Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on September 28, 2026, 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 Dean, Frank, Korpi, Mildren, and Mayor Corcoran
ABSENT: None

C. Approval of the Consent Agenda.
1) Approval of Minutes:
a. Amended City Commission Meeting Minutes of August 10, 2026.
b. Closed Session Meeting Minutes of August 24, 2026.
c. Regular City Commission Meeting Minutes of September 14, 2026.

2) Review and Place on File:
a. Revised Pat O'Donnell Civic Center Meeting Minutes of August 4, 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. Review and Place on File:
1. Revenue & Expenditure Report.
2. Cash and Investment Summary Report.

Motion *was made by Mildren, seconded by Korpi, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending August 30, 2026, and the Cash and Investment Summary Report for August 2026.*

F. Approval of Monthly Check Register Report.

Motion *was made by Korpi, seconded by Mildren, to approve the Check Register Report for August 2026 as presented. Unanimously passed by roll call vote.*

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
Jeanne Saari commented on Agenda Item U.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
There were none.

UNFINISHED BUSINESS

I. Discuss and consider approving Change Order #10, for Jake's Excavating and Landscaping, LLC., which is an increase of $47,684.54 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 #10, for Jake's Excavating and Landscaping, LLC., which is an increase of $47,684.54 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

J. Discuss and consider approving Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $901,414.61 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $901,414.61 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approving the Rural Development Pay Package #12, in the amount of $383,873.69 for the Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve the Rural Development Pay Package #12, in the amount of $383,873.69 for the Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

L. Discuss and consider approving Payment #2, for Ruotsala Construction, Inc, in the amount of $282,517.30 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 Payment #2, for Ruotsala Construction, Inc, in the amount of $282,517.30 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

M. Discuss and consider approving Change Order #18, for C.D. Smith, which is an increase of $95,233.76 for the Water Treatment Phase 2 Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Mildren, seconded by Korpi, to approve Change Order #18, for C.D. Smith, which is an increase of $95,233.76 for the Water Treatment Phase 2 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

N. Discuss and consider approving Change Order #27, for Jake's Excavating and Landscaping, LLC., which is an increase of $6,410.93 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Change Order #27, for Jake's Excavating and Landscaping, LLC., which is an increase of $6,410.93 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

O. Discuss and consider approving Payment #29, for Jake's Excavating and Landscaping, LLC., in the amount of $61,800.21 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Payment #29, for Jake's Excavating and Landscaping, LLC., in the amount of $61,800.21 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

P. Discuss and consider approving Change Order #8, for Jake's Excavating and Landscaping, LLC., which is a decrease of $97,573.92 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Change Order #8, for Jake's Excavating and Landscaping, LLC., which is a decrease of $97,573.92 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.*

Q. Discuss and consider approving Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $385,965.70 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $385,965.70 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.*

R. Discuss and consider approving Change Order #5, for Jake's Excavating and Landscaping, LLC., which is a decrease of $46,219.80 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Change Order #5, for Jake's Excavating and Landscaping, LLC., which is a decrease of $46,219.80 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

S. Discuss and consider approving Payment #12, for Jake's Excavating and Landscaping, LLC., in the amount of $12,052.00 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #12, for Jake's Excavating and Landscaping, LLC., in the amount of $12,052.00 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

T. Discuss and consider awarding the bid for 2,000 tons of Winter Street Sand to Jake's Excavating and Landscaping, in the amount of $21,240.00.

Motion *was made by Mildren, seconded by Korpi, to approve the bid for 2,000 tons of Winter Street Sand to Jake's Excavating and Landscaping, in the amount of $21,240.00. Unanimously passed by roll call vote.*

U. Discuss and consider option to purchase City property on Luxmore Street.

Motion *was made by Korpi, seconded by Mildren, to approve a three-year option to purchase City property on Luxmore Street for Andrew and Jeanne Saari. Unanimously passed by roll call vote.*

V. Mayor's Appointments.

Mayor Corcoran reappointed Monica Benson to the Economic Development Corporation for a six-year term (term expiring October 31, 2032).

Motion *was made by Mildren, seconded by Korpi, and carried, to reappoint Monica Benson to the Economic Development Corporation for a six-year term (term expiring October 31, 2032).*

Mayor Corcoran reappointed Bill Thomason to the Pat O'Donnell Civic Center Board for a three-year term (terms expiring October 31, 2029).

Motion *was made by Korpi, seconded by Mildren, and carried, to reappoint Bill Thomason to the Pat O'Donnell Civic Center Board for a three-year term (term expiring October 31, 2029).*

Mayor Corcoran reappointed Jerry Gullan to the Pat O'Donnell Civic Center Board for a three-year term (terms expiring October 31, 2029).

Motion *was made by Mildren, seconded by Korpi, and carried, to reappoint Jerry Gullan to the Pat O'Donnell Civic Center Board for a three-year term (term expiring October 31, 2029).*

W. 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 a month now.*
  - *The fluoride pump needs to be replaced and so the fluoride will not begin being added into the system until October or November sometime.*
  - *Water flushing is happening this week through Thursday morning. Bottled water is available at IPSD for those experiencing dirty water.*
  - *There are still a few last items to close out on the punchlist over the next couple of months.*
- *Phase 5B $3.8MIL and Phase 5C $1.8MIL water / sewer project*
  - *Ridge and Arch Streets: The final inspection and 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 is complete, as our funding has expired.*
  - *Jakes still has a little bit of restoration to wrap up. If anyone has issues that need to be addressed from this project, please contact the utility office.*
  - *In 2020 we started with 1500 known and unknown Lead Service Line addresses.*
  - *478 of those were confirmed lead and replaced.*
  - *We now are down to 21 know lead service lines and 3 unknown material type lines that we can not access for various reasons.*
  - *We spent roughly $4MIL of 100% grant money replacing those lines at a cost of approximately $8,000 each. Most of those would have been the property owners responsibility if it were not for this FUNDED mandate by the State of Michigan and the EPA.*
  - *It has been an extremely successful project.*
- *The 29 sanitary sewer flow meters have been deployed for the summer. We had a major 2.5-inch rain event on August 7th. We have read the sewer flow meters and are waiting on the consultant to process the data.*

- *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.*
  - *Parking lot job with Ruotsala construction is completed.*
- *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.*
- *The playground equipment for the Newport School site playground is expected to arrive tomorrow and Wednesday mornings and be installed over the next week or so. The footings for the equipment were installed over the last few days. A contractor for the City will be installing a fence next week as well.*
- *Water tank cleaning: Contractor is scheduled to come in the week of Oct 5th or 12th.*
- *Memorial Building paint repairs: to be performed in 2027 by Innovative Masonry Restoration out of Minnesota.*
- *Projects that still need to progress this year:*
  - *Tub grinding wood chips at Compost Site (in progress)*
  - *Industrial site tailings.*
  - *Start measuring repairs for 2027 road repairs to be bid this winter.*

General Information

- *HKGI is starting the zoning code update process with our Community Development office. Last 1st Friday event they had a booth to obtain public input on the zoning and housing types in the community. 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. 590 absentee ballots have been sent out, with 38 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, will begin Thursday, October 1. Thirteen hunters are registered to participate this year. Hunt information can be found on the City's website or be obtained from the Clerk's Office.*
- *The digitization efforts for Riverside Cemetery continues. Five cemetery blocks (56–58, 101 and 102) and seven Potter's Fields (indigent burial areas) remain in process. Incomplete blocks will appear in gray on the City's Cemetery GIS program and are updated as each block is completed. Angie Brogan continues to do exceptional work digitizing records and researching missing or incomplete information to help ensure accurate and complete burial records for Riverside Cemetery.*

- *The Campground season is wrapping up on Sunday, October 11. The stay two nights, get a free night promotion that was approved at the last City Commission meeting is live! A season end report will be provided at the next meeting.*
- *The 100-year anniversary commemoration of the Pabst Mine Disaster was well attended and enjoyed this past week. There were about 125 people who attended the Program at the Memorial Building on Saturday evening. Lynne also had a very successful and well attended program at the Library on the 100-year anniversary last Thursday. Thank you to Lynne and her Staff and the Friends of the Miner's/Bill Jamerson for putting on the two Mine Disaster commemoration programs.*
- *I am hosting the 2026 UP City Managers meeting here in Ironwood later this week. This will be a great chance to showcase some of our recent projects in Ironwood and network with the fellow managers from around the UP. I have a great agenda of presentations, site visits and good local food to share with the other managers.*

X. Other Matters.

Commissioner Mildren commented how lucky Ironwood is to have three local news outlets and thanked the two radio stations and the Globe for providing new sources to the Gogebic Range.

Mayor Corcoran commented how beautiful Ridge and Arch Streets look with the construction complete.

Y. Consider going into closed session pursuant to MCL 15.268(1)(d); to 1) consider the purchase of real property up to the time an option to purchase that real property is obtained, and 2) consider the lease of real property up to the time an option to lease that real property is obtained.

***Motion** was made by Korpi, seconded by Mildren, to enter closed session at 6:11 p.m. pursuant to MCL 15.268(1)(d); to 1) consider the purchase of real property up to the time an option to purchase that real property is obtained, and 2) consider the lease of real property up to the time an option to lease that real property is obtained. Unanimously passed by roll call vote.*

Z. Return to Open Session.

***Motion** was made by Korpi, seconded by Mildren, and carried, to return to open session at 6:39 p.m.*

AA. Discuss and consider approving a 12-month lease extension between the City and United Parcel Service.

***Motion** was made by Dean, seconded by Frank, to approve a 12-month lease extension, expiring on November 1, 2027, between the City and United Parcel Service, for the existing $1,800.00 per month rental rate. Unanimously passed by roll call vote.*

BB. Adjournment.

***Motion** was made by Mildren, seconded by Korpi, and carried, to adjourn the meeting at 6:40 p.m.*

CITY OF IRONWOOD MICHIGAN

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk