

City of Ironwood
213 S. Marquette St.
Ironwood, MI 49938



IRONWOOD

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AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
MONDAY, DECEMBER 10, 2018
Public Hearing – 5:20 P.M.
Regular Meeting - 5:30 P.M.
LOCATION: COMMISSION CHAMBER MEMORIAL BUILDING

5:20 P.M.

1. Call Public Hearing to Order.
2. Recording of the Roll.
3. Open Public Hearing.
4. Public Hearing: To introduce and hear comment on Ordinance No. 517, Book 5, an Ordinance to prohibit marihuana establishments within the boundaries of the City of Ironwood so as to protect public health, safety, and welfare.
5. Close Public Hearing.

5:30 P.M.

- A. Regular Meeting Called to Order.
Pledge of Allegiance.
- B. Recording of the Roll.
- C. Approval of the Consent Agenda.*

All items with an asterisk () are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*

*1) Approval of Minutes – Regular City Commission Meeting Minutes of November 22nd.

*2) Review and Place on File:

a) Economic Development Corporation (EDC) Meeting Minutes of November 7th.

- D. Approval of the Agenda



This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender



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

OLD BUSINESS

- G. Discuss and Consider adopting Ordinance No. 517, Book 5, an Ordinance to prohibit marihuana establishments within the boundaries of the City of Ironwood as as to protect public health, safety, and welfare.
- H. Discuss and consider revocation of Ditch Sand Bid to Smily's Excavating and awarding bid to Jake's Excavation for \$6.50 per ton.

NEW BUSINESS

- I. Discuss and Consider the City Employee Gratuity for the Holiday Season.
- J. Discuss and Consider proposal from Coleman Engineering Company for engineering design on the Country Club Road and Ayer Street for the Small Urban Grant project.
- K. Mayor's appointments.
- L. Manager's Report.
- M. Other Matters.
- N. Adjournment.

City of Ironwood
Notice of Public Hearing
Proposed Emergency Ordinance No. 517, Book 5- Marihuana Establishments

The Ironwood City Commission will hold a public hearing on Monday, December 10, 2018 at 5:20 P.M. in the Commission Chambers, 213 S. Marquette Street, Ironwood, MI 49938 to hear comment on emergency Ordinance No. 517, Book 5 an Ordinance to prohibit marihuana establishments within the boundaries of the City of Ironwood so as to protect public health, safety, and welfare.

Interested persons will have the opportunity to be heard at the time and place announced in this notice. No hearsay or individual surveys will be accepted as testimony; only written or oral presentations will be acknowledged. Written comments can be submitted to the Ironwood City Commission, Memorial Building, 213 S. Marquette Street, Ironwood, MI 49938, prior to the scheduled Public Hearing.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on November 26, 2018 at 5:30 P.M. in the City Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

A. Mayor Burchell called the regular meeting to order at 5:30 P.M.

B. Recording of the Roll.

PRESENT: Commissioner Cayer, Corcoran, Mildren, Semo, and Mayor Burchell.

ABSENT: None..

C. Approval of the Consent Agenda.*

*1) Approval of Minutes – Regular City Commission Meeting Minutes of November 12th.

*2) Review and Place on File:

a. Ironwood Housing Meeting Minutes of November 13, 2018.

***Motion** was made by Corcoran, 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 Corcoran, seconded by Cayer and carried to approve the agenda as presented.*

E. Review and Place on File:

1. Statement of Revenue & Expenditures.

2. Cash and Investment Summary Report.

***Motion** was made by Corcoran , seconded by Mildren and carried to receive and place on file the Revenue & Expenditures Report for the month ending October 31, 2018 and the Cash and Investment Summary Report month ending October 31, 2018.*

F. Approval of Monthly Check Register Report.

***Motion** was made by Semo, seconded by Mildren to approve the Monthly Check Register Report for the month ending October 31, 2018. Unanimously passed by roll call vote.*

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

Randall Kashich, of 324 Lake Avenue addressed the City Commissioner requesting a copy of the financials. The City Clerk Gullan noted the financials are on line and if he would like to stop into the Clerk's Office she would be happy to print him a copy.

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

Randall Kashich, of 324 Lake Avenue asked and urged the City Commission to read the Code of Conduct and Ethics for Board Members. Additional comments were received.

OLD BUSINESS

- I. Consider approval of Rural Development Change Order No. 6 for the City of Ironwood – Phase 4 Utility Project to Ruotsala Construction, LLC in the amount of \$7,805.63 and authorize Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Semo to approve the Rural Development Change Order No. 6 for the City of Ironwood – Phase 4 Utility Project to Ruotsala Construction, LLC in the amount of \$7,805.63 and authorize Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- J. Consider approval of Rural Development Pay Package in the amount of \$19,615.13 for the City of Ironwood – Phase 4 Utility Project Water Portion and authorize Mayor to sign all applicable documents.

***Motion** was made by Corcoran, seconded by Cayer to approve the Rural Development Pay Package in the amount of \$19,615.13 for the City of Ironwood – Phase 4 Utility Project Water Portion and authorize Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- K. Consider approval of Rural Development Pay Package in the amount of \$3,838.50 for the City of Ironwood – Phase 4 Utility Project Sewer Portion and authorize Mayor to sign all applicable documents.

***Motion** was made by Corcoran, seconded by Cayer to approve the Rural Development Pay Package in the amount of \$3,838.50 for the City of Ironwood – Phase 4 Utility Project Sewer Portion and authorize Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

- L. Discuss and consider Resolution #018-021 to comply with the provisions of PA 152.

***Motion** was made by Mildren, seconded by Semo to approve Resolution #018-021 to comply with the provisions of PA152. Unanimously passed by roll call vote.*

M. Manager's Report.

City Manager Scott B. Erickson verbally gave the manager's report noting the following items:

- *This coming Friday, November 30th will be "Frost Friday" to celebrate the Jack Frost weekend parade and winter events in Downtown Ironwood. The Jack Frost Parade will be held at 6 P.M. on Saturday, December 1, 2018.
- *The Ironwood Snowmobile Olympus will have three ice oval race events this year at the fairgrounds. The events will be held December 29, 2018, January 5-6, 2019, and February 16—17, 2019.
- *The 10th Annual SISU Ski Fest Cross Country Ski Race is scheduled to be held on Saturday, January 12th.
- *The downtown wreaths will be installed on the downtown street lights later this week.
- *Mr. Bill Tregembo has been hired to fill a position with the City Public Works Water Department. Mr. Tregembo will start work with the City next week.
- *There are two remaining water service lines to be replaced in the Newport Heights neighborhood and should be replaced later this week.
- *The City has received notice that it will be the recipient of an additional \$220,000 from the Michigan State Housing Development Authority (under the Hardest Hit Blight Grant Program).
- *The second City Commission Meeting in December will be held on Wednesday, December 26th due to the Christmas Holiday.

N. Other Matters.

Commissioner Mildren thanked everyone for their hard work on the Jack Frost Parade and Frost Friday. He also noted the momentum of all the great events in the area was nice to see.

Mayor Burchell thanked the Friends of the Miners' Memorial Heritage Park for their part in making the trails happen in the area.

O. Adjournment.

Motion was made by Corcoran, seconded by Mildren and carried to adjourn the meeting at 5:54 P.M.

Annette Da Lio-Burchell, Mayor

Karen M. Gullan, City Clerk



**Proceedings of the Economic Development Corporation Meeting
Wednesday, November 7, 2018**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, November 7, 2018 at 10:00 A.M. in the Women's Club Room, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Chair Wyssling called the meeting to order at 10:00 a.m.
2. Recording of the Roll

MEMBER	Present		EXCUSED	NOT EXCUSED
	YES	NO		
Thorsen, Gina	X			
Lemke, Joseph	X			
Korpela, Nancy	X			
Sclafani, Velda	X			
Ramme, Dave	X			
Ruppe, Mark		X	X	
Schonberg, Bob		X	X	
Wyssling, John	X			
Gary Burnett	X			
Quorum	7	2	Quorum	

Also Present: Community Development Strategist Tim Erickson.

3. Election of Chair and Vice Chair: Burnett asked about the roles of the Chair and Vice-Chair. He discussed ways that the EDC board can be more involved with the direction and agenda.

Motion by Sclafani to nominate John for Chair. **Second** by Korpela. **Motion Carried 6 to 0.**

Motion by Korpela to accept John for Chair. **Second** by Lemke. **Motion Carried 6 to 0.**

Motion by Sclafani to nominate Ramme for Chair-Chair. **Second** by Korpela. **Motion Carried 6 to 0.**

Motion by Sclafani to accept Ramme for Chair-Chair. **Second** by Korpela. **Motion Carried 6 to 0.**

4. Approval of the October 3, 2018 Meeting Minutes:

Motion by Korpela to accept the October 3, 2018 meeting minutes. **Second** by Thorsen. **Motion Carried 7 to 0.**

5. Approval of the Agenda

Motion by Ramme to accept the Agenda. **Second** by Korpela. **Motion Carried 7 to 0.**

6. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit): None.

7. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit): None.

8. Items for Discussion and Consideration: Chair Wyssling discussed his role of working together with City Staff and the members of the Corporation. Burnett, Lemke, and Korpela discussed the EDC defining its role and coming up with a few items to work on.

A. Redevelopment Ready Communities – Potential strategies for redevelopment.

I. Update on certification. – Zoning ordinance revision.

1. No update.

B. Comprehensive Plan Implementation Status of Priority Action Items:

I. Strategy 6.2(b) Implement Endowment Fund Program for Economic Development – Angel network program next steps.

1. Update on Economic Development Organization for Region.

- a. Director Bergman stated that he is going to Lansing with a few regional leaders to push the funding for the development of an EDO for the entire region. He talked about talking with legislators at this event. Burnett also mentioned the endowment fund that will be created for the EDO.

2. Update on Marketing Booklet and Business Assistance Booklet.

- a. The EDC discussed wanting to see the material before the next meeting. Wyssling discussed looking at other communities and talked about a document that the City of Negaunee is doing.

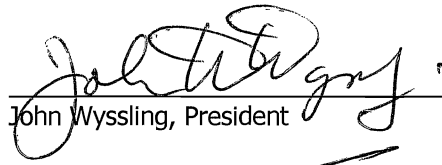
II. Strategy 6.3(g & h) Develop/Continue a Business Incubator and Entrepreneurial Support Spaces – Update on project with GCC and Invent@NMU.

1. Director Bergman talked about the Invent@NMU kiosk and that it will be going around the community.

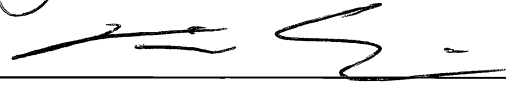
III. Strategy 6.4 Create internship/apprenticeship program with local business to market to colleges and trade schools.

1. Ryon List with GCC will be at the next EDC meeting. Director Bergman stated that the EDC is playing a supportive role between GCC and private businesses. Northern Initiatives has funding available to help push this program through.

9. Other Business: Thorsen asked about recreational marijuana and what that means for the EDC. Thorsen talked about creating a State cabinet position for small businesses.
10. Next Meeting: December 5, 2018 at 10:00 a.m.
11. Adjournment. **Motion** by Korpela to adjourn at 11:08 a.m. **Second** by Ramme. **Motion Carried 7 to 0.**



John Wyssling, President



Tim Erickson, Community Development Assistant

Memo

To: Mayor & City Commission

From: Scott Erickson, City Manager

CC:

Date: December 10, 2018

Re: Discuss and Consider Ordinance Regarding Marihuana Establishments

Introduction

Michigan voters recently approved the Michigan Regulation and Taxation of Marihuana Act (MRTMA)

Analysis & Background

On November 6, 2018 Michigan voters approved the adoption of the 2018 Michigan Regulation and Taxation of Marihuana Act (MRTMA). The MRTMA legalizes at the state level (not the federal level) the recreational use and possession of marihuana. The MRTMA also sets out a regulatory process to permit and license certain types of “marihuana establishments” (i.e. growers, safety compliance facilities, processors, microbusinesses, retailers and secure transporters). The MRTMA does not replace the laws and regulations already in place in Michigan involving the use of medical marihuana. The new Michigan Regulation and Taxation of Marihuana (MRTMA) is fundamentally different from the Medical Marihuana Facilities Licensing Act (MMFLA), in a manner that the MRTMA requires a community to “opt out” if it wishes to prohibit the establishment and operation of (recreational) marihuana establishments within a community. If a community does not choose to “opt out” then (recreational) marihuana establishments can be located and licensed by the state within that community.

The attached ordinance, if acted upon, would prohibit marihuana establishments within the City of Ironwood. The MRTMA indicates that the state will begin accepting applications for licensure within 12 months. It is unclear when precisely the state will begin accepting these applications. Because it is unclear when the state will begin accepting these applications it is recommended that the regulatory ordinance be

adopted as soon as possible via the emergency ordinance provisions provided in the City Charter.

By adopting the “opt out” ordinance this will also provide the City Commission and City Planning Commission time to potentially develop and hold public hearings on city ordinance that would regulate and properly permit marihuana establishments, if this is a direction the City Commission would like to consider.

Recommendation

It is recommended that the City Commission adopt the attached “opt out” emergency ordinance and provide direction if draft ordinances should be developed to consider future permitting and licensing of certain types of commercial “marihuana establishments” in the City of Ironwood as outlined in the MRTMA.

CHAPTER 36 – MARIHUANA ESTABLISHMENTS

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF IRONWOOD, MICHIGAN, BY ADDING A NEW CHAPTER, WHICH CHAPTER SHALL BE DESIGNATED AS CHAPTER 36 OF SAID CODE.

CITY OF IRONWOOD

BOOK 5, ORDINANCE NO. 517

The City of Ironwood Code of Ordinances is hereby amended to add Chapter 36, Article I. Marihuana Establishments within the City of Ironwood Boundaries.

THE CITY OF IRONWOOD ORDAINS:

ARTICLE I. MARIHUANA ESTABLISHMENTS.

Sec. 36-1. Purpose

The purpose of this Chapter is to exercise the City of Ironwood's authority to prohibit the establishment or operation of marihuana establishments within the City as such facilities are defined in the Michigan Regulation and Taxation of Marihuana Act (the "Act").

Sec. 36-2. Prohibition.

Pursuant to Section 6.1 of the Act, the City prohibits the establishment or operation of any and all categories of marihuana establishments within its boundaries.

Sec. 36-3. Repealer.

Any ordinance that is in conflict with this ordinance is hereby repealed.

Section 36-4. Severability.

If any word, clause, sentence, paragraph or provision of this ordinance is deemed to be invalid by a court of competent jurisdiction, such word, clause, sentence, paragraph or provision so designated shall be deemed severable and the remaining provisions of the ordinance shall be deemed fully enforceable.

Sec. 36-5. Effective Date.

In accordance with the City Charter, this ordinance is declared to be an emergency ordinance and shall become effective immediately upon the date of its publication due to the need to protect the public health, safety, welfare, and the orderly administration of the affairs of the City of Ironwood.

Passed and adopted by the Ironwood City Commission of the City of Ironwood, County of Gogebic, State of Michigan, on December 10, 2018.

Effective: December 14, 2018

KAREN M. GULLAN, City Clerk

Published in accordance with the provisions of Chapter 6 of the City Charter, for the City of Ironwood, Michigan on December 14, 2018.

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MEMO

TO: Scott Erickson, Ironwood City Commission
FROM: Bob Richards, DPW Supervisor
RE: Ditch Sand

Because of unfortunate circumstances, Smily's Excavating is unable to deliver 4000 tons of ditch sand. DPW is requesting awarding of second lowest bidder, Jake's Excavation, for the price of \$6.50 per ton.


Robert Richards

11-29-18
Date



This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender





COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

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December 4, 2018

Mr. Scott Erickson, City Manager
City of Ironwood
213 S. Marquette Street
Ironwood, MI 49938

Re: 2019 Country Club Road and Ayer Street Design Services
Small Urban Grant Project

Dear Mr. Erickson:

Coleman Engineering Company (CEC) appreciates the opportunity to submit this proposal for professional engineering services on the Small Urban Grant project that Ironwood is collaborating with the Gogebic County Road Commission (GCRC) on. CEC is under contract with the GCRC for creating a set of log job plans, specs and estimate for the GCRC portion of the Country Club Road (CCR) project. That scope of services will lay the framework for the second portion of Country Club Road, as well as the Ayer Street scope; however, the following additional services will need to be performed which were not included in the contract with the GCRC:

Project Scope

1. Create striping plan for CCR.
2. Create striping plan for Ayer Street.
3. Create striping details for Ayer Street and CCR.
4. Create separate log plans and quantities for City's portion of CCR.
5. Create separate log plans and quantities for Ayer Street.

Fees

Our fee to complete the above-mentioned services is estimated on a time and materials basis, not to exceed the amount of \$3,950.00.

Page 2
December 4, 2018

If you accept this proposal, please endorse both copies of the attached Work Order and return one copy to our office. You may retain one copy for your files. Once again, we would like to thank the City of Ironwood for this opportunity.

Sincerely,

COLEMAN ENGINEERING COMPANY

A handwritten signature in dark ink, appearing to read "Paul C. Anderson". The signature is fluid and cursive, with a large initial "P" and "A".

Paul C. Anderson, P.E.
Project Manager

PCA/map

AGREEMENT NO. 07044
PROJECT NO.
WORK ORDER NO. 01

EXHIBIT "A"
WORK ORDER

COLEMAN ENGINEERING COMPANY and its directors, officers, shareholders, employees, agents, affiliates, independent professional associates, consultants and subcontractors, as the case may be, (collectively, "COLEMAN") agree to perform for CLIENT, on this specific Project, the Services described below. The services shall be performed subject to and upon the terms and conditions set forth in the Professional Services Agreement (the "Agreement") dated February 16, 2007, by and between COLEMAN and CLIENT, which Agreement is hereby amended to incorporate this Work Order.

It is agreed that this Agreement, and such other documents required by it during the term of this Agreement, may be approved by a signed copy transmitted by fax or .pdf copy containing all signatures in lieu of the original signed copy, and that a copy transmitted by fax or .pdf shall be legally binding upon the parties to said Agreement(s)."

PROJECT: 2019 Country Club Road and Ayer Street Design Services
Small Urban Grant Project

SERVICES: As described in our proposal letter dated December 4, 2018, a copy of which is attached and made part of this contract.

FEES: Services will be invoiced on a time and materials basis, not to exceed the amount of \$3,950.00, using current standard fee schedule(s), for the scope of work and in accordance with the assumptions and conditions set forth in our proposal letter dated December 4, 2018, a copy of which is attached and made part of this contract.

SPECIAL TERMS AND CONDITIONS:

During completion of this work, Coleman Engineering Company will not accept responsibility for the safety of individuals other than Coleman Engineering Company employees.

AUTHORIZATION

This Work Order and the scope of services (the "Services") defined herein are approved and COLEMAN is hereby directed and authorized to proceed with the Services for the designated Project in accordance with the terms and conditions of the above-referenced Agreement.

Requested By:

Accepted By:

CITY OF IRONWOOD

COLEMAN ENGINEERING COMPANY

By: Scott Erickson, P.E.

By: Paul C. Anderson, P.E.

Title: City Manager

Title: Project Manager

Date: _____

Date: December 4, 2018

\$8.4 MIL Project

	100% Loan 100% Loan 0% Grant		100% Loan 75% Loan 25% Grant		100% Loan 50% Loan 50% Grant		100% Loan 25% Loan 75% Grant	
	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer
Amount Dropping Off								
Current Phase 1 2010B Bond P&I	\$ 57,320	\$ 14,280	\$ 57,320	\$ 14,280	\$ 57,320	\$ 14,280	\$ 57,320	\$ 14,280
Bond Reserve Fund Phase 1 2010 B	\$ 10,250	\$ 10,150	\$ 10,250	\$ 10,150	\$ 10,250	\$ 10,150	\$ 10,250	\$ 10,150
Principal 1999 City Water Revenue Bond P&I	\$ 56,375		\$ 56,375		\$ 56,375		\$ 56,375	
Total Amount Expiring in 2019	\$ 123,945	\$ 24,430	\$ 123,945	\$ 24,430	\$ 123,945	\$ 24,430	\$ 123,945	\$ 24,430
Proposed Add								
Proposed Project (Construction, Eng, Legal)	\$ 4,196,000	\$ 4,196,000	\$ 4,196,000	\$ 4,196,000	\$ 4,196,000	\$ 4,196,000	\$ 4,196,000	\$ 4,196,000
Proposed Loan	\$ 4,196,000	\$ 4,196,000	\$ 4,196,000	\$ 3,147,000	\$ 4,196,000	\$ 2,098,000	\$ 4,196,000	\$ 1,049,000
Annual Loan Payment (3.0% Interest Rate)	\$ 181,880	\$ 181,880	\$ 181,880	\$ 136,410	\$ 181,880	\$ 90,940	\$ 181,880	\$ 45,470
Annual USDA RD Reserve	\$ 18,188	\$ 18,188	\$ 18,188	\$ 13,641	\$ 18,188	\$ 9,094	\$ 18,188	\$ 4,547
Subtotal	\$ 200,068	\$ 200,068	\$ 200,068	\$ 150,051	\$ 200,068	\$ 100,034	\$ 200,068	\$ 50,017
Net Add (Proposed Increase - Amount Dropping Off)	\$ 76,123	\$ 175,638	\$ 76,123	\$ 125,621	\$ 76,123	\$ 75,604	\$ 76,123	\$ 25,587
2017 annual user charge income for water and sewer	\$ 1,604,316	\$ 1,828,632	\$ 1,604,316	\$ 1,828,632	\$ 1,604,316	\$ 1,828,632	\$ 1,604,316	\$ 1,828,632
% Add for Project	4.7%	9.6%	4.7%	6.9%	4.7%	4.1%	4.7%	1.4%
Ironwood's Current Rate for 5/8" meter, 300 CF usage, 2018	\$ 38.20	\$ 53.95	\$ 38.20	\$ 53.95	\$ 38.20	\$ 53.95	\$ 38.20	\$ 53.95
New Rate w/ Project Addition	\$ 40.01	\$ 59.13	\$ 40.01	\$ 57.66	\$ 40.01	\$ 56.18	\$ 40.01	\$ 54.70
Dollar Amount Increase	\$ 1.81	\$ 5.18	\$ 1.81	\$ 3.71	\$ 1.81	\$ 2.23	\$ 1.81	\$ 0.75

* COLA is not accounted for.

* What about private water service costs? Loan payment on those?

\$344k for Phase 5 is the estimate

\$4MIL Project

	100% Loan 100% Loan 0% Grant			100% Loan 75% Loan 25% Grant			100% Loan 50% Loan 50% Grant			100% Loan 25% Loan 75% Grant Phase 4 Scenario	
	Water	Sewer		Water	Sewer		Water	Sewer		Water	Sewer
Current Phase 1 2010B Bond P&I	\$ 57,320	\$ 14,280		\$ 57,320	\$ 14,280		\$ 57,320	\$ 14,280		\$ 57,320	\$ 14,280
Bond Reserve Fund Phase 1 2010 B	\$ 10,250	\$ 10,150		\$ 10,250	\$ 10,150		\$ 10,250	\$ 10,150		\$ 10,250	\$ 10,150
Bond Reserve Fund Phase 2 2010C											
Total Amount Expiring in 2019	\$ 67,570	\$ 24,430		\$ 67,570	\$ 24,430		\$ 67,570	\$ 24,430		\$ 67,570	\$ 24,430
Proposed Project	\$ 2,000,000	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000
Proposed Loan	\$ 2,000,000	\$ 2,000,000		\$ 2,000,000	\$ 1,500,000		\$ 2,000,000	\$ 1,000,000		\$ 2,000,000	\$ 500,000
Annual Loan Payment (3.0% Interest Rate)	\$ 80,000	\$ 80,000		\$ 80,000	\$ 60,000		\$ 80,000	\$ 40,000		\$ 80,000	\$ 20,000
Annual USDA RD Reserve	\$ 8,000	\$ 8,000		\$ 8,000	\$ 6,000		\$ 8,000	\$ 4,000		\$ 8,000	\$ 2,000
Subtotal	\$ 88,000	\$ 88,000		\$ 88,000	\$ 66,000		\$ 88,000	\$ 44,000		\$ 88,000	\$ 22,000
Net Add (Proposed Increase - Amount Dropping Off)	\$ 20,430	\$ 63,570		\$ 20,430	\$ 41,570		\$ 20,430	\$ 19,570		\$ 20,430	\$ (2,430)

2017 annual user charge income for water and sewer	\$ 1,604,318	\$ 1,828,637		\$ 1,604,318	\$ 1,828,637		\$ 1,604,318	\$ 1,828,637		\$ 1,604,318	\$ 1,828,637
% Add for Project	1.3%	3.5%		1.3%	2.3%		1.3%	1.1%		1.3%	-0.1%
Ironwood's Current Rate for 5/8" meter, 300 CF usage, 2018	\$ 38.20	\$ 53.95		\$ 38.20	\$ 53.95		\$ 38.20	\$ 53.95		\$ 38.20	\$ 53.95
New Rate w/ Project Addition	\$ 38.69	\$ 55.83		\$ 38.69	\$ 55.18		\$ 38.69	\$ 54.53		\$ 38.69	\$ 53.88
Dollar Amount Increase	\$ 0.49	\$ 1.88		\$ 0.49	\$ 1.23		\$ 0.49	\$ 0.58		\$ 0.49	\$ (0.07)

* COLA is not accounted for.

* What about private water service costs? Loan payment on those?

\$344k for Phase 5 is the estimate