

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



IRONWOOD
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www.cityofironwood.org

AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
MONDAY, JULY 8, 2019
Regular Meeting - 5:30 P.M.
LOCATION: COMMISSION CHAMBER MEMORIAL BUILDING

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 June 24th.

- D. Approval of the Agenda
- 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 awarding the lowest bid for the re-roofing of the Department of Public Works Building to Miller's Roof Coatings in the amount of \$38,900.00.



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



- H. Consider approval of Rural Development Pay Package in the amount of \$50,113.27 for the City of Ironwood – Phase 4 Utility Project Water Portion and authorize Mayor to sign all applicable documents.
- I. Consider approval of Rural Development Pay Package in the amount of \$58,484.03 for the City of Ironwood – Phase 4 Utility Project Sewer Portion and authorize Mayor to sign all applicable documents.

NEW BUSINESS

- J. Discuss and consider authorizing a design/build process for the Pat O'Donnell Civic Center Roof repairs and authorize City Manager and City Attorney to negotiate a contract, with concurrence from the insurance carrier and sign same.
- K. Discuss and consider introduction of Ordinance No. 520, Book 5, Vacation of that portion of North-South Alley in Block 1, Sunnyside Addition, adjacent to Lots 12-21 in the City of Ironwood and schedule a public hearing on Monday, July 22, 2019 at 5:25 P.M.
- L. Mayor's Appointments.
- M. Manager's Report.
- N. Other Matters.
- O. Adjournment.

Proceedings of the Ironwood City Commission

A Regular Meeting of the Ironwood City Commission was held on June 24, 2019 at 5:30 P.M. along with Public Hearings at 5:15 P.M., 5:20 P.M., and 5:25 P.M. in the City Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

1. Mayor Burchell called the public hearing to order at 5:15 P.M.
2. Recording of the Roll.

PRESENT: Commissioner Cayer, Corcoran, Mildren, Semo, and Mayor Burchell.
ABSENT: None.

3. Public Hearing: To hear comment on the USDA Rural Development Grant Application for Federal Assistance for the purchase of a Public Safety Patrol Vehicle.

Finance Director/Treasurer Paul Linn addressed the City Commission regarding the USDA Rural Development Grant Application for Federal Assistance for the purchase of a Public Safety Patrol Vehicle. The grant amount was for \$16,500.00 toward a \$30,000.00 vehicle. Further discussion of this matter took place with no public comment.

4. Mayor Burchell closed the public hearing at 5:19 P.M.

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1. Mayor Burchell called the public hearing to order at 5:20 P.M.
 2. Public Hearing: To hear public comment on the application for a Michigan Community Development Block Grant (CDBG) for the purpose of using \$35,000 CDBG/RLF funds to support the business operations of Superior Mobile Canning, LLC. Funds to be used to purchase equipment and result in the hiring of 1 new employee which is expected to benefit low- and moderate-income individuals.

Community Development Director Tom Bergman introduced to the City Commission Chuck Hurst from Northern Initiatives. Mr. Hurst is the VP of lending for Region 1. Mr. Hurst noted that Superior Mobile Canning, LLC was located just outside of the Ironwood City limits but would be employing one (1) full time equivalent position with a low to moderate income individual from the City of Ironwood. Further discussion of this matter took place.

3. Mayor Burchell closed the public hearing at 5:26 P.M.

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1. Call public hearing to order at 5:26 P.M.
 2. Public Hearing: To hear comment on Ordinance No. 519, Book 5, an Ordinance to amending Article 1. Marihuana Establishments, Sec. 36-6 changing the sunset date to the January 13, 2020.

City Manager Erickson addressed the City Commission regarding Ordinance No. 519, Book 5, an Ordinance to amend Article 1. Marihuana Establishments, Sec. 36-6 changing the sunset date to January 13, 2020. City Manager Erickson explained that the only thing that is being changed was the date. This date change would allow time for the State of Michigan to get their processes and rules in place. It was also noted that an advisory group had been set up and a work session is being planned for later in July.

Michael Meyer, of 112 W. Ridge Street, who is a member of the advisory group urged the City Commission to support this Ordinance.

3. Mayor Burchell closed the public hearing at 5:32 P.M.

A. Regular Meeting Called to Order.

B. Approval of the Consent Agenda.*

*1) Approval of Minutes – Regular City Commission Meeting of June 10th.

*2) Review and Place on File:

a. Ironwood Housing Commission Meeting Minutes of Ironwood Housing Commission of June 11, 2019.

***Motion** was made by Corcoran, seconded by Cayer to approve the consent agenda as amended with the minutes of June 10th including the roll call vote on the budget with Commissioner Cayer voting no, Carissa Cayer-Mott's name corrected, along with a couple of minor typographical errors being fixed. Unanimously passed by roll call vote.*

C. Approval of the Agenda

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

D. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

***Motion** was made by Corcoran, seconded by Mildren and carried to receive and place on file the Statement of Revenue & Expenditures Report for the month ending May 31, 2019 and the Cash and Investment Summary Report month ending May 31, 2019.*

E. 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 May 31, 2019. Unanimously passed by roll call vote.*

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)

Steve Frank, of 212 E. Oak Street demanded that the City of Ironwood outsource an external, impartial study of the water system and an independent audit of the water department. He also wanted the City Commission to eliminate the security deposit, reduce the late fee to 1% with a one (1) week grace period, eliminate the turn on/turn off fee, reduce the delinquent reconnect fee to \$25, prepare a customer service agreement, restructure the ready to serve rates to reduce the burden on small households, and adjust garbage fees.

Dominic Kessler, of 360 W. Midland Avenue addressed the City Commission stating he does not have any issue with his water, but he felt there must be a problem since all the people signed an online petition and were making comments on face book.

Michael Johnson, of 515 N. Curry Street also addressed the City Commission stating his wife is allergic to chlorine and he cannot even use the water.

David Ward, of 205 S. Curry Street mentioned he has had continual discolored water and will not even let his dog drink the water.

Savannah Campbell, of 421 Kennedy expressed her dismay with the water system and felt the water was unacceptable. She even filled out the form for a water test and discovered that she could not send in a sample of the water because the water contains chlorine. Mayor Burchell noted in the past she had sent in water samples for bacteriological testing which came back with no bacteria in the water.

The City Commission and City Staff urged residents to call the water department if they are having issues so it can be documented and investigated. It was also noted that a work session before the next regular meeting on this subject would take place. Further discussion of this matter took place.

H. MAYOR'S PROCLAMATION
(RE: Declaration of Ironwood LGBTQ+ Pride Month)

Mayor Burchell read a declaration proclaiming and recognizing June 2019 as LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, and Queer) Pride month in Ironwood.

OLD BUSINESS

I. Discuss and consider approval and acceptance of the USDA Rural Development Grant Agreement for the purchase of a Public Safety Vehicle and authorize Mayor and City Clerk to sign same.

Motion was made by Mildren, seconded by Corcoran to approve and accept the USDA Rural Development Grant Agreement for the purchase of a Public Safety Vehicle and authorize Mayor and City Clerk to sign same. Unanimously passed by roll call vote.

- J. Discuss and consider authorizing the purchase of a 2019 Dodge Charger for the Ironwood Public Safety Department from LaFontaine Chrysler Dodge Jeep in the amount of \$25,436.00.

Motion was made by Corcoran, seconded by Cayer to authorize the purchase of a 2019 Dodge Charger for the Ironwood Public Safety Department from LaFontaine Chrysler Dodge Jeep in the amount of \$25,436.00. Unanimously passed by roll call vote.

- K. Discuss and consider adopting Resolution #019-011 application for funding for Superior Mobile Canning, LLC through Northern Initiatives for the City of Ironwood CDBG Revolving Loan Funds in the amount of \$35,000.00.

Motion was made by Corcoran, seconded by Mildren to adopt Resolution #019-011 application for funding for Superior Mobile Canning, LLC through Northern Initiatives for the City of Ironwood CDBG Revolving Loan Funds in the amount of \$35,000.00 and eliminate the words “within the City of Ironwood”. Unanimously passed by roll call vote.

- L. Discuss and consider approving Ordinance No. 519, Book 5, an ordinance to amend Article 1. Marihuana Establishments, Sec. 36-6 changing the sunset date to the January 13, 2020 Ironwood City Commission Meeting.

Motion was made by Semo, seconded by Cayer to approve Ordinance No. 519, Book 5, an ordinance to amend Article 1. Marihuana Establishments, Sec. 36-6 changing the sunset date to the January 13, 2020 Ironwood City Commission Meeting as modified changing the dates to today and for publication. Unanimously passed by roll call vote.

- M. Discuss and consider awarding the lowest bid to Binz Brothers Well Drilling for Well Rehabilitation of Well #101 in the amount of \$37,201.00.

Motion was made by Corcoran, seconded by Semo to award the lowest bid to Binz Brothers Well Drilling for Well Rehabilitation of Well #101 in the amount of \$37,201.00. Unanimously passed by roll call vote.

- N. Discuss and consider approving Change Order #1 (Time Extension) for the Curry Neighborhood Trail Project.

Motion was made by Semo, seconded by Mildren to approve Change Order #1 (Time Extension) for the Curry Neighborhood Trail Project. Unanimously passed by roll call vote.

- O. Discuss and consider authorizing Pay Application #1 for the Curry Neighborhood Trail Project to Angelo Luppino, Inc. in the amount of \$51,948.68.

Motion was made by Semo, seconded by Corcoran to authorize the pay application #1 for the Curry Neighborhood Trail Project to Angelo Luppino, Inc. in the amount of \$51,948.68. Unanimously passed by roll call vote.

NEW BUSINESS

- P. Discuss and consider authorizing advertisement to bid for the removal and sale of miscellaneous scrap iron and metal from the Department of Public Works (DPW).

Motion was made by Semo, seconded by Mildren and carried to authorize advertisement to bid for the removal and sale of miscellaneous scrap and metal from the Department of Public Works (DPW).

- Q. Discuss and consider waiving all Vendor Fees for the 2019 Festival Ironwood.

Motion was made by Semo, seconded by Mildren to waive all Vendor Fees for the 2019 Festival Ironwood. Unanimously passed by roll call vote.

- R. Discuss and consider approval of proposal from Makela, Pollack & Ahonen, P.L.L.C. to conduct the City's annual audit for fiscal years ending June 30, 2020, 2021 & 2022 with the option to extend two additional years.

Motion was made by Mildren, seconded by Corcoran to approve the proposal from Makela, Pollack & Ahonen, P.L.L.C. to conduct the City's annual audit for fiscal years ending June 30, 2020, 2021 & 2022 with the option to extend two additional years. Unanimously passed by roll call vote.

- S. Discuss and Consider granting a request for a "Special Event Water Rate" for the 2019 Gogebic County Fair to be held August 8-11, 2019.

Motion was made by Semo, seconded by Mildren to grant a request for a "Special Event Water Rate" for the 2019 Gogebic County Fair to be held August 8-11, 2019. Unanimously passed by roll call vote.

- T. Discuss and Consider approving Resolution #019-012 amending the General Appropriations Act for Fiscal Year 2018-2019.

Motion was made by Corcoran, seconded by Semo to adopt Resolution #019-012 amending the General Appropriations Act for Fiscal Year 2018-2019. Unanimously passed by roll call vote.

- U. Discuss and consider approving Resolution #019-013 transferring delinquent invoices for ordinance violations to the July 2019 City Tax Roll.

Motion was made by Semo, seconded by Mildren to adopt Resolution #019-013 transferring delinquent invoices for ordinance violations to the July 2019 City Tax Roll. Unanimously passed by roll call vote.

V. Manager's Report.

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

- *The Civic Center insurance adjuster and their structural engineer continue to work toward finalizing their report establishing a bid spec and bid process for repairs to the Civic Center Roof.
- *The Waupaca Foundry building construction in the Industrial Park is continuing to move along.
- *Demolition of 10 blighted resident structures and one commercial structure (Ayer Street collapsed building) are in various stages of activity.
- *Ruotsala Construction has started the remaining two blocks (Francis and Lawrence Streets west of Lowell Street) of the water and sewer main construction under the Phase 4 USDA Rural Development Project.
- *The 2019 pavement striping is currently underway. The pavement striping should be completed later this week.
- *A City Commission work session to review water quality concerns is being scheduled for 4:00 p.m., July 8, 2019 before the next City Commission Meeting.

City Staff encouraged residents to contact the City Water Department so they can follow up on the issue and try to figure out a solution.

W. Other Matters.

Commissioner Corcoran requested to be excused from the next regular City Commission Meeting on the 8th.

***Motion** was made by Semo, seconded by Mildren and carried to excuse Commissioner Corcoran from the next regular meeting.*

X. Adjournment.

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

Annette Da Lio-Burchell, Mayor

Karen M. Gullan, City Clerk

BID TABULATION SHEET

Name of Bidder:

Bid Bond

Total

Miller's Roof Coatings					\$ 38,900.00
Angelo Luppino, Inc	/	✓			\$ 74,678.00
Nosi Roofing, LLC		✓			\$ 39,850.00

Witnesses to Bid Opening:

Bid Award Action Taken

Karen M. Guller
Rita Pedraza
Mark Maher

City of Ironwood, Michigan
PROJECT: City of Ironwood Phase IV Utility Project

SUMMARY OF PAYMENTS
DUE AND APPROVED BY OWNER
AT MEETING HELD
7/8/2019

The following invoices have been approved for payment:

<i>Invoices to be Paid</i>	<i>Amount Due</i>	<i>Budget Category</i>
Coleman Engineering Company - Invoice 34134	\$405.00	Engineering - Basic
Coleman Engineering Company - Invoice 34134	\$9,899.50	Engineering - Inspection
Coleman Engineering Company - Invoice 34134	\$163.75	Engineering - Other
Ruotsala Construction, LLC	\$39,645.02	Construction
Total:	\$50,113.27	---

Ayes: _____
 Nays: _____
 Absent: _____
 Motion: Passed

By: _____

 Title: Mayor

 Date: July 8, 2019

ESTIMATE OF FUNDS NEEDED
FOR
30-Day Period Commencing
5/29/2019
(WATER PORTION OF PROJECT - PHASE IV)

Name of Borrower: City of Ironwood, Michigan

Items		Amount of Funds
Construction:		
	Ruotsala Construction, LLC	\$39,645.02
Construction Total:		\$39,645.02
Legal/Admin:		
	City of Ironwood - Reimbursement	\$0.00
Legal/Admin Total:		\$0.00
Engineering Fees:		
	Basic:	\$405.00
	Inspection:	\$9,899.50
	Additional Services:	\$163.75
Engineering Fees Total:		\$10,468.25
Contingencies:		\$0.00
Advertising:		\$0.00
Total:		\$0.00
TOTAL:		\$50,113.27

Prepared by: City of Ironwood

Name of Borrower

By:

Annette DaLio-Burchell, Mayor

Date:

July 8, 2019

Approved By:

Date:

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-15. The time required to complete this information collection is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

City of Ironwood, Michigan
PROJECT: City of Ironwood Phase IV Utility Project

SUMMARY OF PAYMENTS
DUE AND APPROVED BY OWNER
AT MEETING HELD
7/8/2019

The following invoices have been approved for payment:

<i>Invoices to be Paid</i>	<i>Amount Due</i>	<i>Budget Category</i>
Coleman Engineering Company - Invoice 34133	\$623.00	Engineering - Inspection
Coleman Engineering Company - Invoice 34133	\$1,077.00	Engineering - Other
Ruotsala Construction, LLC	\$56,784.03	Construction
Total:	\$58,484.03	---

Ayes: _____
 Nays: _____
 Absent: _____
 Motion: _____ Passed _____

By: _____
 Title: Mayor _____
 Date: July 8, 2019 _____

Name of Borrower: City of Ironwood, Michigan

Items		Amount of Funds
Construction:		
	Ruotsala Construction, LLC	\$56,784.03
Construction Total:		\$56,784.03
Legal/Admin:		
	City of Ironwood - Reimbursement	\$0.00
Legal/Admin Total:		\$0.00
Engineering Fees:		
	Basic:	\$0.00
	Inspection:	\$623.00
	Additional Services:	\$1,077.00
Engineering Fees Total:		\$1,700.00
Contingencies:		\$0.00
Advertising:		\$0.00
Total:		\$0.00
TOTAL:		\$58,484.03

Prepared by: City of Ironwood

Name of Borrower

By:

Annette DaLio-Burchell, Mayor

Date:

July 8, 2019

Approved By:

Date:

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-15. The time required to complete this information collection is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

City of Ironwood, Michigan
City of Ironwood - Phase IV Utility Project
CEC Project No. 16385/16386

Pay Request No. 14
Ruotsala Construction, LLC
E5299 Hannu Road
Ironwood, MI 49938

WATER AND SEWER BREAKDOWN

No.	Item	Water Portion	Sewer Portion	TOTAL
1	Original Contract Price	\$1,936,904.50	\$1,281,398.50	\$3,218,303.00
2	Change Orders	\$249,722.18	\$102,810.84	\$352,533.02
3	Revised Contract Price	\$2,186,626.68	\$1,384,209.34	\$3,570,836.02
4A	Total Work Completed	\$2,013,492.20	\$1,338,740.37	\$3,352,232.57
4B	Total Stored Materials	\$0.00	\$0.00	\$0.00
4	Total Completed and Stored to Date	\$2,013,492.20	\$1,338,740.37	\$3,352,232.57
5A	Retainage (Work Complete)	\$12,000.00	\$8,000.00	\$20,000.00
5B	Retainage (Stored Materials)	\$0.00	\$0.00	\$0.00
5C	Total Retainage	\$12,000.00	\$8,000.00	\$20,000.00
6	Amount Eligible to Date	\$2,001,492.20	\$1,330,740.37	\$3,332,232.57
7	Previous Payments	\$1,961,847.18	\$1,273,956.34	\$3,235,803.52
8	Amount Due This Application	\$39,645.02	\$56,784.03	\$96,429.05

Memo

To: Mayor & City Commission

From: Scott Erickson, City Manager

CC:

Date: July 8, 2019

Re: Discuss and Consider Authorizing Design/Build for the Pat O'Donnell Civic Center Roof Repairs and Authorize City Manager and City Attorney to Negotiate a Contract, with Concurrence from the Insurance Carrier.

Introduction & Background

This past spring the roof of the Pat O'Donnell Civic Center was severely damaged due to heavy snow loads. Over the past few months the damaged roof system has been evaluated by the Insurance Adjuster and their Structural Engineer to determine the level of damage and the scope of the necessary repairs. The insurance adjusters structural engineer is recommending a Design/Build process to obtain contractor bids as well as a variety of repair alternatives. The structural engineer will be obtaining design/build proposals (and subsequent cost estimates) for this project.

In order to expediate the timing of the project it is recommended the City Commission consider authorizing the City Manager and City Attorney to enter into a design/build agreement after reviewing proposals with the Insurance Carrier, their structural engineer and local building officials.

The funding for this project will be from Insurance proceeds. Public funds will not be utilized for this work. Also, based on the purchasing policy of the City, bidding is not required when it is "not competitive in nature and no advantage to the City would result". Since the funding will not be public funds and the Design/Build process will be utilized as recommended by the Insurance Companies structural engineer, the advantage to the City will be more of a timing issue to get the Civic Center back in operation for the upcoming winter season.

Recommendation

Is it recommended to authorize a design/build process for the repairs to the Civic Center roof and to also authorize the City Manager and City Attorney to negotiate a contract, with concurrence from the Insurance Carrier and sign same.

AN ORDINANCE PROVIDING FOR THE VACATION OF THAT PORTION OF NORTH-SOUTH ALLEY IN BLOCK 1, SUNNYSIDE ADDITION, ADJACENT TO LOTS 12-21, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPTING AND RESERVING IN SAID PORTION OF SAID ALLEY AN EASEMENT THEREIN FOR PUBLIC UTILITY PURPOSES WITHIN THE RIGH-OF-WAY OF SAID ALLEY SO VACATED.

WHEREAS, Thomas and Julie Pakonen of 1214 Douglas Blvd. petitioned for the vacation of that portion of North-South Alley in Block 1, Sunnyside Addition, adjacent to Lots 12-21, City of Ironwood, Gogebic County, Michigan, according to the recorded plat thereof.

WHEREAS, The Planning Commission of the City of Ironwood has duly considered and investigated said Petition, and has reported and recommended to the City Commission that said described street and alley be vacated; and

WHEREAS, This City Commission after due consideration of said petition, has determined that the health, welfare, comfort and safety of the people of the City of Ironwood and their best interests will be served by vacating said public street and alley;

NOW, THEREFORE, THE CITY OF IRONWOOD ORDAINS:

Section 1. The vacation of that portion of North-South Alley in Block 1, Sunnyside Addition, adjacent to Lots 12-21, City of Ironwood, Gogebic County, Michigan, according to the recorded plat thereof, hereby is vacated, and said street and alley so vacated shall vest in the rightful proprietors owning lands adjacent thereto and bordering thereon as shown in the Plat of said Addition in accordance with MCLA 560.227a.

Section 2. The City of Ironwood hereby reserves an easement in the portions of said public alley hereby vacated for public utility purposes and maintenance of a drainage ditch within the right-of-way of said portions of said street and alley so vacated, as provided by law.

Section 3. The City Clerk of the City of Ironwood, Michigan is hereby directed within thirty (30) days after the adoption of said ordinance to record a certified copy of this Ordinance giving the name of the plat affected by this ordinance, with the Gogebic County (Michigan) Register of Deeds, and further shall send a copy of said Ordinance to the State Treasurer of the State of Michigan.

Section 4. All ordinances or parts of ordinances or resolutions in conflict herewith are hereby repealed.

Section 5. This ordinance shall be published pursuant to Section 6.1 of Chapter 6 of the City Charter, and shall be effective upon recordation with said Register of Deeds pursuant to MCLA 560.256, as amended.

Adopted and approved by the City Commission of the City of Ironwood, Michigan this 22nd day of July, 2019.

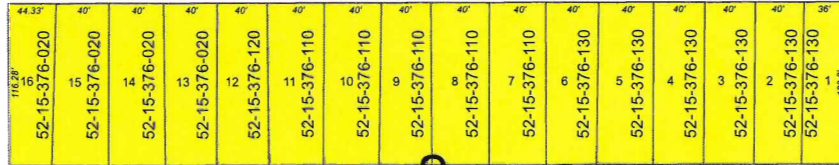
KAREN M. GULLAN, CITY CLERK

ANNETTE DA LIO-BURCHELL, MAYOR

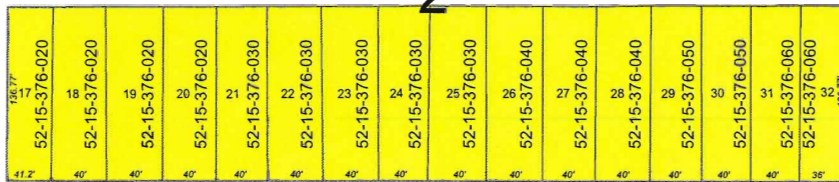
Published in accordance with provisions of Section 6.1 entitled Legislation of Chapter 6 of the Charter for the City of Ironwood, Michigan on July 26, 2019.

Sunnyside Addition Blocks 1-4

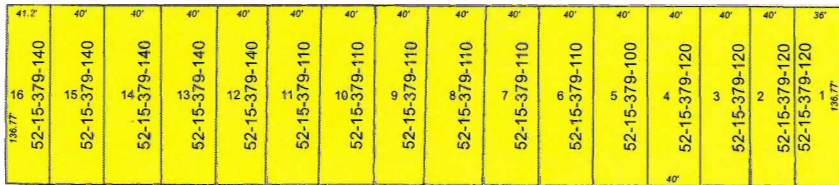
E Sunnyside Ave



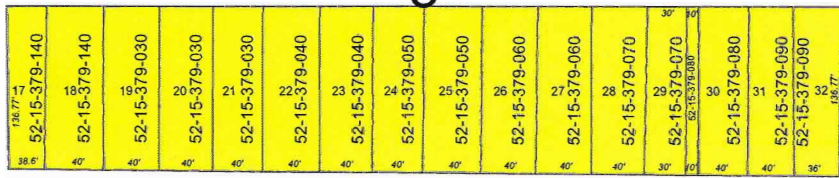
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E Northland Ave

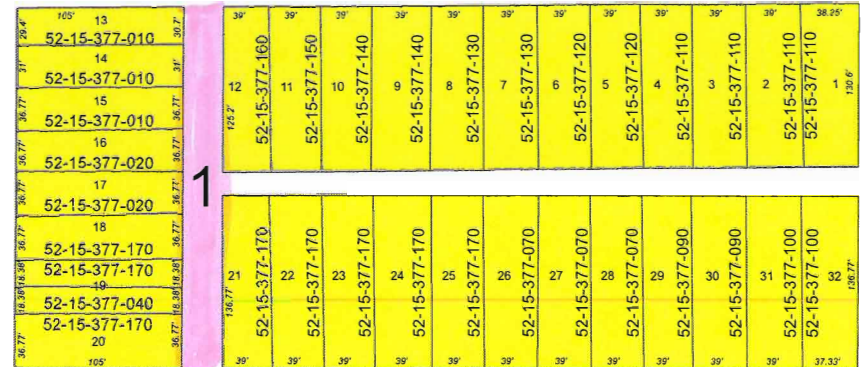


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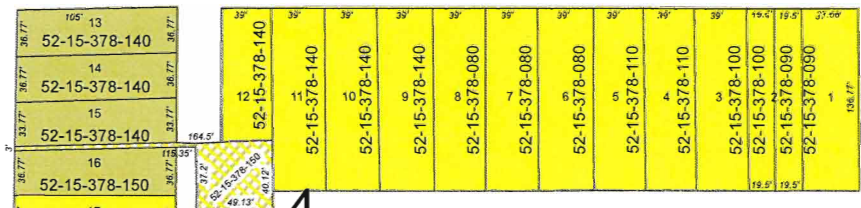
E Midland Ave

N Douglas Blvd

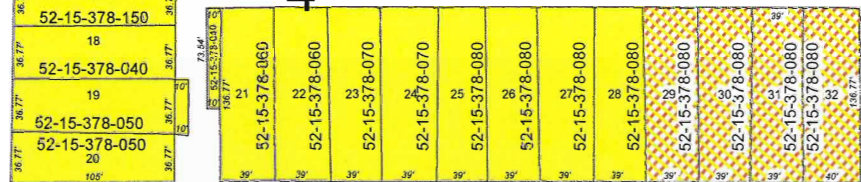


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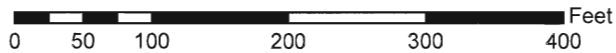
E Northland Ave



4



N Greenbush St



Zoning

- R-1 Single Family Residential
- R-2 Multi Family Residential
- R-1/R-2 Single/Multi Residential
- R-1/C-1 Single Family Residential/ Neighborhood Commercial