

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on January 27, 2025, 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 5:32 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 January 13, 2025.

2) Review and Place on File:

a. Parks and Recreation Meeting Minutes of December 2, 2024.

b. Ironwood Carnegie Library Board Meeting Minutes of December 17, 2024.

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

D. Approval of the Agenda.

Motion was made by Semo, seconded by Mildren, 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 December 2024, and the Cash and Investment Summary Report for December 2024.

F. Approval of Monthly Check Register Report.

Motion was made by Korpi, seconded by Mildren, to approve the Check Register Report for December 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 Keefer spoke on Agenda Item O., providing updates that he has done to make the home livable again. He is currently waiting on the contractor to connect the furnace and once the furnace is connected, the water can be turned on.

Kelly Stanczak spoke on Agenda Item O., requesting that the Commission follow through with the condemnation of 1010 N. Hemlock Street, citing that the north wall is not fixed, the yard is still in disarray, and there is no water in the house.

Steve Frank spoke on Agenda Item N., requesting that the Commission not deface the historic Memorial Building by adding a wall and bullet proof glass in the offices mentioning several reasons why the office staff do not need bullet proof glass.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit). *Steve Frank commented on the City Commission meetings not being live streamed adequately, commented on there being no city newsletter, and asked about the Survey Results from the DEI Committee survey earlier this year.*

UNFINISHED BUSINESS

- I. Discuss and consider approving the revised Rural Development Pay Package #18 in the amount of \$597,868.68 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.

Motion was made by Andresen, seconded by Korpi, to approve the revised Rural Development Pay Package #18 in the amount of \$597,868.68 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.

- J. Discuss and consider approving Change Order #16, for Jake's Excavating, which is a decrease of \$146,354.58 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 #16, for Jake's Excavating, which is a decrease of \$146,354.58 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 #15, for Jake's Excavating, in the amount of \$35,056.08 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 Payment #15, for Jake's Excavating, in the amount of \$35,056.08 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 #5, for Jake's Excavating, in the amount of \$18,192.62 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 Payment #5, for Jake's Excavating, in the amount of \$18,192.62 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- M. Discuss and consider awarding the bid for the 615 E. Tamarack Street Demolition Project, to Angelo Luppino, Inc., in the amount of \$25,605.00.

Motion was made by Semo, seconded by Korpi, to award the bid for the 615 E. Tamarack Street Demolition Project, to Angelo Luppino, Inc., in the amount of \$25,605.00. Unanimously passed by roll call vote.

- N. Discuss and consider Memorial Building Safety Improvements and authorize the Mayor to sign all applicable documents.

Motion was made by Mildren, seconded by Andresen, to approve the Memorial Building Safety Improvements inclusive of bullet proof glass, and authorize the Mayor to sign all applicable documents. Motion passed on a 4:1 roll call vote, with Mayor Corcoran voting no.

- O. Discuss and consider Condemnation update of 1010 N. Hemlock Street.

Motion was made by Semo, seconded by Mildren, to release the Condemnation on 1010 N. Hemlock Street and allow the property owner to continue improving the Property with another progress update to be given within the next two months. Unanimously passed by roll call vote.

- P. Discuss and consider adopting the City's Six-Year Capital Improvement Plan.

Motion was made by Semo, seconded by Korpi, to adopt the City's Six-Year Capital Improvement Plan. Unanimously passed by roll call vote.

- Q. Staff update on 2024 Round 9 Neighborhood Enhancement Program Grant project through Michigan State Housing Development Authority grant funding.

Tom Bergman, Community Development Director, provided an update on the MSHDA Neighborhood Enhancement Program (NEP). In 2024, two houses in the Douglas and Curry neighborhoods received \$43,125 in exterior improvements to enhance their appearance. Since 2020, the City has used this program to fund \$179,870 in improvements to nine houses in Ironwood, improving the visual appeal of the neighborhoods. The program has now been replaced by the MSHDA MI-Neighborhood grant program.

NEW BUSINESS

- R. Discuss and consider authorizing City Staff to go out for bids for the 2025 Longyear Park playground project.

Motion was made by Semo, seconded by Mildren, and carried, to authorize City Staff to go out for bids for the 2025 Longyear Park playground project.

- S. Discuss and consider authorizing City Staff to go out for bids for the 2025 Concrete project.

Motion was made by Semo, seconded by Mildren, and carried, to authorize City Staff to go out for bids for the 2025 Concrete project.

- T. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Updates

- \$11MIL Phase 1 of the water plant project continues with CD Smith Construction. Our operator and the project staff are working through some substantial completion issues continuing this week. They have had a couple different trials of pumping water with the lift station and are still working on resolving a couple last issues before they go to full time use of the new pump station. They plan on another trial run with the new plant this Thursday and Friday. Once these issues are resolved we will deem the project substantially complete*

and the one-year warranty period will begin. There will be a few issues left to finish up in the spring, such as the fence and some roadway construction, that will have a separate substantial completion date of 5/31/25. Final completion of Phase 1 will be 5/31/25.

- \$11MIL Phase 2 of the water plant is underway. They have begun forming some of the concrete walls on the interior of the building. Many items for Phase 2 construction are going through the submittal and ordering process timeline right now. Once the frost leaves the ground this spring, a lot will start happening with the construction of the garage and the 250,000-gallon clear well. A lot of the Phase 2 work will be completed by fall 2025 and all work is anticipated to be complete by spring or early summer 2026.
- Phase \$11MIL 5B water and sewer project the design is in its final steps. We are still waiting on MDOT and EGLE water permits and we are hoping the project is out to bid sometime in early February with construction slated for early June if we can get through the USDA RD loan closing efficiently. Construction will occur over both the 2025 and 2026 construction seasons.
- 2025 Small Urban Grant Project Update: \$375K grant will be split between these two projects:
 - Project 1 (\$625K): going to replace the water main and street on Superior St from US2 to the City boundary, will repave Curry St around the school. Permits are back and Coleman is working on final project details to submit to MDOT. Should be in April with Construction this summer.
 - Project 2 (\$177K): Chip seal the following roads:
 - Greenbush north of US2
 - Frenchtown Road
 - Brogan St
 - Penokee Road
 - South Suffolk St
 - Burma Road
- Permits are now back from EGLE and now MDOT has requested obligation of funds and will the bidding process. Should be on either the March or April bid letting and construction will occur this summer.
- Our sewer lift station generator project is waiting for the generator to arrive in the next two weeks and be installed and hooked up at that time. A grant application has been made by the City staff through our insurance company to help offset the cost of this investment.
- Work on the Historic Ironwood Theatre's Community Spaces grant is still in process 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. The project is going well.
- Projects on hold for winter season:
- Jakes worked on the \$598,000 TMF grant for about two months in Nov and Dec 2024. They then shut down for the season. This is identifying material types of water services on ~520 unknown water services. So far, they have found 7 galvanized/lead lines out of the first 249 lines: the rest were copper. 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 with Jakes Excavating is shut down for the winter season. There aren't many more that we can do with winter conditions about to set in. Coleman has submitted the MDOT ROW permit for the LSLR project for the 6 businesses on HWY 2 and Bus HWY 2. This was completed late last week (12/17/24). To date, we have changed out 253 galvanized lines out with Copper. Another 163 lines were suspected to be galvanized but were found to be Copper.

- *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.*
- *Curry Park Campground: 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 summer 2025 with completion in the spring of 2026.*

Managers Updates

- *The Scanning Temp Hire is scheduled to start next week on Monday. Computer Doctors has hooked up our new scanner and Tervonen has been working on organizing the old plans to be scanned in.*
- *HKGI is working on the Comp plan and the housing plan. Another survey is about to be started for different subject area: infrastructure, housing, downtown, goals and strategies, etc, They are drafting the plans. We should be seeing drafts plans in next month.*
- *Ironwood Agates Baseball @ Randa Field: We are waiting on the appraisal of the property to be purchased from the old Manny's property (and paid for by the baseball team) and we are waiting for the baseball team to set up a meeting with their contractor who is going to perform the work this spring.*
- *The Norrie Club's annual tree burn is at 7 PM this weekend on February 1st. Please donate your Christmas Tree to this unique event and attend the area's largest annual bonfire.*
- *City staff has signed us up for a Community Exchange program through MML. This will pair us with another western UP community for us to go to their community and for them to come to our community to exchange ideas on what has and hasn't worked well. This should be happening in the next few months. I will keep the commission up to date on this so you can join if you would like.*
- *Informed the Commission and Public that the City has been troubleshooting the computer and networking issues that have prevented the City from live streaming the meetings. The computer, cameras and sound systems have been replaced and a go live was set for tonight, however, Merit Network, the City's Internet Provider was down and the City had no internet connection.*
- *A winter newsletter will be mailed out with the Tax Assessment Notices in early February.*

U. Other Matters.

Mayor Corcoran expressed her appreciation that a City Newsletter is going to be sent out in February and thanked staff for their work on trying to get the live stream back up and running in the Commission Chambers.

Commissioner Andresen asked Community Development Director Tom Bergman if there was any information available on a proposed Mural Festival in Ironwood this coming fall. Tom mentioned that the Downtown Ironwood Development Authority is working on efforts to hopefully bring this to Ironwood in the new future.

V. Consider going into closed session pursuant to MCL 15.268(a); purchase of real property up to the time an option to purchase of that property is obtained.

***Motion** was made by Andresen, seconded by Korpi, to enter closed session at 6:31 P.M. pursuant to MCL 15.268(a); purchase of real property up to the time an option to purchase of that property is obtained. Unanimously passed by roll call vote.*

W. Return to Open Session.

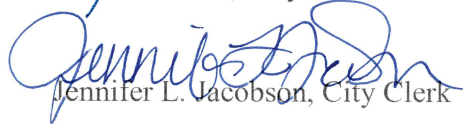
***Motion** was made by Korpi, seconded by Semo, and carried, to return to open session at 6:42 P.M.*

X. Adjournment.

***Motion** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:43 P.M.*



Kim Corcoran, Mayor



Jennifer L. Jacobson, City Clerk