

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on July 14, 2025, at 5:30 P.M., preceded by Public Hearings at 5:00 P.M., 5:03 P.M., 5:06 P.M., 5:09 P.M., 5:12 P.M., 5:15 P.M., 5:18 P.M., 5:21 P.M., 5:24 P.M., and 5:27 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 5:00 P.M.
2. Recording of the Roll.
PRESENT: Commissioners Andresen, Korpi, Mildren, Semo, and Mayor Corcoran
ABSENT: None
3. Public Hearing: To receive public comment relative to a Blight Violation at 125 May St, (52-23-152-060). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Owner of the property, Garron Stenstrom, commented due to a health issue, his progress with the property has been slow. The owners of 133 May Street plan to purchase the property from him. No additional comments were received.
4. Mayor Corcoran closed the Public Hearing at 5:07 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:07 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 129 May St., (52-23-152-170). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Garron Stenstrom, owner of the property, stated metal on the property was for all the houses heating systems that he is working on. The hole in the roof is due to red squirrels. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:11 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:11 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 141 May St., (52-23-152-200). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Garron Stenstrom, owner of the property, stated a lot has been moved off the property. He is working with Sam's Salvage to continue to clean items. Mr. Stenstrom said this property is the most important to him to maintain. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:15 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:15 P.M.

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2. Public Hearing: To receive public comment relative to a Blight Violation at 136 May St., (52-23-153-020). Public Safety Director DiGiorgio reviewed blight on the property. No photos were provided. Garron Stenstrom stated the owner of the property had a stroke. No additional comments were heard.
3. Mayor Corcoran closed the Public Hearing at 5:18 P.M.

No Public Hearings took place relative to Blight Violations at 918, 901, and 1103 Washington St., (52-23-104-020). Public Safety Director DiGiorgio reported all three Washington Street violations have been removed from the Blight list for complying with clean up requirements.

1. Mayor Corcoran opened the Public Hearing at 5:21 P.M.
2. Public Hearing: To receive public comment relative to a Blight Violation at 301 Kennedy St., (52-24-314-010). Public Safety Director DiGiorgio presented photos and reviewed blight on the property. No comments from the public were heard.
3. Mayor Corcoran closed the Public Hearing at 5:23 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:24 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 601 Kennedy St., (52-24-336-010). Public Safety Director DiGiorgio reviewed blight on the property. No photos provided. DiGiorgio reported the property had yard debris and some old vehicles. Thomas Sams spoke on behalf of the owner stating the neighborhood is assisting the owner with clean up. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:27 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:27 P.M.
 4. Public Hearing: To receive public comment relative to a Blight Violation at 103 Harris St., (52-23-476-080). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. DiGiorgio reported the blight is mostly yard debris that is more out of sight in the summer months due to vegetation growth. However, it still needs to be removed and there has been no activity with clean up by the owner. No comments from the public were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:29 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 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 June 23, 2025.

2) Review and Place on File:

a. Ironwood Housing Commission Meeting Minutes of June 10, 2025.

b. Ironwood Carnegie Library Meeting Minutes of May 20, 2025.

c. Pat O'Donnell Civic Center Meeting Minutes of June 2, 2025.

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 Korpi, seconded by Mildren, and carried, to approve the Agenda as presented.

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

There were none.

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

Lydia Christensen submitted her Human Relations & Equity Committee Application to the City Commission with a request that they consider her for the committee.

UNFINISHED BUSINESS

G. Discuss and consider approving a one-year lease extension with United Parcel Service, Inc., at the current rate of \$1,800 per month, effective November 1, 2025, for 201 Penokee Road and authorize the City Manager to sign all applicable documents.

Motion was made by Mildren, seconded by Semo, to approve a one-year lease extension with United Parcel Service, Inc., at the current rate of \$1,800 per month, effective November 1, 2025, for 201 Penokee Road and authorize the City Manager to sign all applicable documents. Unanimously passed by roll call vote.

H. Discuss and consider approving Change Order #2, for Jake's Excavating and Landscaping, LLC., which is an increase of \$4,654.00 for the TMF Water Service Line 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 \$4,654.00 for the TMF Water Service Line Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

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- I. Discuss and consider approving Payment #1, for Jake's Excavating, in the amount of \$226,718.32 for the Phase 5B Water Project, pending USDA loan closing on July 24, 2025, and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Payment #1, for Jake's Excavating, in the amount of \$226,718.32 for the Phase 5B Water Project, pending USDA loan closing on July 24, 2025, and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- J. Discuss and consider approving the Rural Development Pay Package #23 in the amount of \$240,798.61 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 Andresen, to approve the Rural Development Pay Package #23 in the amount of \$240,798.61 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.*

- K. Discuss and consider approving Change Order #8, for C.D. Smith, which is an increase of \$27,703.50 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 #8, for C.D. Smith, which is an increase of \$27,703.50 for the Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- L. Discuss and consider approving Payment #7, for C.D. Smith, in the amount of \$940,273.82 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Andresen, to approve Payment #7, for C.D. Smith, in the amount of \$940,273.82 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

- M. Discuss and consider approving a three-year contract between the Pat O'Donnell Civic Center Board and the Ironwood Lumberjacks for facility rental and ice usage.

***Motion** was made by Semo, seconded by Korpi, to approve a three-year contract between the Pat O'Donnell Civic Center Board and the Ironwood Lumberjacks for facility rental and ice usage. Unanimously passed by roll call vote.*

- N. Discuss and consider approving the Michigan Municipal Risk Management Authority Liability and Property Pool annual Insurance Coverage Proposal for \$199,927.00 and authorize the City Manager to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve the Michigan Municipal Risk Management Authority Liability and Property Pool annual Insurance Coverage Proposal for \$199,927.00 and authorize the City Manager to sign all applicable documents. Unanimously passed by roll call vote.*

- O. Discuss and consider adopting Resolution #025-020-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 125 May St., (52-23-152-160).

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-020-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 125 May St., (52-23-152-160). Unanimously passed by roll call vote.

P. Discuss and consider adopting Resolution #025-021-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 129 May St., (52-23-152-170).

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-021-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 129 May St., (52-23-152-170). Unanimously passed by roll call vote.

Q. Discuss and consider adopting Resolution #025-022-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 141 May St., (52-23-152-200).

Motion was made by Semo, seconded by Andresen, to adopt Resolution #025-022-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 141 May St., (52-23-152-200). Unanimously passed by roll call vote

R. Discuss and consider adopting Resolution #025-023-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 136 May St., (52-23-153-020).

Motion was made by Mildren, seconded by Korpi, to adopt Resolution #025-023-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located 136 May St., (52-23-153-020).

S. Discuss and consider adopting Resolution #025-026-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 1103 Washington St., (52-23-136-040).

No action was taken on Resolution #025-026-B for the property located at 1103 Washington St., (52-23-136-040) as this property was removed from the Blight list by Ironwood Public Safety as the property was satisfactorily cleaned up.

T. Discuss and consider adopting Resolution #025-027-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 Kennedy St., (52-24-314-010).

Motion was made by Semo, seconded by Korpi, to adopt Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 Kennedy St., (52-24-314-010). Unanimously passed by roll call vote.

U. Discuss and consider adopting Resolution #025-028-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 601 Kennedy St., (52-24-336-010).

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-028-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 601 Kennedy St., (52-24-336-010). Unanimously passed by roll call vote.

V. Discuss and consider adopting Resolution #025-029-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 103 Harris St., (52-23-476-080).

Motion was made by Semo, seconded by Mildren, to adopt Resolution #025-029-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 103 Harris St., (52-23-476-080). Unanimously passed by roll call vote.

W. Mayor's Appointments.

Mayor Corcoran reappointed Cathryn Flory and appointed Kelsey Roble to the Downtown Development Authority for four-year terms (terms expiring June 30, 2029).

***Motion** was made by Semo, seconded by Mildren, and carried, to reappoint Cathryn Flory and appoint Kelsey Roble to the Downtown Development Authority for four-year terms (terms expiring June 30, 2029).*

Mayor Corcoran reappointed Randy Kirchhoff and Jerome Nezworski to the Parks and Recreation Committee for three-year terms (terms expiring July 1, 2028).

***Motion** was made by Semo, seconded by Mildren, and carried, to reappoint Randy Kirchhoff and Jerome Nezworski to the Parks and Recreation Committee for three-year terms (terms expiring July 1, 2028).*

Mayor Corcoran reappointed Annette DaLio-Burchell and Carol Erickson to the Human Relations and Equity Committee for three-year terms (terms expiring July 31, 2028).

***Motion** was made by Semo, seconded by Korpi, and carried, to reappoint Annette DaLio-Burchell and Carol Erickson to the Human Relations and Equity Committee for three-year terms (terms expiring July 31, 2028).*

X. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- \$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.
- \$11MIL Phase 2 of the water treatment plant is underway. CD Smith is generally complete with work on the concrete filter walls on the interior of the building with just some curbs and splitter box pours remaining. Concrete pours are in progress with forming a rebar for the 250,000-gallon clear well (floor slab pour is next week 7/22). Next, the excavation for the new garage will also start this next week. 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 has started back up after the winter break. Paving of Frederick Street and Albany is complete. Paving the second lift of asphalt for Lake St and Nightingale will occur this fall once all 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 – Jakes has begun some of the installation of sewer work in the Phase 5C area on Coolidge and Harding Avenues and Lowell Street. Construction of Phase 5B will occur during both the 2025 and 2026 construction seasons. Phase 5B consists of sewer work on Coolidge, Harding, Michigan, Ridge. Harding Ave sewer and water mains will start around 7/7/25. 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.
- Phase 5C \$1.8MIL water project for reconstructing portions of Coolidge, Harding, and Lowell St from US2 to Harding. Water and sewer mains on all of Coolidge are complete and now Jake is doing the service line work by Lowell and Nightengale. A second crew has been working on Harding Ave sewer main line between Douglas and Greenbush. Lowell St water main done from US2 to Coolidge and now will start on the water between Coolidge and Harding.

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- *The \$3MIL lead service line replacement project with Jakes Excavating: their crew has been off Ironwood's LSLR job for the past week and will be back on our job in the next couple of days. 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 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. 494 done to date. City and Jakes are coordinating utility locates on the last 30. They continue to find mainly copper lines. They expect to have this work complete in the next few weeks. We will have all 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:*
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 - a. *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. They plan to start construction in the next 1 to 2 days. They will be milling Curry Street and Superior Street back-to-back.*
 - b. *Project 2 - \$177K Fahrner Asphalt to start next Monday July 21st and take 3 days to perform. They will chip seal 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. Today they got the windows delivered and are working on getting those framed in and the building wrap put 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. I will soon be suggesting that we start preparing a Preliminary Engineering Report for Phase 6 to get prepared for upcoming grant opportunities. We still have roughly 6 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 City to replace the roofs on the Currie Park campground garage and the Norrie Park bathrooms. The City is supplying the shingles for these projects.*
- *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. 6 have been completed.*
- *WRI grant application: State of Michigan Community Development Block Grant application was submitted on 5/30/25. We applied for a \$900K project with a 26% match for waterline work on Old County Road east of Country Club Road. We are awaiting the next steps from the State of Michigan, as it sounds like this is going to move forward.*

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- Regarding the detour on US 2 by Hemlock Street and on US2 between Lowell and Lawrence streets for the catch basin that is washed out: MDOT is bid out that work and Snow Country Contracting is planning to complete that work in the last week of July or early August.

Manager's Update

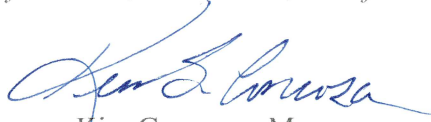
- Ironwood Public Safety is actively working on blight efforts. Cleanups from the earlier 10 public hearing will be going in the weeks to come.
- With all this construction progress moving forward, our DPW is stretched extremely thin by having to perform Utility Locates at unprecedented levels. This makes it very difficult to get other work done. Our crews do the best they can to keep up with all the maintenance of our roads, utilities, parks, cemetery, etc,
- Open staff positions: DPW Equipment Operator 2 floater position a candidate has been chosen and we are now awaiting drug and physical screening appointments to take place in late July. We hope to have the person on by mid-August.
- Negotiations are in process with the IPSD Union representatives at our next meeting tomorrow.
- Of course, this week is fabulous week of Festival Ironwood! I'd like to thank the countless volunteers that make Festival Ironwood happen every year. And thanks to IPSD for their public safety coverage during this busy week and DPW for getting the Depot grounds mowed and looking good. I hope everyone can come in and enjoy the festival and help patronize the different businesses and organizations that make Festival Ironwood great. There is some great music each night, so I hope to see many people out and about.
- Applications for filing nominating petitions for the elective office of Ironwood City Commission are due 7/22/25 at 4 PM at the City Clerk's office. To qualify as a candidate, the petitioner must be an elector in the City of Ironwood and must obtain signatures of not less than 25 or more than 40 registered electors of the City of Ironwood.

Y. Other Matters.

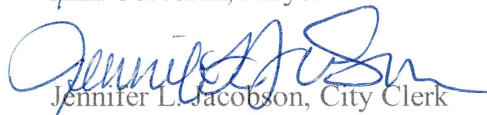
There were none.

Z. Adjournment.

Motion was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:25 P.M.



Kim Corcoran, Mayor



Jennifer L. Jacobson, City Clerk