

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on November 25, 2024, at 5:30 P.M., preceded by Public Hearings at 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 Pro Tem Andresen opened the Public Hearing at 5:15 P.M.

2. Recording of the Roll.

PRESENT: Commissioners Korpi, Mildren, Semo, and Andresen

ABSENT: Mayor Corcoran (excused)

3. Public Hearing: To receive public comment relative to a Blight Violation at 45 Aurora Location. Director Andrew DiGiorgio shared pictures of the property and outlined the conversations and letters sent to the owner. No additional comments were received.

4. Mayor Pro Tem Andresen closed the Public Hearing at 5:17 P.M.

1. Mayor Pro Tem Andresen opened the Public Hearing at 5:20 P.M.

2. Public Hearing: To receive public comment relative to a Blight Violation at 301 E. Houk Street. Director DiGiorgio shared pictures of the property. Two comments from the public were received about the property. One indicated he knew the property owner and the trailer in the yard is broken. Another resident offered to help the property owner. No additional comments were received.

3. Mayor Pro Tem Andresen closed the Public Hearing at 5:24 P.M.

1. Mayor Pro Tem Andresen opened the Public Hearing at 5:25 P.M.

2. Public Hearing: To receive public comment relative to the Community Development Block Grant Application for the "MI-Neighborhood Program" in the City of Ironwood. Community Development Director Tom Bergman reviewed the MI-Neighborhood Program and the funding that the City was awarded to help enhance properties within the City of Ironwood. No additional comments were received.

3. Mayor Pro Tem Andresen closed the Public Hearing at 5:27 P.M.

A. Mayor Pro Tem Andresen called the Regular Meeting to Order at 5:30 P.M.

A moment of silence was held in honor and memory of Neil Corcoran, who retired from the City's Department of Public Works in 2023, after a 30-year career, and passed away unexpectedly on Monday, November 18.

B. Recording of the Roll.

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

ABSENT: Mayor Corcoran (excused)

Motion was made by Semo, seconded by Korpi, and carried, to excuse Mayor Corcoran from the Public Hearings and Regular Commission meeting.

C. Approval of the Consent Agenda.

- 1) Regular City Commission Meeting Minutes of November 11, 2024.
- 2) Review and Place on File:
 - a. Ironwood Housing Commission Meeting Minutes of November 12, 2024.
 - b. Human Relations & Equity Committee Meeting Minutes of October 8, 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 amend the Agenda to add Unfinished Business, items, U. Discuss and consider adopting Resolution #024-034-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 45 Aurora Street, and V. Discuss and consider adopting Resolution #024-035-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 E. Houk Street.

E. Review and Place on File:

1. Revenue & Expenditure Report.
2. Cash and Investment Summary Report.

Motion was made by Semo, seconded by Mildren, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending October 2024, and the Cash and Investment Summary Report for October 2024.

F. Approval of Monthly Check Register Report.

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

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).

Terry Kiefer addressed the Commission on Agenda item J. He purchased the home at 1010 N. Hemlock Street not knowing it was in the process of being condemned. Mr. Keifer informed the Commissioners that he made several updates to the property and is working with local electricians and HVAC contractors to make the house livable.

Kelli Stanczak addressed the Commission on Agenda item J. Ms. Stanczak indicated that she's been trying for 6 years to have that home condemned citing several opinions as to why she feels the property should be condemned.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit). There were none.

I. Presentation: 2024 Blight Update, Ironwood Public Safety Department.

Andrew DiGiorgio presented an update on Blight efforts to date in 2024. A few highlights noted include 290 letters being sent out, 141 grass notices, 23 grass cuttings by the City and only 6

properties requiring the City to perform the Blight clean-up. Andrew reiterated that the Blight process, despite taking time, does work with consistent efforts and diligence.

UNFINISHED BUSINESS

J. Discuss condemnation process status update at 1010 N. Hemlock Street.

***Motion** was made by Semo, seconded by Korpi, to extend the date for 1010 N. Hemlock Street to complete the updates required to make the property livable with heat, water, and electric, by 60 days, or January 24, 2025. Unanimously passed by roll call vote.*

K. Discuss and consider adopting Resolution #024-048, clean-up costs associated with the abatement of 205 N. Curry Street.

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #024-048, authorizing collection of clean-up costs associated with the abatement of 205 N. Curry Street. Unanimously passed by roll call vote.*

L. Discuss and consider adopting Resolution #024-049, clean-up costs associated with the abatement of 239 W. Ayer Street.

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #024-049, authorizing collection of clean-up costs associated with the abatement of 239 W. Ayer Street. Unanimously passed by roll call vote.*

M. Discuss and consider adopting Resolution #024-050, clean-up costs associated with the abatement of 257 E. Michigan Street.

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #024-050, authorizing collection of clean-up costs associated with the abatement of 257 E. Michigan Street. Unanimously passed by roll call vote.*

N. Discuss and consider approving Change Order #3, for Jake's Excavating, which is an increase of \$99,506.58 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents.

***Motion** was made by Mildren, seconded by Korpi, to approve Change Order #3, for Jake's Excavating, which is an increase of \$99,506.58 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.*

O. Discuss and consider approving Payment #3, for Jake's Excavating, in the amount of \$691,337.84 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Payment #3, for Jake's Excavating, in the amount of \$691,337.84 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.*

P. Discuss and consider approving Change Order #14, for Jake's Excavating, which is an increase of \$14,006.25 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Semo, seconded by Mildren, to approve Change Order #14, for Jake's Excavating, which is an increase of \$14,006.25 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

- Q. Discuss and consider approving Payment #13, for Jake's Excavating, in the amount of \$208,573.52 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Semo, seconded by Korpi, to approve Payment #13, for Jake's Excavating, in the amount of \$208,573.52 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

- R. Discuss and consider approving Change Order #10, for C.D. Smith, which is an increase of \$65,002.29 for the Water Treatment Plant Phase 1 Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Mildren, seconded by Semo, to approve Change Order #10, for C.D. Smith, which is an increase of \$65,002.29 for the Water Treatment Plant Phase 1 Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

- S. Discuss and consider approving Change Order #3, for C.D. Smith, which is an increase of \$76,303.25 for the Water Treatment Plant Phase 2 Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Mildren, seconded by Korpi, to approve Change Order #3, for C.D. Smith, which is an increase of \$76,303.25 for the Water Treatment Plant Phase 2 Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

- T. Discuss and consider approving Payment #1, to Reform Enterprises, LLC., in the amount of \$53,178.00 for the 2024 Bonnie Road Lift Station Generator Project.

Motion was made by Semo, seconded by Mildren, to approve Payment #1, to Reform Enterprises, LLC., in the amount of \$53,178.00 for the 2024 Bonnie Road Lift Station Generator Project. Unanimously passed by roll call vote.

- U. Discuss and consider adopting Resolution #024-034-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 45 Aurora Street.

Motion was made by Semo, seconded by Korpi, to adopt Resolution #024-034-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 45 Aurora Street. Unanimously passed by roll call vote.

- V. Discuss and consider adopting Resolution #024-035-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 E. Houk Street.

Motion was made by Semo, seconded by Mildren, to adopt Resolution #024-035-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 E. Houk Street. Unanimously passed by roll call vote.

NEW BUSINESS

W. Discuss and consider adopting Resolution #024-051, a Resolution approving a CDBG Application for MSHDA MI Neighborhood Grant for Housing Rehabilitation Project.

***Motion** was made by Semo, seconded by Mildren, to adopt Resolution #024-051, a Resolution approving a CDBG Application for MSHDA MI Neighborhood Grant for Housing Rehabilitation Project. Unanimously passed by roll call vote.*

X. Discuss and consider adopting Resolution #024-052, a Resolution to consider the condemnation of a Described Structure Constituting a Public Nuisance at 615 E. Tamarack Street, Ironwood, MI, and scheduling a Public Hearing for 5:25 p.m. on Monday, December 9, 2024.

***Motion** was made by Mildren, seconded by Korpi, to adopt Resolution #024-052, a Resolution to consider the condemnation of a Described Structure Constituting a Public Nuisance at 615 E. Tamarack Street, Ironwood, MI, and scheduling a Public Hearing for 5:25 p.m. on Monday, December 9, 2024. Unanimously passed by roll call vote.*

Y. Discuss and consider approving a Settlement Agreement between the City of Ironwood and HDR Michigan, Inc. providing an \$8,611.26 credit to the City for the removal of SCADA work from Phase I of the Water Treatment Plant Project.

***Motion** was made by Semo, seconded by Mildren, to approving a Settlement Agreement between the City of Ironwood and HDR Michigan, Inc. providing an \$8,611.26 credit to the City for the removal of SCADA work from Phase I of the Water Treatment Plant Project. Unanimously passed by roll call vote.*

Z. Discuss and consider the City Employee Gratuity for the Holiday Season.

***Motion** was made by Semo, seconded by Korpi, to approve the City Employee Gratuity for the Holiday Season. Unanimously passed by roll call vote.*

AA. Discuss and consider Michigan Baseball Congress Proposal for using Randa Field.

***Motion** was made by Semo, seconded by Korpi, to authorize the City Manager to proceed forward with the Michigan Baseball Congress to work toward an Agreement for use of the Randa Field. Unanimously passed by roll call vote.*

BB. Manager's Report.

City Manager Paul Anderson provided the following updates:

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 north part of town, they have found 4 galvanized/lead line out of the first 150 lines: the rest were copper. This is good news for our long-term liability of number of services that need to be replaced. Running almost two crews per day.*
- The \$3MIL lead service line replacement project with Jakes Excavating is about to shut down for the winter season. There aren't many more that we can do with winter conditions about to set in.*

- *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 in December 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 with more trainings and startups the week of 12/10/24. They completed the tie in of one of the two new 16" lines coming out of the plant into the existing 16" lines that go to town. The second tie-in will be completed this week. Final 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. Today they installed the new sign posts on the highway and will hang the signs (one on each side) in the coming days. These posts match the details for the Ironwood sign by the MI Welcome Center at the west end of town on US2. Next spring DPW will work on getting grass to grow and needs to install a couple of trees/shrubs. Next year DPW will pave some of the spaces that were left by the removal of the bathroom exterior walls.*
- *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. They are having some planning meetings in early December.*
- *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.*
- *I will be putting together a list of projects that need to be bid out this winter and get that on an upcoming Commission agenda to get authorization to go out for bids for those projects.*
- *I am working on an update to the GIWA Project Performance Certification Workplan for things that Ironwood is doing to reduce our Inflow and Infiltration within our sanitary sewer system. That update is due to EGLE on 12/31/24.*
- *Part of that plan is the work that I am doing to get the 15 commercial buildings to disconnect their roof drains from the City Sanitary sewer system. I am working with each business to have them get a plan to disconnect by 7/1/25 as required by the City's letter sent out this past summer.*

Managers Updates

- *HKGI is working on the Comp plan and the housing plan. They have a draft site layout plan for the 17-acre Ayer St parcel, which is exciting to see. They will be in touch soon w/ further updates and drafts of the plans.*
- *Update on open positions:*

- *HR Manager: Bridget Braspenick started today.*
- *Assistant Finance Director: Matt Igl is going 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 is closed until 12/1 except for those w/ a buck tag.*
- *Auditors are almost complete with the annual audit. Everything is looking good at this point.*
- *Staff are working on the Capital Improvement Project process. This is the beginning of our 8 month budgeting process for the new fiscal year beginning July 1st 2025.*
- *Upcoming events include Thanksgiving on Thursday for which we will be closed TH and FRI this week, Warren Miller ski movie at HIT on Saturday 11/30, Jack Frost Parade on Saturday 12/7 and Mt Zion Snowcross Nationals on 12/13-14.*
- *Reminder for garbage collection: if your garbage or recycling isn't taken, please leave it out on the next business day. Sometimes there are mechanical issues, and the collectors are not able to finish a route.*
- *There will be no changes to the garbage collection routes / days / times this week for Thanksgiving. Please plan on your normal garbage day.*
- *Lights will be hung on US2 and BR2 in the coming days by DPW.*
- *We are back in to snow plowing season. Please remember to comply with the no overnight parking rules from now until April 1st.*

CC. Other Matters.

Commissioner Semo reminded the public that the new signs designed with the assistance of the HREC are installed, commented that he stopped into one of the newest cannabis stores and thought it was neat to see the rules set by the Commission instituted within the store.

Commissioner Mildren wished the staff and public a very Happy Thanksgiving.

Mayor Pro Tem Andresen wished to thank his fellow Commissioners and Jen for the guidance and direction with running the meeting which he doesn't often do.

DD. Adjournment.

Motion was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 7:00 P.M.

David Andresen, Mayor Pro Tem



Jennifer L. Jacobson, City Clerk

