Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on October 12, 2026, at 5:30 P.M., preceded by a Public Hearing at 5:25 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

PUBLIC HEARING
5:25 P.M.

1. Mayor Corcoran opened the Public Hearing at 5:25 P.M.

2. Recording of the Roll.
   PRESENT: Commissioners Dean, Frank, Korpi, Mildren, and Mayor Corcoran
   ABSENT: None

3. Public Hearing: To hear comments relative to an Industrial Facilities Tax Exemption Certificate application filed by Balduc Properties, LLC. (DBA Tritegrity Machine), for 397 W. Aurora Street, the City of Ironwood, Michigan as located in part of SW ¼ and the SW 1/4, Section 22, T47N, R 45W, City of Ironwood, Gogebic County, Michigan. Tom Bergman, Community Development Director, informed the Commission and Public that this is a requirement to receive a tax incentive on a new building and personal property for Mr. Balduc. Mr. Balduc stated his business is a growing business which went from 1 employee to 11 employees in the past few years and he appreciates the support of the Community. There were no additional Public Comments.

4. Mayor Corcoran closed the Public Hearing at 5:32 P.M.

A. Mayor Corcoran called the Regular Meeting to Order at 5:32 P.M.

B. Recording of the Roll.
   PRESENT: Commissioners Dean, Frank, Korpi, Mildren, and Mayor Corcoran
   ABSENT: None

C. Approval of the Consent Agenda.
   1) Approval of Minutes:
      a. Regular City Commission Meeting Minutes of September 28, 2026.
      b. Closed Session Meeting Minutes of September 28, 2026.

   2) Review and Place on File:
      a. Ironwood Housing Commission Meeting Minutes of September 8, 2026.
      b. Planning Commission Meeting Minutes of June 4, 2026.
      c. Planning Commission Meeting Minutes of August 3, 2026.
      d. Planning Commission Meeting Minutes of September 3, 2026.

Motion *was made by Korpi, seconded by Mildren, 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 Korpi, and carried, to approve the Agenda as presented.*

E. Presentation by Dan Martinson, Ironwood Area School Superintendent.
Mr. Martinson shared a PowerPoint presentation containing the proposed projects and information related to the Ironwood Area School's Bond Proposal that is on the November 3, 2026, Election Ballot.

F. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
There were none.

G. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
Curt Martell addressed the Commission with a request for woodchips to be placed and stumps removed at Norrie Park.

UNFINISHED BUSINESS

H. Discuss and consider approving Change Order #3 for Ruotsala Construction, Inc, which is a decrease of $17,444.50 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Mildren, seconded by Korpi, to approve Change Order #3 for Ruotsala Construction, Inc, which is a decrease of $17,444.50 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

I. Discuss and consider approving Change Order #4 for Ruotsala Construction, Inc, which is an increase of $20,760.00 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Change Order #4 for Ruotsala Construction, Inc, which is an increase of $20,760.00 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

J. Discuss and consider approving Payment #3, for Ruotsala Construction, Inc, in the amount of $32,463.46 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Payment #3, for Ruotsala Construction, Inc, in the amount of $32,463.46 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approving Payment #23, for C.D. Smith, in the amount of $54,007.22 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #23, for C.D. Smith, in the amount of $54,007.22 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

L. Discuss and consider authorizing the Ironwood City Manager to attend the Michigan Public Service Commission meeting in Houghton on October 15th, 2026, to express concerns on the sale of Xcel Energy's Michigan assets to UPCCO and Semco.

Motion *was made by Dean, seconded by Frank, and carried, to authorize the Ironwood City Manager to attend the Michigan Public Service Commission meeting in Houghton on October 15th, 2026, to express concerns on the sale of Xcel Energy's Michigan assets to UPCCO and Semco.*

M. Discuss and consider approval of the FY 2025-2026 Planning Commission Annual Report.

Motion *was made by Dean, seconded by Korpi, and carried, to approve the FY 2025-2026 Planning Commission Annual Report.*

N. Discuss and consider adopting Resolution #026-031, a Resolution Approving Application of Balduc Properties (DBA Tritegrity Machine) for Industrial Facilities Exemption Certificate for a New Facility.

Motion *was made by Frank, seconded by Dean, to adopt Resolution #026-031, a Resolution Approving Application of Balduc Properties (DBA Tritegrity Machine) for Industrial Facilities Exemption Certificate for a New Facility. Unanimously passed by roll call vote.*

O. Discuss and acknowledge Ordinance Number 562, an Ordinance to amend Chapter 12, Cemeteries, Section 12-41 and 12-44 of the Code of Ordinances and schedule a Public Hearing for 5:20 p.m. on Monday, October 26, 2026.

Motion *was made by Mildren, seconded by Korpi, and carried, to acknowledge Ordinance Number 562, an Ordinance to amend Chapter 12, Cemeteries, Section 12-41 and 12-44 of the Code of Ordinances and schedule a Public Hearing for 5:25 p.m. on Monday, October 26, 2026.*

P. Discuss and consider approving a $27,000.00 Ice Rental Contract between the Ice Crystals Figure Skating Club and the Pat O'Donnell Civic Center for the 2026-2027 Season.

Motion *was made by Korpi, seconded by Mildren, to approve a $27,000.00 Ice Rental Contract between the Ice Crystals Figure Skating Club and the Pat O'Donnell Civic Center for the 2026-2027 Season. Unanimously passed by roll call vote.*

Q. Discuss and consider approving a $42,000.00 Ice Rental Contract between the Polar Bear Hockey Club and the Pat O'Donnell Civic Center for the 2026-2027 Season.

Motion *was made by Dean, seconded by Frank, to approve a $42,000.00 Ice Rental Contract between the Polar Bear Hockey Club and the Pat O'Donnell Civic Center for the 2026-2027 Season. Unanimously passed by roll call vote.*

R. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- *$33MIL Wastewater Plant Project for GIWA:*
  - *CD Smith is working on a wide variety of mechanical and electrical upgrade projects that make up this large project. Currently stating that the project is on schedule with all of the original scope of work. Some additional scope of work will go into 2027. The project team is coordinating what scope and budget will be added in with remaining contingency dollars.*

- *$22MIL water treatment plant:*
  - *The water plant has been successfully filtering water for almost 2 months now.*
  - *There are still a few last items to close out on the punchlist over the next couple of months.*
    - *Check Valve #1*
    - *Sample Sink and Discharge Valve*
    - *Chemical Pumps – Tentatively scheduled for November.*
- *Phase 5B $3.8MIL and Phase 5C $1.8MIL water / sewer project*
  - *Ridge and Arch Streets: The final punchlist still needs to occur. There is still a little bit of work remaining which will be paid under the USDA RD sewer funding.*
- *The $3MIL Lead Service Line Replacement project with Jakes Excavating: punchlist work still remains.*
- *Pat O Donnell Civic Center:*
  - *Civic Center Ice Making Plant Project – the temporary chiller system is in and Jay is making ice. The BABA compliant system is supposed to be installed prior to snowfall.*
- *FY 27 Small Urban MDOT Funding for Douglas Boulevard Sidewalks: Coleman Engineering is currently working on design of the project. The goal is to have this out to bid late fall 2026 for 2027 construction.*
- *Community Development continues to progress the MSHDA Round 1 Mi Neighborhood grant. 6 housing properties are under contract for rehabilitation. 3 of 6 are complete. 1 was cancelled due to homeowner issues. The last 2 are currently being worked on by the contractor. The next housing rehab grant is being awarded to the City and the grant agreement will be coming sometime this fall. Staff is working closely with MSHDA staff in order to wrap up the current grant and to begin administering the next grant as soon as possible.*
  - *City staff is moving forward with 2 additional properties for the City's housing grant. One of the previous properties has been removed from the grant at the request of the property owner and this has allowed for additional properties to be sought and included in the grant. One of the properties that is being included has a perceived conflict of interest by definition found in the CDBG Grant Manual. This statement in this managers' report is the first step to seek a Conflict-of-Interest exception from the State. As part of the City of Ironwood's Community Development Block Grant (CDBG) housing grant# NDD-2023-72-CDB-02, the City of Ironwood is required to give public disclosure of a Conflict of Interest between the City of Ironwood and Carly Rusch, who is a temporary part time employee. Carly Rusch has been working with the city in a temporary and part time basis to digitize old records. Carly is also an appointed member of the Human Resources and Equity Committee. Carly and Head of Household David Cantor (229 S. Curry St.) have applied for the City of Ironwood CDBG housing rehabilitation grant for exterior renovations. Due to the part time and temporary nature of Carly's employment, the City of Ironwood is requesting an exception to this rule with MSHDA. The next steps in the process are to certify that Carly is not part of the decision-making process for the grant, present this disclosure to the public via my report, present this public disclosure to MSHDA via meeting minutes, and to seek legal counsel from the City's attorney to verify that no State or Local law is being violated in order to proceed.*
- *The playground equipment for the Newport School site playground is partially complete. Hoping to complete this week.*
- *Water tank cleaning: Contractor is scheduled to come in the coming weeks.*
- *Memorial Building paint repairs: to be performed in 2027 by Innovative Masonry Restoration out of Minnesota.*
- *Tub grinding wood chips at Compost Site is under contract and to be started any day now.*

- *Projects that still need to progress this year:*
  - *Industrial site tailings.*
  - *Start measuring repairs for 2027 road repairs to be bid this winter.*
  - *Planning for 2027 utility projects*

General Information

- *HKGI is starting the zoning code update process with our Community Development office. Next steps are for them to put together mapping for updating the zoning districts. Previous planning commission meetings have been focused on updating the allowable use tables for each of the districts.*
- *Absentee ballots for the November 3, 2026, State General Election are available. 618 absentee ballots have been sent out, with 251 returned as of today. Voters can find election information and sample ballots on the City's Facebook page, at Michigan.gov/Vote, or by contacting the Clerk's Office.*
- *A City Charter amendment proposal, approved by the Governor, is on the ballot to extend and stagger City Commissioner terms. The intent of staggering Commissioner terms is to provide greater continuity and stability of governance so that the entire Commission doesn't change over all at once.*
- *The City's 20th Annual Comprehensive Deer Management Hunt, conducted in cooperation with the Michigan DNR, began on Thursday, October 1. Thirteen hunters are registered in this year's hunt with 2 more who are currently interested. 6 does have been harvested thus far, qualifying 5 hunters to "earn a buck" tag. No bucks have been harvested. Hunt information can be found on the City's website or be obtained from the Clerk's Office.*
- *The Curry Park Campground is now closed for the season as of yesterday, Sunday, October 11. This year, we brought in 1356 total reservations at a value of $91,335 worth of income. Last year (2025), the we had 1,413 reservations for an income of $85,299.*
- *The City Square, including the splash pad, has been winterized as of last week. DPW is working on shutting down our other parks in the coming weeks.*
- *This month's First Friday event was Plaidurday on Friday October 2nd with absolutely perfect fall weather. We had 1186 gather for our group photo here in Ironwood. Houghton had 1,038 people gather for their photo. Thus, this year's UP plaidurday winner goes to the City of Ironwood!*
- *I hosted the 2026 UP City Managers meeting here in Ironwood later two weeks ago. It was a great chance to show fellow leaders from around the State many of the projects that we have been working on as well as bring them to the Copper Peak ski jump site during peak fall colors. We had a great experience with a full agenda of presentations on current pressing topics, as well as some exquisite food from Suffolk Street Eatery.*
- *2026 Blight Cases*
  - *Total number of cases for the year – 375*
  - *Total number of cases resolved by owner or occupant – 242*
  - *Total number of cases cleaned up by IPSD/DPW – 48*
  - *Active/pending - 85*
  - *Total number of notices sent to owner/occupants and neighbors– 1139 letter*
  - *2025 total number of cases – 374*
  - *2024 total number of cases - 237*

  Thank you to the Public Safety Department to continue to push forward for progress on blight in the City of Ironwood.

S. Other Matters.

Commissioner Dean requested to be excused for the next City Commission meeting.

***Motion** was made by Korpi, seconded by Mildren, and carried, to excuse Commissioner Dean from the October 26, 2026, meeting.*

T. Adjournment.

***Motion** was made by Mildren, seconded by Korpi, and carried, to adjourn the meeting at 6:35 p.m.*

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk