Lt. Sterbenz shared pictures of the property and outlined the dates letters were sent to the property owner. No additional comments were received.

3. Mayor Corcoran closed the Public Hearing at 5:00 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 relative to a Blight Violation at 614 N. Lake Street. Lt. Sterbenz shared pictures of the property and outlined the dates of the letters sent to the property owner, indicating no communication has been received from the property owner. Commissioner Semo asked what happens to the blight from the property? Lt. Sterbenz detailed what happens to various items depending on type of item. Albert Velmer commented that the owner of the property lives in a house on Ridge Street. No additional comments were received.

3. Mayor Corcoran closed the Public Hearing at 5:18 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:18 P.M.

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4. Public Hearing: To receive public comment relative to a Blight Violation at 738 Celia Street. Lt. Sterbenz shared pictures of the property and outlined the dates of the letters sent to the property owner, as well as conversations that took place with the property owner. Dave Logan, who indicated he owns the property commended that he is intending to work on the two vehicles in the driveway and intends to have them licensed and registered by mid-January. When asked how long they've been broken down in the driveway, Dave stated it's been since November of last year. No additional comments were received.
  5. Mayor Corcoran closed the Public Hearing at 5:26 P.M.
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1. Mayor Corcoran opened the Public Hearing at 5:26 P.M.
  2. Public Hearing: To receive public comment To receive public comment relative to a Blight Violation at 821 Celia Street. Lt. Sterbenz shared pictures of the property and outlined the dates letters were sent to the property owner. Lt. Sterbenz also stated that despite attempts to contact the owner, no conversations took place with the property owner. No comments were received.
  3. Mayor Corcoran closed the Public Hearing at 5:30 P.M.
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- A. Mayor Corcoran called the Regular Meeting to Order at 5:30 P.M.
- B. Recording of the Roll.  
PRESENT: Commissioners, Korpi, Mildren, Semo, and Mayor Corcoran  
ABSENT: Commissioner Andresen (excused)
- C. Approval of the Consent Agenda.
  - 1) a. Regular City Commission Meeting Minutes of October 28, 2024.
  - 2) Review and Place on File:
    - a. Ironwood Housing Commission Meeting Minutes of October 8, 2024.
    - b. Pat O'Donnell Civic Center Board of Directors Meeting Minutes of October 7, 2024.
    - c. Downtown Ironwood Development Authority Meeting Minutes of October 24, 2024.

***Motion*** was made by Semo, 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).

*Pat Gallinagh addressed the Commission on the Blight Agenda items including blight at 301 E. Houk Street and the 200 block of Tamarack Street.*

- F. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).

*Pete Sturgul addressed the Commission on the lack of available Childcare within the City of Ironwood. He recommended that the City consider using funds to subsidize childcare for families.*

## **UNFINISHED BUSINESS**

- G. Discuss and consider approving Change Order #9, for C.D. Smith, which is a decrease of \$67,207.38 for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Korpi, to approve Change Order #9, for C.D. Smith, which is a decrease of \$67,207.38 for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- H. Discuss and consider approving Rural Development Pay Package #16 in the amount of \$1,188,283.10 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Rural Development Pay Package #16 in the amount of \$1,188,283.10 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.*

- I. Discuss and consider adopting Resolution #024-043, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 130 N. Mansfield Street.

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #024-043, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 130 N. Mansfield Street. Unanimously passed by roll call vote.*

- J. Discuss and consider adopting Resolution #024-044, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 249 W. Oak Street.

***Motion** was made by Semo, seconded by Mildren, to adopt Resolution #024-044, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 249 W. Oak Street. Unanimously passed by roll call vote.*

- K. Discuss and consider adopting Resolution #024-045, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 614 N. Lake Street.

***Motion** was made by Semo, seconded by Mildren, to adopt Resolution #024-045, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 614 N. Lake Street. Unanimously passed by roll call vote.*

- L. Discuss and consider adopting Resolution #024-046, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 738 Celia Street.

***Motion** was made by Semo, seconded by Mildren, to adopt Resolution #024-046, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 738 Celia*

*Street. Unanimously passed by roll call vote.*

M. Discuss and consider adopting Resolution #024-047, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 821 Celia Street.

***Motion*** was made by Semo, seconded by Korpi, to adopt Resolution #024-047, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 821 Celia Street. Unanimously passed by roll call vote.

## **NEW BUSINESS**

N. Discuss and consider approval of the special event water rate for the races at the Ironwood Fairgrounds on December 27-28, 2024 and January 4-5, 2025.

***Motion*** was made by Semo, seconded by Mildren, to approve of the special event water rate for the races at the Ironwood Fairgrounds on December 27-28, 2024 and January 4-5, 2025. Unanimously passed by roll call vote.

O. Discuss and consider amending the Fee Schedule to include an EV charging rate and update the Curry Park Campground Rates.

***Motion*** was made by Semo, seconded by Korpi, to approve amending the Fee Schedule to include an EV charging rate and update the Curry Park Campground Rates. Unanimously passed by roll call vote.

P. Mayor's Appointments.

Mayor Corcoran re-appointed Marcus Re and Robert Stempihar and to the Pat O'Donnell Civic Center Board of Directors to fill three-year terms (terms expiring October 31, 2027).

***Motion*** was made by Semo, seconded by Mildren, and carried, to approve the Mayor's re-appointments of Marcus Re and Robert Stempihar to the Pat O'Donnell Civic Center Board to fill three-year terms (terms expiring October 31, 2027).

Q. Manager's Appointment.

City Manager Paul Anderson appointed David Harkness to the Ironwood Housing Commission to fill an unexpired five-year term (term expiring June 30, 2028).

***Motion*** was made by Semo, seconded by Mildren, and carried, to approve the City Manager's appointment David Harkness to the Ironwood Housing Commission to fill an unexpired five-year term (term expiring June 30, 2028).

R. Manager's Report.

*City Manager Paul Anderson provided the following updates:*

*Managers Updates*

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- *Start out with last week's Election: a huge thanks to Jen, Mara, and their team of election officials for putting on the Nov. 5 General Election. With a 53% voter turnout here in Ironwood, it was a huge day with all types of pressures and anxieties. Jen and the team held a successful election with no findings by the Board of Canvassers, despite the dozens of rule changes. Special thanks go out to IPSD for having officers here all throughout the 13-hour day and to all the election workers that worked so hard on election day. Also, thanks to County Clerk Ramona Collins on her last election and we wish her all the best in her upcoming retirement.*
- *HKGI is working on the Comp plan and the housing plan. Thanks to all the community members who came out to the workshop meetings in October and November. Reminder Social Pinpoint on website and on Facebook is where people can add information about places to see or renovate, etc.*
- *We in the hiring process for our two new positions*
  - *HR Manager: Bridget Braspenick is coming to join us on 11/25/24.*
  - *Assistant Finance Director: we are close to being able to announce this selection. They are anticipated to start on 12/2/24.*
  - *As well as Public Safety Officer at IPSD is still taking applications.*
- *Comprehensive Deer Management Hunt in the City of Ironwood opened Oct. 1. To date we have 12 people participating with 12 does and 1 buck harvested. The City Hunt closes Thursday and reopens for those who are eligible for after regular deer season on 12/1.*
- *Fall water main flushing happened two weeks ago. The water was much less dirty this time around since it was our second time this year flushing. That is the goal to flush twice a year but hasn't always happened.*
- *Upcoming events include Thanksgiving on 11/28, Warren Miller ski movie at HIT on 11/30, Jack Frost Parade on 12/7 and Mt Zion Snow Cross Nationals on 12/13-14/2024.*

#### *Engineering Updates*

- *Jakes has been working on the \$598,000 TMF grant for about 6 weeks. This is identifying material types of water services on ~520 unknown water services. So far in the NW corner of town, they have found 1 galvanized/lead line out of the first 112 lines: the rest were copper. This is good news for our long-term liability of number of services that need to be replaced. This section of town has all copper due to when they did the sewer separation project back in the 80s, they tore through all the water services while digging the new sewer.*
- *The \$3MIL lead service line replacement project continues with Jakes Excavating. Today they are digging next door at the Salem Lutheran church. They plan on getting asphalt at the end of this week to patch work done in the last couple of weeks. We are trying to focus on side street areas to stay away from main traveled ways.*
- *Phase 5A water system project is on hold for the season. Remaining work for next year consists of getting grass to grow, raising a couple of hydrants, paving the second lift of asphalt and other miscellaneous work.*
- *Phase 5B water and sewer project the design is in progress. The plan is to submit for sewer and water permits by the end of November and then have a bid package ready by January / February. Construction will occur in 2025 and 2026. This is roughly a \$11 MIL construction project.*
- *\$11MIL Phase 1 of the water plant project continues with CD Smith Construction. With a 12/15/24 substantial completion, they are beginning some of the startup process already with the electrical startup & training happening tomorrow. Completion for the Phase 1 project is currently 1/15/25.*

- *\$11MIL Phase 2 of the water plant is underway. We have biweekly meetings w/ the team. Phase 2 team is 95% the same as the Phase 1 team. Submittals are starting to begin now. Construction of some of the phase 2 interior walls are expected to start in December.*
- *Curry Park Campground: Work for the season is complete. Next spring DPW will work on getting grass to grow and needs to install a couple of trees/shrubs. Local contractor Nathan Hobbs did a great job in the bathroom building with remodeling the shower walls and floor drains and demoing the dilapidated exterior cosmetic walls that were falling in disrepair.*
- *Library Community Spaces Grant Project: The project is planned for construction in 2025 with completion in the spring of 2026. Library is working on issuing Notice of Award and getting the contract signed with Ruotsala Construction. This winter we will work with Ruotsala to come up with some value engineering options.*
- *Historic Ironwood Theatre's Community Spaces grant will be occurring in January / February for installing a new stage rigging system. This work is being done by Angelo Luppino Inc and a subcontractor of theirs who specializes in this type of work.*
- *Our lift station generator project has made recent progress. Last week Reform Electric and Xcel Energy were working on the electrical modifications for the generator. Midland has installed the propane tank. The generator is planned to arrive in January and be installed and hooked up at that time.*
- *UPS: Angelo Luppino Inc completed repairs to the building columns within the UPS building which we lease to UPS. UPS has paid us up front for this work and we are contracting the work with Luppino. This winter I need to research some floor drain improvements that UPS is interested in installing.*
- *Crane insurance claim work at DPW is now complete. Waiting on final billing to send to the insurance company.*
- *Memorial Building repairs: Angelo Luppino Inc., has been performing repairs to the building for tuckpointing and other maintenance issues on the building to keep it in good condition. This summer's repair bill came to around \$10,000 for the lift, labor, and materials.*
- *Tear down two houses:*
  - *City paid Farner to tear down the burned down house on Greenbush two weeks ago. The bulk of the expense for that was to bring all the material to the has materials landfill up by Ontonagon.*
  - *Gogebic County Land Bank is in the process tearing down two houses: one on Leonard and one on Mansfield. Many thanks go out to Lisa Hewitt and the Land Bank board for their assistance in making these project happen.*
- *A little over a year ago we gave notice to 5 Ironwood Township homes on North Star Road and one home on Junet road to disconnect from the City water system. The 5 homes on North Star all drilled wells this past summer. The home on Junet has received a grant from Community Action to drill their well. They should be complete with the new well in a couple of weeks and then we can disconnect our water line at Superior and Northland Ave. This undersized galvanized line has been leaking numerous times per year for decades. We will be happy to not have to service it any longer.*

S. Other Matters.

*Mayor Corcoran reminded the Public of the Tree Lighting Ceremony on November 21, from 6-7pm at Depot Park as part of the Jack Frost Festival. Commented on the wonderful Veteran's Day*

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*Program at Luther L.L. Wright School honoring our Veteran's and thanked the Election Staff and Ironwood Public Safety for being present for the November 5, 2024 Election.*

*Commissioner Mildren mentioned a touching Facebook post from a local historian about Armistice Day, prior to Veteran's Day, while wishing to recognize, thank, and pay special tribute to the Veteran's of our Communities.*

T. Consider going into closed session pursuant to MCL 15.268(a), personnel evaluation of the City Clerk.

***Motion*** was made by Semo, seconded by Korpi, to enter closed session at 6:12 P.M. pursuant to MCL 15.268(a), personnel evaluation of the City Clerk. Unanimously passed by roll call vote.

U. Return to Open Session.

***Motion*** was made by Korpi, seconded by Semo, and carried, to return to open session at 6:33 P.M.

*Mayor Corcoran and the Commissioners unanimously expressed that the City Clerk received an exemplary annual evaluation.*

V. Consider going into closed session pursuant to MCL 15.268(a), personnel evaluation of the City Manager.

***Motion*** was made by Semo, seconded by Mildren, to enter closed session at 6:34 P.M. pursuant to MCL 15.268(a), personnel evaluation of the City Manager. Unanimously passed by roll call vote.

W. Return to Open Session.


***Motion*** was made by Korpi, seconded by Mildren, and carried, to return to open session at 7:23 P.M.

X. Discuss and consider salary adjustment for the City Manager.

***Motion*** was made by Korpi, seconded by Semo, based on a unanimous excellent evaluation for the City Manager, to approve a salary increase of \$5.00 per hour, effective immediately, with future cost-of-living adjustments pursuant to the non-union staff, effective July 1, 2025. Mayor Corcoran also noted that this is amidst \$83MIL worth of projects happening within the City of Ironwood with grants paying for \$58MIL of that. Unanimously passed by roll call vote.

Y. Adjournment.

***Motion*** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 7:27 P.M.

  
Kim S. Corcoran, Mayor

  
Jennifer L. Jacobson, City Clerk