

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on July 28, 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 5:30 P.M.

B. Recording of the Roll.

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

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of July 14, 2025.

2) Review and Place on File:

a. Ironwood Carnegie Library Board Meeting Minutes of June 17, 2025.

b. Human Relations and Equity Committee Meeting Minutes of June 4, 2025.

***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 Mildren, seconded by Semo, 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 Andresen, seconded by Korpi, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending June 2025, and the Cash and Investment Summary Report for June 2025.*

F. Approval of Monthly Check Register Report.

***Motion** was made by Mildren, seconded by Semo, to approve the Check Register Report for June 2025 as presented. Unanimously passed by roll call vote.*

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

There were none.

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

John Hartaloo addressed the Commission regarding the Feeding America food pantry and lack of appropriate mental health care in our area.

Mike Johnson addressed the Commission regarding curbside garbage clean up and blight rules.

UNFINISHED BUSINESS

- I. Discuss and consider approving Payment #5, for Jake's Excavating and Landscaping, LLC., in the amount of \$10,686.55 for the TMF Water Service Exploration 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 and Landscaping, LLC., in the amount of \$10,686.55 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- J. Discuss and consider approving Change Order #17, for Jake's Excavating and Landscaping, LLC., which is a decrease of \$11,203.75 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Korpi, to approve Change Order #17, for Jake's Excavating and Landscaping, LLC., which is a decrease of \$11,203.75 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 #18, for Jake's Excavating and Landscaping, LLC., in the amount of \$68,464.80 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 #18, for Jake's Excavating and Landscaping, LLC., in the amount of \$68,464.80 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 Change Order #2, for Jake's Excavating and Landscaping, LLC., which is an increase of \$285,128.00 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Korpi, to approve Change Order #2, for Jake's Excavating and Landscaping, LLC., which is an increase of \$285,128.00 for the Phase 5B Water and Sewer 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 and Landscaping, LLC., which is an increase of \$113,864.50 for the Phase 5C Drinking Water State Revolving Fund 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 and Landscaping, LLC., which is an increase of \$113,864.50 for the Phase 5C Drinking Water State Revolving Fund 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 \$144,743.77 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Payment #2, for Jake's Excavating, in the amount of \$144,743.77 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- O. Discuss and consider approving the Rural Development Pay Package #2 in the amount of \$259,276.07 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Semo, to approve the Rural Development Pay Package #2 in the amount of \$259,276.07 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

- P. Discuss and consider approval of an access easement through Sunnyside Road for Aaron and Stephanie Zaleski.

***Motion** was made by Semo, seconded by Korpi, and carried, to approve an access easement through Sunnyside Road for Aaron and Stephanie Zaleski.*

- Q. Discuss and consider approval of an easement with Gogebic Range Bank for the placement of a new Downtown Ironwood sign and authorize the City to seek bids for the construction and installation of the new sign.

***Motion** was made by Mildren, seconded by Andresen, and carried, to approve an easement with Gogebic Range Bank for the placement of a new Downtown Ironwood sign and authorize the City to seek bids for the construction and installation of the new sign.*

- R. Discuss and consider appointing Doug Muskett of McKenzie & Muskett, PC, as the on-call City Attorney.

***Motion** was made by Semo, seconded by Mildren, and carried, to appoint Doug Muskett of McKenzie & Muskett, PC, as the on-call City Attorney.*

- S. Discuss and consider authorizing staff to go out for proposals for certified Grant Administrator, Environmental Review and State Historic Preservation Office review services related to the CDBG WRI Project.

***Motion** was made by Semo, seconded by Korpi, and carried, to authorize staff to go out for proposals for certified Grant Administrator, Environmental Review and State Historic Preservation Office review services related to the CDBG WRI Project.*

- T. Discuss and consider approval of the City's revised Capital Asset Management Policy, increasing the capitalization threshold for equipment from \$5,000 to \$10,000 effective July 1, 2025.

Motion was made by Mildren, seconded by Andresen, and carried, to approve the City's revised Capital Asset Management Policy, increasing the capitalization threshold for equipment from \$5,000 to \$10,000 effective July 1, 2025.

- U. Discuss and consider adopting Resolution #025-033, approving the Michigan Department of Natural Resources Land and Water Conservation Fund Program Grant Agreement for \$750,000, with a local match of \$375,000, for the replacement of the Ice-Making System at the Pat O'Donnell Civic Center, and authorize the Mayor to sign all related documents.

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-033, approving the Michigan Department of Natural Resources Land and Water Conservation Fund Program Grant Agreement for \$750,000, with a local match of \$375,000, for the replacement of the Ice-Making System at the Pat O'Donnell Civic Center, and authorize the Mayor to sign all related documents. Unanimously passed by roll call vote.

- V. Discuss and consider adopting Resolution #025-034-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:00 P.M., to hear comment on a blight violation at 1215 Celia Street, (52-14-383-010).

Motion was made by Korpi, seconded by Andresen, to adopt Resolution #025-034-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:00 P.M., to hear comment on a blight violation at 1215 Celia Street, (52-14-383-010). Unanimously passed by roll call vote.

- W. Discuss and consider adopting Resolution #025-035-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:03 P.M., to hear comment on a blight violation at 352 E. Pine Street, (52-22-482-050).

Motion was made by Semo, seconded by Andresen, to adopt Resolution #025-035-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:03 P.M., to hear comment on a blight violation at 352 E. Pine Street, (52-22-482-050). Unanimously passed by roll call vote.

- X. Discuss and consider adopting Resolution #025-036-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:06 P.M., to hear comment on a blight violation at 403 E. Pine Street, (52-27-228-010).

Motion was made by Korpi, seconded by Semo, to adopt Resolution #025-036-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:06 P.M., to hear comment on a blight violation at 403 E. Pine Street, (52-27-228-010). Unanimously passed by roll call vote.

- Y. Discuss and consider adopting Resolution #025-037-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:09 P.M., to hear comment on a blight violation at 405 E. Pine Street, (52-27-228-160).

Motion was made by Andresen, seconded by Korpi, to adopt Resolution #025-037-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:09 P.M., to hear comment on a blight violation at 405 E. Pine Street, (52-27-228-160). Unanimously passed by roll call vote.

- Z. Discuss and consider adopting Resolution #025-038-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:12 P.M., to hear comment on a blight violation at 413 E. Pine Street, (52-27-228-130).

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-038-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:12 P.M., to hear comment on a blight violation at 413 E. Pine Street, (52-27-228-130). Unanimously passed by roll call vote.

AA. Discuss and consider adopting Resolution #025-039-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:15 P.M., to hear comment on a blight violation at 531 E. Pine Street, (52-26-102-070).

Motion was made by Mildren, seconded by Korpi, to adopt Resolution #025-039-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:15 P.M., to hear comment on a blight violation at 531 E. Pine Street, (52-26-102-070). Unanimously passed by roll call vote.

BB. Discuss and consider adopting Resolution #025-040-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:18 P.M., to hear comment on a blight violation at 522 E. Houk Street, (52-23-351-210).

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-040-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:18 P.M., to hear comment on a blight violation at 522 E. Houk Street, (52-23-351-210). Unanimously passed by roll call vote.

CC. Discuss and consider adopting Resolution #025-041-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:21 P.M., to hear comment on a blight violation at 139 Rowe Street, (52-23-151-170).

Motion was made by Andresen, seconded by Korpi, to adopt Resolution #025-041-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:21 P.M., to hear comment on a blight violation at 139 Rowe Street, (52-23-151-170). Unanimously passed by roll call vote.

DD. Discuss and consider adopting Resolution #025-042-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:24 P.M., to hear comment on a blight violation at 150 Rowe Street, (52-23-152-020).

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-042-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:24 P.M., to hear comment on a blight violation at 150 Rowe Street, (52-23-152-020). Unanimously passed by roll call vote.

EE. Discuss and consider adopting Resolution #025-043-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:27 P.M., to hear comment on a blight violation at 216 Kennedy Street, (52-24-310-060).

Motion was made by Mildren, seconded by Semo, to adopt Resolution #025-043-A, to schedule a Public Hearing on Monday, August 11, 2025, at 5:27 P.M., to hear comment on a blight violation at 216 Kennedy Street, (52-24-310-060). Unanimously passed by roll call vote.

FF. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- \$33MIL Wastewater Plant Project for GIWA: Construction is approximately 33% complete at this point and is scheduled to go through the end of 2026. The project is updating many

electrical and mechanical systems within the 40-year-old wastewater plant which treats water for Ironwood, Hurley, and Ironwood Township. Project is currently on schedule.

- *\$11MIL Phase 1 of the water plant project continues with CD Smith Construction. We are working on spending the last of the contingency money by completing some well rehab work and asphalt paving of the driveway around the water plant. This will spend the remaining Phase 1 contingency funds. Asphalt paving work is scheduled to be complete in late August and well rehab work from August through October, with the City and Binz discussing additional work to be completed within the project funds.*
- *\$11MIL Phase 2 of the water treatment plant continues. The floor is poured for the 250,000-gallon clear well. Now they are focusing on the footings for the new garage so that the garage can be completed this fall prior to winter conditions. Phase 2 work will generally be complete by January 2026 and start up commissioning of the treatment process is expected to be complete by spring 2026.*
- *Phase 5A \$1.6MIL water system project. Paving of Frederick Street and Albany is complete. Paving the second lift of asphalt for Lake St and Nightingale will occur this fall once concrete repair items are addressed and once we have videoed the sewer lines that need to be lined this fall (in case we need to perform any spot repairs).*
- *Phase 5B \$3.8MIL water and sewer project –consists of water and sewer work on Coolidge, Harding, Michigan, Ridge. Phase 5C \$1.8MIL water project for reconstructing portions of Coolidge, Harding and Lowell St from US2 to Harding.*
 - *Jakes currently has Coolidge all water and sewer main, and services are in. Harding working on water and sewer from Hemlock to Douglas. East of Douglas the main is done. Lowell street services being worked on.*
 - *Xcel Energy and Q3 contracting are doing their best to stay ahead of Jake's crews with replacing gas mains and services prior to Jakes coming in to do the water sewer and street work. They are currently working on Michigan and Lowell Streets.*
- *The \$3MIL lead service line replacement project with Jakes Excavating: their crew has been back and forth between Phase 5 and this job. But moving forward they plan to work on 1 to 2 services a day for this job. To date, they have had 162 services that they thought to be lead/galvanized but they turned out to be copper. We have replaced a total of 282 lead service lines with Copper. We have approximately 120 known galvanized / lead lines to replace still. We have 45 unknowns that need to be identified.*
- *The \$598,000 TMF grant work continues by Jakes Excavating. This is identifying material types of water services on ~520 unknown water services. 504 done to date. City and Jakes are coordinating utility locates on the last 20. They continue to find mainly copper lines. They expect to have this work complete in the next few weeks. We will have all of our unknowns throughout the City identified by the end of this project.*
- *2025 Small Urban Grant Project Update: \$375K grant will be split between these two projects:*
 - Project 1: replace the water main and street on Superior St from US2 to the City boundary, will repave Curry St around the school. \$482K was the low bid by Ruotsala Construction. Pipe work on Superior street is complete. They will be working on road reconstruction in the next few weeks. We are going to replace the sidewalks on Superior Steet as a change order.*
 - Project 2 - \$177K Fahrner Asphalt completed the chip seal work on the following roads:*

- *Greenbush north of US2*
- *Frenchtown Road*
- *Brogan St*
- *Penokee Road*
- *South Suffolk St*
- *Burma Road*
- *Library Community Spaces Grant Project: Ruotsala Construction has completed the foundation, walls, trusses and roofing. They are working on painting and soffit work and completing the window and building wrap on the exterior plywood. In early August the exterior brick work will take place. The construction project will continue through summer and fall 2025 with completion in the spring of 2026.*
- *Newport Heights water future project: Coleman Engineering submitted the EGLE funding application on 5/15/25. The USDA Rural Development application is being worked on; we need a draft engineering agreement, bond counsel agreement letter, SHPO resubmittal process, and then to publish a Notice of Intent. We are waiting on RD to review documents currently before we proceed any further. Signs are that RD has grant money available, so we are anxious to get our application in for consideration.*
- *Staff is working on reviewing priority areas for sewer and water work as part of Phase 6. At the next City Commission meeting will be considering a proposal to conduct a Preliminary Engineering Report for Phase 6 to get prepared for upcoming grant opportunities. We still have roughly 6-10 more "Phases" of neighborhood reconstruction work to replace the remainder of original infrastructure that needs replacement. Significant grant funding will be critical to be able to accomplish this work.*
- *Our 24 sanitary sewer flow meters have been installed again for the spring/summer/fall season. We recently read the meters for flow data and will be working with our vendor to analyze results.*
- *Mud Creek Builders has been hired by the Civic Center to do some drainage improvements and build a covered entry on the east door on the "front" of the Civic Center.*
- *Contractors have been busy with roof drain disconnections for the 15 private property owners that need to be disconnected by August 20th this summer. Most of the property owners have plans to comply with this requirement. 10 have been completed and the remaining 5 are being worked on in the coming weeks.*
- *WRI grant application: we are working through the steps with the State of Michigan Community Development Block Grant for this \$900K project for waterline work on Old County Road east of Country Club Road. As discussed earlier in tonight's meeting we need to go out to RFP for different environmental and grant services. We should be having a proposal for engineering services on the next meeting with the City Commission.*
- *The City of Ironwood has been notified that MDOT Contractors will begin working on two different projects on US-2 over the next several weeks:*
 - a. *Starting last week, Snow Country Contracting is working on repairing the US-2 catch basins that have caused the south lane closure of US-2 for the past several months. This work is expected to take approximately 3 weeks.*
 - b. *Starting today, a different MDOT Contractor will be working for the next 2-3 months on repair the WI/MI border bridge on US-2 on the west end of Ironwood. This will also cause additional lane closures and lane shifts as they route traffic through the work area.*

Manager's Update

- *Ironwood Public Safety is actively working on blight efforts. Cleanups from the July 14 ten public hearings will be happening in the weeks to come.*

July 28, 2025

- *DPW Equipment Operator 2 floater position we are excited to announce that Pat Libertoski Jr. has been selected and will be starting in two weeks from today.*
- *Candidates that will appear on the November ballot for City Commission include Kim Corcoran, Lauren Korpi, Jim Mildren, Ashley Oliver Igl, Tim Dean, Steve Frank, Ryon List, Ken Rausch and Garron Stenstrom.*
- *The 10-year Comprehensive Plan is out for review and comment for the Ironwood City Commission. Please get comments in by the end of this week if at all possible.*
- *First Friday is coming up this coming Friday with music at the downtown City Square. There will be 2 free bands and food being sold from 4-7 PM*

GG. Other Matters.

There were none.

HH. Consider Closed Session for strategy and negotiation connected with the Ironwood Professional Police Association/Police Officers Association of Michigan Collective Bargaining Agreement as permissible under MCL 15.268(l)(c).

***Motion** was made by Semo, seconded by Mildren, to enter closed session at 6:33 P.M. for strategy and negotiation connected with the Ironwood Professional Police Association/Police Officers Association of Michigan Collective Bargaining Agreement as permissible under MCL 15.268(l)(c). Unanimously passed by roll call vote.*

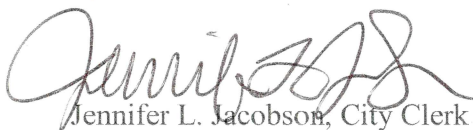
II. Return to Open Session.

***Motion** was made by Semo, seconded by Korpi, and carried, to return to open session at 7:38 P.M.*

JJ. Adjournment.

***Motion** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 7:39 P.M.*


Kim Corcoran, Mayor


Jennifer L. Jacobson, City Clerk