

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on October 28, 2024, at 5:30 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

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 October 14, 2024.

2) Review and Place on File:

a. Ironwood Housing Commission Meeting Minutes of September 10, 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 Andresen, and carried, to approve the Agenda as presented.*

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 September 2024, and the Cash and Investment Summary Report for September 2024.*

F. Approval of Monthly Check Register Report.

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

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

Brian Roehm spoke Agenda Item I, indicating that the blight at 922 E. Ayer Street is all being brought to 929 E. Ayer Street.

Marissa Spence addressed the Commission on Agenda Item W, encouraging the Commission to pass Resolution #024-035 scheduling a Public Hearing on the Blight at 301 E. Houk Street.

Johnathan Rulseh addressed the Commission on Agenda Item T, expressing the need for sidewalks on both sides of the street to ensure safety and as represented in the City's Comprehensive Plan.

Ellen Metko addressed the Commission on Agenda Item T, expressing the need for sidewalks on both sides of the street and to walk to the downtown area.

Rob Peske addressed the Commission on Agenda Item T, specifically to ask that the Commission consider concrete curbs for longevity and appeal to help attract more families to Ironwood.

Steve Frank addressed the Commission on Blight, expressing his concern on the City's Blight process and dates within the Blight Resolutions.

Grant Boelter addressed the Commission on Agenda Item T, specifically to ask that sidewalks be considered on both sides of the street in the Project Area.

Will Andresen addressed the Commission on Agenda Item T, citing safety statistics to encourage the Commission to not go backwards and keep sidewalks on both sides of the street.

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

Ellen Metko asked the Commission if residents are permitted to live in a motorhome next to a house within the City or if there are Ordinances against that?

Curt Martell addressed the Commission on his work trimming and brushing trees at Norrie Park asking permission to drive his truck down to the old change house.

Steve Frank addressed the Commission expressing concern with a blight property on Oak Street, blight downtown, and potential hazardous waste on Alfred Wright Boulevard.

UNFINISHED BUSINESS

- I. 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 Korpi, 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). Unanimously passed by roll call vote.*

- J. Discuss and consider approving Change Order #8, for C.D. Smith, which is an increase of \$204,228.27 for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Semo, to approve Change Order #8, for C.D. Smith, which is an increase of \$204,228.27 for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- K. Discuss and consider approving Change Order #13, for Jake's Excavating, which is an increase of \$1,974.00 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Change Order #13, for Jake's Excavating, which is an increase of \$1,974.00 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 approving Payment #12, for Jake's Excavating, in the amount of \$87,067.70 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Andresen, to approve Payment #12, for Jake's Excavating, in the amount of \$87,067.70 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- M. Discuss and consider approving Change Order #2, for Jake's Excavating, which is an increase of \$245,655.00 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Change Order #2, for Jake's Excavating, which is an increase of \$245,655.00 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- N. Discuss and consider approving Payment #2, for Jake's Excavating, in the amount of \$273,172.07 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Mildren, to approve Change Order #2, for Jake's Excavating, which is an increase of \$245,655.00 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- O. Discuss and consider approving Change Order #2, for C.D. Smith, which is an increase of \$51,800 for the Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Change Order #2, for C.D. Smith, which is an increase of \$51,800 for the Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- P. Discuss and consider approving Change Order #2, for Northland Electric, LLC., which is an increase of \$1,554.45 for the 2024 Curry Park Electrical Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Andresen, to approve Change Order #2, for Northland Electric, LLC., which is an increase of \$1,554.45 for the 2024 Curry Park Electrical Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- Q. Discuss and consider approving Payment #3, for Northland Electric, LLC., in the amount of \$56,337.45 for the 2024 Curry Park Electrical Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Andresen, to approve Payment #3, for Northland Electric, LLC., in the amount of \$56,337.45 for the 2024 Curry Park Electrical Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

- R. Discuss and consider approval for Ironwood Public Safety to purchase 2024 Chevrolet Tahoe PPV from Berger Chevrolet, for \$55,034, through MiDeal.

***Motion** was made by Mildren, seconded by Andresen, to approve Ironwood Public Safety purchasing a 2024 Chevrolet Tahoe PPV from Berger Chevrolet, for \$55,034, through MiDeal. Unanimously passed by roll call vote.*

- S. Discuss and consider the approval of an Intent to Apply Form for FY26 funding for the Newport Heights neighborhood water system infrastructure through the State of Michigan Environment, Great Lakes and Energy.

***Motion** was made by Semo, seconded by Andresen, and carried, to approve an Intent to Apply Form for FY26 funding for the Newport Heights neighborhood water system infrastructure through the State of Michigan Environment, Great Lakes and Energy.*

- T. Discuss and consider authorizing direction to Coleman Engineering for Phase 5B City funded street, sidewalk, and curb costs.

***Motion** was made by Mildren, seconded by Korpi, to authorize Coleman Engineering to design the Phase 5B Road and Sidewalk Project to include the following street, curb and sidewalk options: Repaving of the second half of the road where there is waterline work only, to replace the old concrete curb with new asphalt curb, with an alternate option of replacing the old concrete curb new concrete curb, and to replace sidewalks on both sides of the Street only where the existing sidewalks are in bad condition. Unanimously passed by roll call vote.*

- U. Discuss and consider adopting Resolution #024-033, to schedule a Public Hearing on Monday, November 11, 2024, at 4:40 P.M., to hear comment on a blight violation of 130 N. Mansfield Street.

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #024-033, to schedule a Public Hearing on Monday, November 11, 2024, at 4:40 P.M., to hear comment on a blight violation of 130 N. Mansfield Street. Unanimously passed by roll call vote.*

- V. Discuss and consider adopting Resolution #024-034, to schedule a Public Hearing on Monday, November 11, 2024, at 4:45 P.M., to hear comment on a blight violation of 45 Aurora Location.

***Motion** was made by Semo, seconded by Mildren, and carried, to adopt Resolution #024-034, to schedule a Public Hearing on Monday, November 11, 2024, at 4:45 P.M., to hear comment on a blight violation of 45 Aurora Location.*

- W. Discuss and consider adopting Resolution #024-035, to schedule a Public Hearing on Monday, November 11, 2024, at 4:50 P.M., to hear comment on a blight violation of 301 E. Houk Street.

***Motion** was made by Andresen, seconded by Korpi, and carried, to adopt Resolution #024-035, to schedule a Public Hearing on Monday, November 11, 2024, at 4:50 P.M., to hear comment on a blight violation of 301 E. Houk Street.*

X. Discuss and consider adopting Resolution #024-036, to schedule a Public Hearing on Monday, November 11, 2024, at 4:55 P.M., to hear comment on a blight violation of 249 W. Oak Street.

***Motion** was made by Semo, seconded by Korpi, and carried, to adopt Resolution #024-036, to schedule a Public Hearing on Monday, November 11, 2024, at 4:55 P.M., to hear comment on a blight violation of 249 W. Oak Street.*

Y. Discuss and consider adopting Resolution #024-037, to schedule a Public Hearing on Monday, November 11, 2024, at 5:00 P.M., to hear comment on a blight violation of 228 W. Ayer Street.

***Motion** was made by Andresen, seconded by Korpi, and carried, to adopt Resolution #024-037, to schedule a Public Hearing on Monday, November 11, 2024, at 5:00 P.M., to hear comment on a blight violation of 228 W. Ayer Street.*

Z. Discuss and consider adopting Resolution #024-038, to schedule a Public Hearing on Monday, November 11, 2024, at 5:05 P.M., to hear comment on a blight violation of 215 Bonnie Street.

***Motion** was made by Andresen, seconded by Korpi, and carried, to adopt Resolution #024-038, to schedule a Public Hearing on Monday, November 11, 2024, at 5:05 P.M., to hear comment on a blight violation of 215 Bonnie Street.*

AA. Discuss and consider adopting Resolution #024-039, to schedule a Public Hearing on Monday, November 11, 2024, at 5:10 P.M., to hear comment on a blight violation of 614 N. Lake Street.

***Motion** was made by Korpi, seconded by Andresen, and carried, to adopt Resolution #024-039, to schedule a Public Hearing on Monday, November 11, 2024, at 5:10 P.M., to hear comment on a blight violation of 614 N. Lake Street.*

BB. Discuss and consider adopting Resolution #024-040, to schedule a Public Hearing on Monday, November 11, 2024, at 5:15 P.M., to hear comment on a blight violation of 738 Celia Street.

***Motion** was made by Mildren, seconded by Semo, and carried, to adopt Resolution #024-040, to schedule a Public Hearing on Monday, November 11, 2024, at 5:15 P.M., to hear comment on a blight violation of 738 Celia Street. Unanimously passed by roll call vote.*

CC. Discuss and consider adopting Resolution #024-041, to schedule a Public Hearing on Monday, November 11, 2024, at 5:20 P.M., to hear comment on a blight violation of 821 Celia Street.

***Motion** was made by Andresen, seconded by Semo, and carried, to adopt Resolution #024-041, to schedule a Public Hearing on Monday, November 11, 2024, at 5:20 P.M., to hear comment on a blight violation of 821 Celia Street.*

DD. Discuss and consider adopting Resolution #024-042, to schedule a Public Hearing on Monday, November 11, 2024, at 5:25 P.M., to hear comment on a blight violation of 737 Leonard Street.

***Motion** was made by Mildren, seconded by Korpi, to adopt Resolution #024-042, to schedule a Public Hearing on Monday, November 11, 2024, at 5:25 P.M., to hear comment on a blight violation of 737 Leonard Street. Unanimously passed by roll call vote.*

EE. Mayor's Appointment.

Mayor Corcoran appointed Donald Pellinen to the Pat O'Donnell Civic Center Board to fill an unexpired three-year term (term expiring October 31, 2025).

***Motion** was made by Semo, seconded by Andresen, and carried, to approve the Mayor's appointment of Donald Pellinen to the Pat O'Donnell Civic Center Board to fill an unexpired three-year term (term expiring October 31, 2025).*

Mayor Corcoran appointed Thomas Sams to the Park and Recreation Committee to fill a vacant three-year term (term expiring July 1, 2027).

***Motion** was made by Semo, seconded by Korpi, and carried, to approve the Mayor's appointment of Thomas Sams to the Park and Recreation Committee to fill a vacant three-year term (term expiring July 1, 2027).*

FF. Manager's Appointment.

City Manager Paul Anderson appointed Paul Zysk to the Ironwood Housing Commission to fill an unexpired five-year term (term expiring June 30, 2027).

***Motion** was made by Semo, seconded by Andresen, and carried, to approve the City Manager's appointment of Paul Zysk to the Ironwood Housing Commission to fill an unexpired five-year term (term expiring June 30, 2027).*

GG. Manager's Report.

City Manager Paul Anderson provided the following updates:

Engineering Updates

- *Jakes has been working on the \$598,000 TMF grant the past few weeks. This is identifying material types of water services on 500+ unknown water services. So far in the NW corner of town, they are finding almost all copper service lines. This is good news for our long-term liability of number of services that need to be replaced.*
- *The \$3MIL lead service line replacement project continues with Jakes Excavating. Last week Jakes got Luppino to pave all of the services that we had done in the past few months. They are going to be digging a few more yet this fall that may need to be cold patched for over the winter and repaved next spring. We are trying to focus on side street areas to stay away from main traveled ways.*
- *Phase 5A water system project continues. The first lift of paving is on Lake Ave and Frederick Street already. We are hoping to pave Albany, Lawrence, and Nightingale Street by the end of the week. Additional restoration work will remain into next spring.*
- *Phase 5B water and sewer project the 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.*
- *\$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.*
- *Curry Park Campground: Our DPW did a great job the last two weeks with doing a lot of work on the restoration from the electrical project as well as improving the gravel driveways around all the sites. 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.*
- *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. Reform Electric has installed the concrete pads for the generator and Midland has installed the propane tank. The generator is planned to arrive in January and be installed and hooked up.
- UPS: Angelo Luppino Inc is in the middle of installing some improvements 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.
- Crane insurance claim work at DPW is being finalized this week. The crane company is performing the necessary electrical wiring work to hook up the crane.
- 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. We thank them for performing this work.

Managers Updates

- Our active shooter training held here at the Memorial Building last week was a complete success. It spurred some great conversations about improvements and safeguards that are needed to be done within the building. We would like to thank Officer Collin Clausen who provided the training. He did a really great job and is very well trained and educated on the topic. I will be looking into implementing and fixing some of the issues that we identified.
- 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 1, 2 and 3rd and 16th. The next housing **Development Sessions Topics and Dates:**
 - November 6, 2024 – 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. 5 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., 784 absentee ballots sent out and 624 returned.
 - Early Voting at the Gogebic County Courthouse began on Saturday, Oct. 26 and runs until Sunday, Nov. 3. Early Voting Polls are open at the Courthouse daily from 8:30am -4:30pm
- We in the hiring process for our two new positions
 - HR Manager
 - Assistant Finance Director
 - As well as Public Safety Officer at IPSD
 - Applications for the first two are being taken until filled.
- 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.
- Fall water main flushing is occurring this week. Bottled water is available at IPSD for those in need.
- We have had a couple of new businesses open in the last few months. We would like to welcome Chad Pertile for opening the Iron Range Auto Repair in the old carwash structure at Douglas and US2 as well as Agate Surprise for opening in the old Ironwood Glass Building.

HH. Other Matters.

Commissioner Semo thanked the City Staff for managing multiple huge projects throughout the City and commended on blight season getting close to an end for this year.

Commissioner Mildren asked about the Compost Site. Paul Anderson informed the Commission and the Public that the Compost Site will be open standard hours through Saturday, November 9, 2024.

Commissioner Andresen asked about the Hydrant Flushing. Utilities Manager, Bob Tervonen, indicated that Hydrant is part of required annual maintenance of a Communities Water System and will likely continue every six months. Commissioner Andresen also asked about Absentee and Early Voting Ballots. Clerk Jen Jacobson answered the voting related questions and encouraged the Public to reach out to the Clerk's Office with any voting related questions.

Mayor Corcoran reminded the Public that Trick-or-Treating on Halloween takes place from 4:00-7:00pm. Mayor Corcoran also mentioned that the County is sending a very nice thank you to the City recognizing DPW Employee Jeff Wieneri for his work and dedication for helping at the fairgrounds on his own time.

II. Adjournment.

Motion was made by Mildren, seconded by Semo, and carried, to adjourn the meeting at 7:20 P.M.


Kim S. Corcoran, Mayor


Jennifer L. Jacobson, City Clerk