

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on August 11, 2025, at 5:30 P.M., preceded by Public Hearings at 5:03 P.M., 5:06 P.M., 5:09 P.M., 5:12 P.M., 5:15 P.M., 5:18 P.M., 5:24 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 5:03 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 352 E. Pine Street, (52-22-482-050). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Stephanie Stenroos, the owner of the property, addressed the Commission stating that she is working to clean up the property. 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 403 E. Pine Street, (52-27-228-010). Public Safety Director DiGiorgio informed the Commission that as of 2:00 p.m. today, this property was cleaned up and blight resolved. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:08 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:09 P.M.
 4. Public Hearing: To receive public comment relative to a Blight Violation at 405 E. Pine Street, (52-27-228-160). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Jeff Emery, property owner, addressed the Commission informing them that the unregistered vehicle now has a temporary plate, nearly 200 tires were removed from the property and more blight was removed from the property. Progress is being made. No additional comments were heard.
 2. Mayor Corcoran closed the Public Hearing at 5:11 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:12 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 413 E. Pine Street, (52-27-228-130). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Jeff Emery, property owner, addressed the Commission informing them that the blight should be satisfactorily cleaned up by the deadline. 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.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 531 E. Pine Street, (52-26-102-070). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Jeff Emery, property owner, indicated that the blight on this property is nearly cleaned up and he will continue to work on this property. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:17 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:18 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 522 E. Houk Street, (52-23-351-210). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Jeff Emery, property owner, acknowledged that this property has the most blight and he will continue to clean the property. Billie Hellen, adjacent property owner addressed the Commission and Mr. Emery stating the blight in one specific area is placed on her property. Mr. Emery agreed to clean that area starting tonight. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:22P.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 150 Rowe Street, (52-23-152-020). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property. Garron Stenstrom addressed the Commission regarding the property owner. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:25 P.M.

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1. Mayor Corcoran opened the Public Hearing at 5:27 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 216 Kennedy Street, (52-24-310-160). Public Safety Director DiGiorgio presented pictures and reviewed blight on the property stating this property is a repeat offender for long grass. No additional comments were heard.
 3. Mayor Corcoran closed the Public Hearing at 5:29 P.M.

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.

Approval of Minutes:

1) Approval of Minutes:

- a. Regular City Commission Meeting Minutes of July 28, 2025.

2) Review and Place on File:

- a. Ironwood Housing Commission Meeting Minutes of July 8, 2025.
- b. Pat O'Donnell Civic Center Meeting Minutes of June 7, 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 Andresen, seconded by Korpi, and carried, to amend the Agenda to remove New Business, item M. Discuss and consider adopting Resolution #025-036-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 403 E. Pine Street, (52-27-228-010).

E. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit). Jeff Emery addressed the Commission regarding Agenda Item P.

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

There were none.

UNFINISHED BUSINESS

G. Discuss and consider approving Payment #8, for C.D. Smith, in the amount of \$628,830.91 for the City of Ironwood – 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 Payment #8, for C.D. Smith, in the amount of \$628,830.91 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.

H. Discuss and consider amending the 2025-2026 Fiscal Year Fee Schedule to reflect a \$.60 flat fee increase to the minimum monthly sewer charge as previously approved.

Motion was made by Semo, seconded by Korpi, to amend the 2025-2026 Fiscal Year Fee Schedule to reflect a \$.60 flat fee increase to the minimum monthly sewer charge as previously approved. Unanimously passed by roll call vote.

NEW BUSINESS

I. Discuss and consider declaring a 2010 Ford Explorer, as surplus equipment and authorize the sale with a minimum bid set at \$400.00.

Motion was made by Mildren, seconded by Andresen, and carried, to declare a 2010 Ford Explorer, as surplus equipment and authorize the sale with a minimum bid set at \$400.00.

- J. Discuss and consider declaring a 2001 Ford F150 4X4 with liftgate, as surplus equipment and authorize the sale with a minimum bid set at \$500.00.

***Motion** was made by Semo, seconded by Korpi, and carried, to declare a 2001 Ford F150 4X4 with liftgate, as surplus equipment and authorize the sale with a minimum bid set at \$500.00.*

- K. Discuss and consider approving an agreement with Coleman Engineering Company, not to exceed \$8,000.00, for Professional Engineering Services related to the Phase 6 Water and Wastewater Improvements United States Department of Agriculture (USDA) Rural Development (RD) Funding Application.

***Motion** was made by Mildren, seconded by Semo, to approve an agreement with Coleman Engineering Company, not to exceed \$8,000.00, for Professional Engineering Services related to the Phase 6 Water and Wastewater Improvements United States Department of Agriculture (USDA) Rural Development (RD) Funding Application. Unanimously passed by roll call vote.*

- L. Discuss and consider adopting Resolution #025-035-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 352 E. Pine Street, (52-22-482-050).

***Motion** was made by Semo, seconded by Andresen, to adopt Resolution #025-035-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 352 E. Pine Street, (52-22-482-050). Unanimously passed by roll call vote.*

- M. Discuss and consider adopting Resolution #025-037-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 405 E. Pine Street, (52-27-228-160).

***Motion** was made by Mildren, seconded by Korpi, to adopt Resolution #025-037-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 405 E. Pine Street, (52-27-228-160). Unanimously passed by roll call vote.*

- N. Discuss and consider adopting Resolution #025-038-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 413 E. Pine Street, (52-27-228-130).

***Motion** was made by Andresen, seconded by Korpi, to adopt Resolution #025-038-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 413 E. Pine Street, (52-27-228-130). Unanimously passed by roll call vote.*

- O. Discuss and consider adopting Resolution #025-039-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 531 E. Pine Street, (52-26-102-070).

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #025-039-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 531 E. Pine Street, (52-26-102-070). Unanimously passed by roll call vote.*

- P. Discuss and consider adopting Resolution #025-040-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 522 E. Houk Street, (52-23-351-210).

***Motion** was made by Semo, seconded by Andresen, to adopt Resolution #025-040-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 522 E. Houk Street, (52-23-351-210). Unanimously passed by roll call vote.*

- Q. Discuss and consider adopting Resolution #025-042-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 150 Rowe Street, (52-23-152-020).

***Motion** was made by Mildren, seconded by Korpi, to adopt Resolution #025-042-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 150 Rowe Street, (52-23-152-020). Unanimously passed by roll call vote.*

- R. Discuss and consider adopting Resolution #025-043-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 216 Kennedy Street, (52-24-310-060).

***Motion** was made by Semo, seconded by Andresen, to adopt Resolution #025-043-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 216 Kennedy Street, (52-24-310-060). Unanimously passed by roll call vote.*

- S. Discuss and consider changes to the rate of pay for City Commissioners and the Mayor of Ironwood.

***Motion** was made by Semo, seconded by Mildren, to set the rate of pay for City Commissioners to be \$90.00 per meeting, for regular and special City Commission meetings, effective November 1, 2025. Unanimously passed by roll call vote.*

***Motion** was made by Semo, seconded by Korpi, to set the rate of pay for Mayor to be \$130.00 per meeting for regular and special City Commission meetings, effective November 1, 2025. Unanimously passed by roll call vote.*

- T. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- *\$33MIL Wastewater Plant Project for GIWA: No new updates from last meeting. 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 being pushed into September and well*

rehab work started today and will go 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 Ave 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 and Arch. Phase 5C \$1.8MIL water project for reconstructing portions of Coolidge, Harding and Lowell St from US2 to Harding.*
 - i. *All work is on schedule if not slightly ahead of schedule. Jakes plans on having all of Coolidge, Harding and Michigan Ave done this summer/fall. Ridge and Arch will be in 2026.*
 - ii. *Coolidge: all water and sewer main and all services are in and they are working on rebuilding the road gravel. Harding: they are working on water and sewer services, with all mainline already in. Working on east Harding now for services. Lowell street done with water and sewer from US2 to Michigan and they are working on sewer from Michigan to Ridge and water from Michigan to Arch. Michigan - they have removed the asphalt and are working on sewer and water mains with west Michigan being complete and now working east.*
 - iii. *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. There may be some conflicts on Harding Ave that we need to work through in the coming weeks.*
- *The \$3MIL lead service line replacement project with Jakes Excavating: their crew has been back and forth between Phase 5 and this job. There is roughly \$800K remaining in budget 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. Roughly \$100K budget remaining on this job. 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:*
 - i. *Project 1: replace the water main and street on Superior St from US2 to the City boundary and will repave Curry St around the school. \$482K was the low bid by Ruotsala Construction. Pipe work on Superior street is complete. Concrete sidewalks are getting done tomorrow and paving work should be later in August. Curry St mill and overlay will occur next week before school starts.*

- ii. *Project 2 – Chip seal work by Fahrner Asphalt is complete.*
- *Library Community Spaces Grant Project: Ruotsala Construction is working on interior drywall and exterior brick work. Electrical and plumbing inspections are completed. Library is getting pricing on AC. 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.*
- *Phase 6 engineering proposal was discussed earlier in this meeting.*
- *Our 24 sanitary sewer flow meters have been installed again for the spring/summer/fall season. We are waiting for 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.*
- *Civic Center Ice Making Plant Project is in my court to create a bid package and get that out to bid this fall.*
- *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. 11 have been completed and the remaining 4 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. We are currently out for RFP for different environmental and grant services. The proposal for engineering services was approved by the State today and will be on the next meeting with the City Commission. Next we need an RFP for Certified Grant Administration. Xcel is currently looking into moving their gas line so we can put our watermain where the gas line is.*
- *MDOT US2 projects:*
 - 1- *Paving in the next two days for the inlet repairs that have caused the south lane closure of US-2 for the past several months.*
 - 2- *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.*
- *North Ironwood Paving by GCRC: Lake Road is getting surface lift of asphalt tomorrow. Airport Road in next two days. Then there will be 2-3 days of driveway approaches to complete after that.*

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 days to come. More were ordered tonight.*
Tear Downs Completed this year.
 - *634 E. Ayer Street (Old Josephsons) Landbank*
 - *456 E. Tamarack Street Landbank*
 - *232 W. Arch Street*
 - *312 Bundy Street (Blighted Garage)*

- 215 South Range Road
- 5 more properties are being discussed to be demo'd this year.
- DPW Equipment Operator 2 floater position had Pat Libertoski start today on his first day. Also, Scott Carlson started back last week after his leave of absence after approximately 9 months. Devon DeRosso will be staying in the union until November at which time he will be full time training under Bob for the Utilities Department Manager.
- The 10-year Comprehensive Plan update is continuing through the process as our staff works with HKGI on reviewing all of the different chapters. Public review process will be occurring this fall.

U. Other Matters.

Commissioner Semo shared that by reviewing the City Manager's Report, over \$66 million dollars just in infrastructure is happening right now in Ironwood. This number does not include the Library updates, the ice making system, and other projects that are taking place, which is incredible.

Commissioner Mildren commented on Ironwood being a great place to visit and commended the most recent First Friday, which drew in hundreds of people for the great music.

Mayor Corcoran wished to thank all of the Fair Volunteers and asked who the Public can contact for project related questions. Bob Tervonen, Utilities Manager, confirmed all questions can be directed to the City Offices and reminded people if their refuse or recyclables are missed to please contact him right away so the truck can collect.

- 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 Semo, seconded by Mildren, to enter 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 at 6:20 P.M. Unanimously passed by roll call vote.*

W. Return to Open Session.

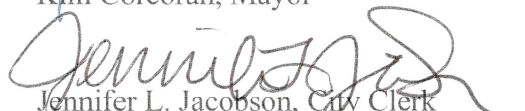
***Motion** was made by Semo, seconded by Mildren, and carried, to return to open session at 6:38 P.M.*

X. Adjournment.

***Motion** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:39 P.M.*



Kim Corcoran, Mayor



Jennifer L. Jacobson, City Clerk