

## Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on October 12, 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 Mayor Corcoran

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of September 22, 2025.

b. Special City Commission Meeting Minutes of October 6, 2025.

2) Review and Place on File:

a. Downtown Ironwood Development Authority Meeting Minutes of July 24, and August 28, 2025.

b. Pat O'Donnell Civic Center Meeting Minutes of September 2, 2025.

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

d. Ironwood Carnegie Library Meeting Minutes of August 19, 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 Mildren, seconded by Semo, and carried, to amend the Agenda to remove Unfinished Business, item I., Discuss and consider authorizing the City to request proposals for the redevelopment of 205 W. Aurora Street.

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

Garron Stenstrom addressed the Commission regarding Agenda Items I, J, and K, and the blight within the City related to the City's infrastructure related projects.

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

There were none.

G. Presentations:

1) Certificates of Appreciation to Commissioner's Semo and Andresen for their dedicated years of service on the Ironwood City Commission.

City Manager Paul Anderson presented certificates of appreciation to Commissioners Semo and Andresen, who chose not to seek re-election to the City Commission. Mayor Corcoran expressed appreciation for the outstanding work, input, and commitment both Commissioners have contributed to the City of Ironwood. Mayor Corcoran, City Manager Anderson, and the City Commission thanked Commissioner Andresen for his four years of loyal service and Commissioner Semo for his sixteen years of dedicated service.

2) Informational update on MI Neighborhood Grant for Housing Rehabilitation Project.

*Community Development Director Tom Bergman provided an update on the MI Neighborhood Grant Program. The first round of funding awarded to the City totaled \$150,000 and provided \$25,000 in exterior improvements to six homes. The second round, if successful, will total \$200,000 and fund \$25,000 in improvements to eight homes. The City submitted a third grant application in the amount of \$360,000, which would provide \$45,000 per home for eight homes. The third round is highly competitive and would allow for more extensive exterior improvements such as siding and roofing replacement.*

*The grant is funded by State dollars and will not require the same reporting as the City's current Community Development Block Grant-funded MI Neighborhood Grant. The eligible area has been expanded to include the Jessieville and Norrie Neighborhoods, in addition to the Douglas and Curry Neighborhoods. If awarded, the City Commission will have the final decision on whether to enter into a grant agreement with the Michigan State Housing Development Authority (MSHDA).*

**UNFINISHED BUSINESS**

- H. Discuss and consider adopting Ordinance 557, an Ordinance to rezone 226 N. Lake Street, Ironwood, Michigan, from R-1B to C-1 Neighborhood Commercial.

***Motion** was made by Mildren, seconded by Semo, to adopt Ordinance 557, an Ordinance to rezone 226 N. Lake Street, Ironwood, Michigan, from R-1B to C-1 Neighborhood Commercial. Unanimously passed by roll call vote.*

- I. Discuss and consider adopting Resolution #025-020-C, clean-up costs associated with the abatement of 125 May Street.

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #025-020-C, clean-up costs associated with the abatement of 125 May Street. Unanimously passed by roll call vote.*

- J. Discuss and consider adopting Resolution #025-021-C, a Resolution authorizing clean-up costs associated with the abatement of 129 May Street.

***Motion** was made by Korpi, seconded by Semo, to adopt Resolution #025-021-C, a Resolution authorizing clean-up costs associated with the abatement of 129 May Street. Unanimously passed by roll call vote.*

- K. Discuss and consider adopting Resolution #025-022-C, a Resolution authorizing clean-up costs associated with the abatement of 141 May Street.

***Motion** was made by Andresen, seconded by Korpi, to adopt Resolution #025-022-C, a Resolution authorizing clean-up costs associated with the abatement of 141 May Street. Unanimously passed by roll call vote.*

- L. Discuss and consider adopting Resolution #025-028-C, a Resolution authorizing clean-up costs associated with the abatement of 601 Kennedy Street.

***Motion** was made by Semo, seconded by Mildren, to adopt Resolution #025-028-C, a Resolution authorizing clean-up costs associated with the abatement of 601 Kennedy Street. Unanimously passed by roll call vote.*

- M. Discuss and consider adopting Resolution #025-042-C, a Resolution authorizing clean-up costs associated with the abatement of 150 Rowe Street.

**Motion** was made by Mildren, seconded by Semo, to adopt Resolution #025-042-C, a Resolution authorizing clean-up costs associated with the abatement of 150 Rowe Street. Unanimously passed by roll call vote.

- N. Discuss and consider adopting Resolution #025-043-C, a Resolution authorizing clean-up costs associated with the abatement of 216 Kennedy Street.

**Motion** was made by Semo, seconded by Mildren, to adopt Resolution #025-043-C, a Resolution authorizing clean-up costs associated with the abatement of 216 Kennedy Street. Unanimously passed by roll call vote.

- O. Discuss and consider adopting Resolution #025-049, a Resolution authorizing Emergency clean-up costs associated with the abatement of 209 W. Ridge Street.

**Motion** was made by Semo, seconded by Mildren, to adopt Resolution #025-049, a Resolution authorizing Emergency clean-up costs associated with the abatement of 209 W. Ridge Street. Unanimously passed by roll call vote.

- P. Discuss and consider adopting Resolution #025-050, a Resolution approving an internal Loan Agreement between the City's General Fund and the Civic Center Fund.

**Motion** was made by Korpi, seconded by Mildren, to adopt Resolution #025-050, a Resolution approving an internal Loan Agreement between the City's General Fund and the Civic Center Fund. Unanimously passed by roll call vote.

## **NEW BUSINESS**

- Q. Discuss and consider approval of a \$8,632 funding request to the Gogebic County Council of Veteran Affairs.

**Motion** was made by Mildren, seconded by Andresen, to approve an \$8,632 funding request to the Gogebic County Council of Veteran Affairs. Unanimously passed by roll call vote.

- R. Discuss and consider a \$300 funding request to the Human Relations and Equity Committee for Native American Heritage Month posters for November 2025.

**Motion** was made by Semo, seconded by Andresen, to approve a \$300 funding request to the Human Relations and Equity Committee for Native American Heritage Month posters for November 2025. Unanimously passed by roll call vote.

- S. Discuss and consider approving the submittal of Small Urban Grant funding applications to the Michigan Department of Transportation for Douglas Boulevard Sidewalks as the 2027 project, Alfred Wright Boulevard as the 2029 project and McLeod Avenue as the Illustrative project.

**Motion** was made by Mildren, seconded by Korpi, and carried, to approve the submittal of Small Urban Grant funding applications to the Michigan Department of Transportation for Douglas Boulevard Sidewalks as the 2027 project, Alfred Wright Boulevard as the 2029 project and McLeod Avenue as the Illustrative project.

- T. Discuss and consider authorizing payment of a \$65,500 invoice from Jake's Excavating and Landscaping, LLC., for additional Water Main Improvements on Hedin Street outside of the Lead Service Line Replacement Project.

***Motion** was made by Semo, seconded by Mildren, to authorize a payment of a \$65,500 invoice from Jake's Excavating and Landscaping, LLC., for additional Water Main Improvements on Hedin Street outside of the Lead Service Line Replacement Project. Unanimously passed by roll call vote.*

- U. Discuss and consider contracting with Xcel Energy for sidewalk installation on Greenbush Street.

***Motion** was made by Semo, seconded by Mildren, to contract with Xcel Energy for sidewalk installation on Greenbush Street. Unanimously passed by roll call vote.*

V. Manager's Report.

*City Manager Paul Anderson provided the following verbal updates:*

**Engineering Projects**

- *\$33MIL Wastewater Plant Project for GIWA: Rehab rehabilitation work on final clarifier number one has been completed. Number three digester gas holder cover rehabilitation has been completed and will be put in service this week. Work has started in the oxidation ditch for creating the new anoxic zone. Work continues on the backup generators electrical, and the gas line piping has been completed. Plant wide electrical continues. Jeff Wasley has set his retirement date of 1/8/26. Jon Wilson will be coming out of the union this fall for final training and to assume the Plant Manager duties.*
- *\$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. Asphalt paving work is now complete and 3 of the 4 wells have been rehabilitated so far (out of the 6 total wells that we have). Binz Brothers is continuing well rehab work for the remaining 3 wells.*
- *\$11MIL Phase 2 of the water treatment plant*
  - *garage veneer masonry should be completed in the next two weeks.*
  - *garage slab sand fill and grading will be completed this week.*
  - *pouring our first of four clear well wall pours on Monday (today).*
  - *then forming and pouring new clear well walls. And then topping slab will be ongoing until about thanksgiving.*
  - *passed one of the four water tests for our filter bays. We will be continuing to run the next three tests over the next two weeks.*
  - *setup for interior process piping is currently underway. Process piping to follow the successful completion of our filter tank water tests.*
  - *VFD's and well building wiring is ongoing.*
  - *main conduits and phase 2 wiring on interior of new building will be ongoing.*
  - *backwash exterior drain piping and other yard piping on the North side of the building will be ongoing over the next few weeks.*
  - *waiting on a schedule from Snow Country for the 16" main water line termination to the old plant. And the demolition of the old clear well.*
- *Phase 5A \$1.6MIL water system project. Completed August 2025.*
- *Phase 5B \$3.8MIL and Phase 5C \$1.8MIL water / sewer project*

- *Monday 10/13 asphalt paving of West Michigan from Hemlock to Lowell as well as Lawrence Street.*
- *Tuesday 10/14 asphalt paving driveways on Michigan, Lawrence and other patch paving around town.*
- *Concrete curb, sidewalks, and driveways to be completed on entire job by Saturday October 18th.*
- *Paving of all streets and driveways to be completed Saturday October 25th. This includes Lowell Street being paved and opened the week of October 20th.*
- *Topsoil to be backfilled around sidewalks after driveways are completed. Seeding and grass growth to be established in spring 2026.*
- *Punchlist work on these years work to be performed in summer 2026. Then second lift of paving mid to late summer 2026.*
- *In the summer of 2026, utility and road work will be performed on all of Ridge Street and the westerly portion of Arch Street between Hemlock and Lowell Street. All Phase 5 work has a funding deadline for Final Completion of September 1, 2026.*
- *Xcel Energy and Q3 contracting are completing Arch and Ridge streets the remainder of this fall. They will also be moving the gas line around Old County Road for our WRI project.*
- *The \$3MIL lead service line replacement project with Jakes Excavating: Now that Jakes is done with pipe work on Phase 5, they are back to working on numerous remaining lead service line replacements. There is roughly \$700K remaining in budget for this job.*
- *The \$598,000 TMF grant work continues by Jakes Excavating. Roughly \$100K budget remaining on this job. Project currently on hold waiting for more unknowns to come up.*
- *2025 Small Urban Grant Project Update: \$375K grant will be split between these two projects:*
  - *Project 1: Superior street and Curry St mill and overlay: both are complete with punchlist work occurring.*
  - *Project 2 – Chip seal work by Fahrner Asphalt is complete and closed out. Library Community Spaces Grant Project: Ruotsala Construction is working on the block and brick work. They hope to be complete by December. Some minor restoration may remain next spring.*
- *Newport Heights water future project: We missed the EGLE funding list by a couple of spots. We will likely get an offer from them if others turn down the offers they were provided due to relatively low grant to loan percentage. The USDA Rural Development application is on hold with the government shutdown.*
- *Phase 6 preliminary engineering report is in the early phases with work just beginning in August 2025.*
- *Our 24 sanitary sewer flow meters are installed, and we are currently analyzing results from our vendor.*
- *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. Work is in progress and nearing completion. He is currently waiting for roof metal.*
- *Civic Center Ice Making Plant Project – B32 is nearing completion with their performance specification and then the City will put out a bid package and get that out to bid this fall once approved by the MDNR.*
- *All 15 private property owners met the requirement to have their roof drains disconnected as required by the City. The City performed dye testing and 2 of the 15 locations failed. City Manager gave those two businesses 30 days to address the issue. We are currently about ½ way through that period.*

- *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 have been authorized to hire a SHPO consultant, an Environmental consultant and now a certified grant administrator. Xcel Energy has started to move the gas line that is in the way and plan to complete that work this fall, albeit in rock to dig in the new lines. Coleman will design this fall and bid project this winter for construction in 2026. We are talking about doing a public info meeting this fall to make people aware of the project and trees that will need to come out.*
- *MDOT US2 projects:*
- *A MDOT Contractor continues to work on repair the WI/MI border bridge on US-2 on the west end of Ironwood. This has been causing lane closures and lane shifts as they route traffic through the work area.*
- *Downtown entrance sign: Approve contract with Stratford Sign Company and we are aiming to have it installed by 11/15/25.*
- *DPW Cold Storage Building: Angelo Luppino construction is working on the building which measures 60'x100' with 18' tall walls and 12' wide lean tos on the two long sides with three garage doors and two man-doors.*

### ***Manager's Update***

- *Absentee Voter Ballots for November 4, 2025, City Election are coming in. We have had 178 ballots returned out of 592 ballots that were sent out. The candidate forum from last week which was hosted by the League of Women's Voters of Copper Country, is available online at their website. As always, the City recommends to our residents to get out to vote in this election.*
- *Curry Park Campground closed yesterday. Staff is working on shutting down the water system for the year. Campground reservation summary is as follows:*

	2025	2024	2023	2022
<i>Revenue</i>	<i>\$85,299</i>	<i>\$70,735</i>	<i>\$68,645</i>	<i>\$48,200</i>
<i>Reservations</i>	<i>1413</i>	<i>1502</i>	<i>1514</i>	<i>1259</i>

- *This week, City Staff will also be shutting down Norrie Park and City Square for the season. We will try to keep the Depot Park bathrooms open as long as possible until winter conditions set in.*
- *The City's Comprehensive Deer Management Hunt is well underway. We have had 13 does harvested to date.*
- *The City's Recodification of all City Codes Project is well underway. A Work Session will occur in December once the updated draft Code is available for review. This is about a 2-year project to bring all of the City's existing Codes current.*
- *Sisu race date has been announced for January 10<sup>th</sup>, 2026.*
- *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.*

### ***W. Other Matters.***

*Commissioner Mildren congratulated the Ironwood Lumberjacks on their efforts this weekend winning one of their two games and encouraged the public to attend an upcoming game.*

X. Consider going into closed session pursuant to MCL 15.268(a), personnel evaluation of the City Clerk.

***Motion*** was made by Semo, seconded by Mildren, to enter closed session at 6:45 P.M. pursuant to MCL 15.268(a), personnel evaluation of the City Clerk. Unanimously passed by roll call vote.

Y. Return to Open Session.

**Motion** was made by Semo, seconded by Mildren, and carried, to return to open session at 7:18 P.M.

Z. Discuss and consider salary adjustment for the City Clerk.

Mayor Corcoran reported that the City Commission unanimously expressed that the City Clerk received an exemplary annual performance evaluation.

**Motion** was made by Mildren, seconded by Andresen, that based on an extremely satisfactory evaluation for the City Clerk, to adjust the Clerk's annual salary to \$79,200, effective November 28, 2025.

Yes (4): Commissioners Semo, Andresen, Korpi, and Mildren.

No (1): Mayor Corcoran.


**Motion** carried on a 4 to 1 roll call vote.

AA. Adjournment.

**Motion** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 7:23 P.M.



Kim Corcoran, Mayor



Jennifer L. Jacobson, City Clerk