

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



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AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
JULY 11, 2022

LOCATION: IRONWOOD MEMORIAL BUILDING AUDITORIUM
213 S. MARQUETTE ST.
IRONWOOD, MI 49938

Public Hearing – 5:25 P.M.
Regular Meeting - 5:30 P.M.

ZOOM OPTION AVAILABLE FOR THE PUBLIC

(Please visit the City website at www.cityofironwood.org or the notice posted at the Memorial Building for Zoom Webinar login instructions.)

5:25 P.M.

1. Open Public Hearing.
2. Recording of the Roll.
3. Public Hearing: to receive public comment relative to Resolution 022-017, a resolution ordering removal and abatement of the hazard and nuisance located at 524 and 528 E. Tamarack Street (52-26-105-050 & 52-26-105-060).
4. Close Public Hearing.

5:30 P.M.

- A. Regular Meeting Called to Order.
Pledge of Allegiance of the United States of America.

- 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.



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



*1) Approval of Minutes - Regular City Commission Meeting Minutes of June 27, 2022.

*2) Review and Place on File:

- a. Economic Development Corporation Meeting Minutes of March 2, 2022.
- b. Economic Development Corporation Meeting Minutes of May 4, 2022.
- c. Economic Development Corporation Meeting Minutes of June 1, 2022.

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)

G. City Engineer Project Updates.

OLD BUSINESS

H. Discuss and consider adopting Resolution #022-017, a resolution to order removal and abatement of the hazard and nuisance located at 524 and 528 E. Tamarack Street (52-26-105-050 & 52-26-105-060).

I. Discuss and consider adoption of Ordinance 536, an Ordinance to Amend Section 17-69 of The Code of Ordinances of the City of Ironwood, Michigan, entitled "Notice to remove or eliminate causes", subsection (d), "repeat offenders".

J. Discuss and consider adoption of Ordinance No. 535, an Ordinance to Amend Ordinance No. 523, Book 5, City of Ironwood, Chapter 37 "Marihuana Establishments".

K. Discuss and consider awarding bid to Ruotsala Construction, Inc. in the amount of \$239,675.00 for the 2022 Watermain Intersection Project.

L. Discuss and consider authorizing Payment #3 to Flowtrack Mountain Bike Trails, LLC in the amount of \$26,502.66 for the MDNR Trust Fund Mountain Bike Trail Project in Miners Memorial Park.

NEW BUSINESS

M Discuss and consider adopting Resolution #022-018, a resolution to rescind Resolution #022-016, and authorize the Mayor and City Clerk to sign the Waiver of Right to Purchase Foreclosed Property.

N. Discuss and consider adopting Resolution #022-019, a Community Development Block Grant Authorizing Resolution.

O. Discuss and consider donation of 71 surplus chairs to the Festival Ironwood Committee.

P. Manager's Report.

- Q. Other Matters.
- R. Consider Closed Session to discuss labor negotiations and tentative agreement with the Ironwood Professional Police Association (IPPA).
- S. Return to Open Session.
- T. Consider ratification of the Ironwood Professional Police Association (IPPA) collective bargaining agreement effective August 1, 2022 and expiring July 31, 2025.
- U. Adjournment.

RESOLUTION #022-017
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE
HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 11th 2022, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____, supported by Commissioner _____.

WHEREAS, the City Commission has investigated the conditions of the property located at 524 and 528 E Tamarack St. (52-26-105-050) (52-26-105-060) and found an unlicensed vehicles, trailers and debris on the property;

WHEREAS, the proper notice and deadlines have been given to owner(s)/occupant(s) of property regarding the correction of the City Code violation(s) via letters sent on April 28th 2022; June 8th 2022; and June 29th 2022; and,

WHEREAS, the City Commission is duly authorized to order that the hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property;

NOW, THEREFORE, be it resolved by the City Commission of the City of Ironwood, that:

1. That the public hazard and nuisance at 524 and 528 E Tamarack St. (52-26-105-050) (52-26-105-060) be removed and abated under the direction of the City Manager, if clean up has not occurred by _____; and,
2. The City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing a hazard or abating a nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under section 28-12.

Roll call vote was taken: Yes: _____ No _____.

STATE OF MICHIGAN)
) ss.
COUNTY OF GOGEBIC)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by; the Ironwood City Commission, County of Gogebic, State of Michigan, at a regular meeting held on July 11th 2022 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Act of Michigan, 1967, and that the minutes of said meeting were kept and will be or have been made available as required by said act.

Wendy Hagstrom, City Clerk

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held in person and via Zoom at 5:30 P.M., along with a Public Hearing at 5:25 P.M. on Monday, June 27, 2022.

1. Mayor Corcoran called the public hearing to order at 5:25 P.M.

2. Recording of the Roll.

PRESENT: Commissioner Andresen, Korpela, Mildren, and Mayor Corcoran.

ABSENT: Commissioner Semo (excused).

3. Public Hearing: To receive public comment on proposed Ordinance No. 536, an Ordinance to Amend the Code of Ordinances, City of Ironwood, Michigan by Amending Section 17-69 of said Code Entitled "Notice to remove or eliminate causes", subsection (d), "repeat offenders".

City Assessor/Blight Officer Jason Alonen provided information on the proposed amendment, noting, it is amending the current ordinance that went into effect six years ago. This proposed amendment would be a longer time, with less of the contacts, and to skip that initial letter step. The \$70 fee is clarified now in the ordinance. Mayor Corcoran noted in summary, it would be going back longer, and stepping up the action.

No additional comments were received.

4. Mayor Corcoran closed the public hearing at 5:28 P.M.

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

B. Recording of the Roll.

PRESENT: Commissioner Andresen, Korpela, Mildren, and Mayor Corcoran

ABSENT: Commissioner Semo (excused).

C. Approval of the Consent Agenda.*

*1) Approval of Minutes – Regular City Commission Meeting of June 13, 2022

*2) Review and Place on File:

a. Parks and Recreation Committee Meeting Minutes of April 4, 2022.

b. Parks and Recreation Committee Meeting Minutes of May 2, 2022.

***Motion** was made by Andresen, seconded by Korpela to approve the Consent Agenda. Unanimously passed by roll call vote.*

D. Approval of the Agenda.

Motion was made by Mildren, seconded by Korpela, and carried unanimously to approve the Agenda.

E. Review and Place on File:

1. Revenue & Expenditure Report.
2. Cash and Investment Summary Report.

Financial reports from the Agenda Packet were presented by Finance Director/Treasurer, Paul Linn for the month ending May 31, 2022.

Motion was made by Korpela, seconded by Mildren, and carried to receive and place on file the Statement of Revenue & Expenditures Report for the month ending May 31, 2022 and the Cash and Investment Summary Report for May 2022.

F. Approval of Monthly Check Register Report.

Motion was made by Mildren, seconded by Korpela, to approve the Monthly Check Register Report for May 2022. Unanimously passed by roll call vote.

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

Bill Martell of 420 W. Francis Street addressed Item M, the purchase of 205 W. Aurora Street, Wells Fargo and 634 E. Ayer Street, Josephson's Nursing Home. He noted the City of Ironwood desires to acquire certain foreclosed properties. He further stated if the city were to only purchase those two properties and no other, it is declaring the other neighborhoods don't desire equal consideration and is not stating the reasons why they want to purchase said properties. He indicated he believes the Commissioners want to purchase the properties for future housing development. Without stating in a resolution that the City of Ironwood is seeking them for housing development, he believes the resolution will be null and void. He questioned, as written, then is it legal and binding. He requested a reply from each Commissioner, declaring this is not for housing development next year.

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

Bill Martell 420 W. Francis spoke concerning the Economic Development Corporation. He stated their agendas are not up to date on the City of Ironwood web page and questioned why.

I. City Engineer Project Updates.

City Engineer Scott Erickson spoke to the Commission on the status of active construction projects in the City of Ironwood as well as those projects in the preliminary design stage. Approximately 51 projects are in the works. Updates on the active projects were given.

OLD BUSINESS

- J. Discuss and consider approving Resolution #022-015 Amending the General Appropriations Act for Fiscal Year 2021-2022.

Finance Director/Treasurer Paul Linn presented information to the Commission regarding amending the General Appropriations Act for Fiscal Year 2021-22

***Motion** was made by Mildren, seconded by Korpela, to approve Resolution #022-015 Amending the General Appropriations Act for Fiscal Year 2021-222. Unanimously passed by roll call vote.*

- K. Discuss and consider approval of Contractors Application for Payment No. 7 to Ruotsala Construction, LLC in the amount of \$10,000.00 for the City of Ironwood – Downtown Square Project and authorize Mayor to sign all applicable documents.

Interim City Manager Andrew DiGiorgio presented information affirming the Engineer's Report, stating this payment covers the rest of the Downtown City Square Project.

***Motion** was made by Mildren, seconded by Andresen, to approve Contractors Application for Payment No. 7 to Ruotsala Construction, LLC in the amount of \$10,000.00 for the City of Ironwood – Downtown Square Project and authorize Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- L. Discuss and consider authorizing Payment #2 to Flowtrack Mountain Bike Trails, LLC in the amount of \$24,400.20 for the MDNR Trust Fund Mountain Bike Trail Project in Miners Memorial Park.

Andrew DiGiorgio stated that FlowTrack is currently on mile 4 of 10 miles as the City Engineer noted. Request made for second payment to Flowtrack

***Motion** was made by Andresen, seconded by Korpela, to authorize Payment #2 to Flowtrack Mountain Bike Trails, LLC in the amount of \$24,400.20 for the MDNR Trust Fund Mountain Bike Trail Project in Miners Memorial Park. Unanimously passed by roll call vote.*

NEW BUSINESS

- M. Discuss and consider adopting Resolution #022-016 to purchase foreclosed properties from the Foreclosing Governmental Unit, Gogebic County, and authorize the Mayor and City Manager to sign the Notice(s) to Purchase Foreclosed Property.

Interim City Manager Andrew DiGiorgio noted these properties were brought to his attention from the City Assessor's Office. Resolution #022-016 would exercise the City of Ironwood's right of first refusal for a local unit to purchase tax foreclosed properties. The properties listed under Exhibits A and B are 205 West Aurora Street and 634 East Ayer Street, both located in the City of Ironwood. He discussed the properties with Finance Director Paul Linn and Community Development Director Tom Bergman, and they all felt these were great opportunities to secure development and our interest. Josephson's is being desired by another entity. This Resolution does not mandate the City

of Ironwood to purchase; it just gives the City the first right of refusal, basically to put us potentially in front of the line.

Mayor Corcoran inquired of City Attorney Tim Dean if there were any concerns in the resolution as presented. City Attorney Tim Dean stated no.

Commissioner Mildren stated the former bank property has been an eyesore and bone of contention in our town. He noted he has received more questions about why we are putting up with it. This is a step in the right direction. Interim City Manager Andrew DiGiorgio noted there is no one interested in the bank property at the moment, but there is a strong potential for community development.

***Motion** was made by Mildren, seconded by Andresen to adopt Resolution #022-016 to purchase foreclosed properties from the Foreclosing Governmental Unit, Gogebic County, and authorize the Mayor and City Manager to sign the Notice(s) to Purchase Foreclosed Property. Unanimously passed by roll call vote.*

N. Discuss and consider authorizing bids for playground equipment at the Krznarich Little League Field with funding from the Neighborhood Enhancement Program.

Community Development Director Tom Bergman gave the Project Description, noting the Krznarich Little League Field is a key asset for the City of Ironwood. The Little League Fields has served hundreds of families over multiple decades. In the past 10 years volunteers have put in hundreds of hours to improve the facility. In 2019, grant dollars paid for a paved path connecting the field to the Miners Memorial Heritage Park, thanks to funding from the Gogebic Range Health Foundation and the Michigan State Housing Development Authority. One of the last pieces missing at the Fields is a playground for the younger kids while the older kids play ball.

Through the MSHDA Neighborhood Enhancement Program (NEP), the City of Ironwood was awarded \$22,500 in high performer funds. Originally the intent was to use these funds to fund a pickleball court at Patterson Park. The funds are not adequate to fund that project. He noted he will continue to work towards funding a pickleball court project going forward with other funding possibilities. The City previously applied for a DNR Trust Fund grant to fund the playground at the Little League field, but it wasn't funded. This is a great opportunity to fulfill that project. The little league field is receiving donations to fill the gap so a \$25,000 to \$30,000 play structure can be developed. For this meeting we are requesting permission to go out for bid to construct the little league playground. The MSHDA NEP funds must be spent by the end of 2022.

***Motion** was made by Mildren, seconded by Korpela, and carried to authorize bids for playground equipment at the Krznarich Little League Field with funding from the Neighborhood Enhancement Program.*

O. Discuss and consider authorizing Payment #1 to Jake's Excavating in the amount of \$64,970.50 for the Drinking Water Asset Management (DWAM) Grant Project, using a combination of grant funding and local funding from the City Water Fund.

City Engineer Scott Erickson noted what a nice job Jake's Excavating has started to identify material type, and this project is underway. He recommended approval of the payment.

Motion was made by Andresen, seconded by Korpela, to authorize Payment #1 to Jake's Excavating in the amount of \$64,970.50 for the Drinking Water Asset Management (DWAM) Grant Project, using a combination of grant funding and local funding from the City Water Fund. Unanimously passed by roll call vote.

- P. Discuss and consider awarding of replacement of Oak Street storm sewer manhole to Ross Peterson Construction in the amount of \$9,800.00 using funds from the Local Street Fund.

Department of Public Works Supervisor Bob Richards explained the need, noted he searched for 4 bids and received response for 3 bids. Ross Peterson Construction came in as the low bid and stated he is a good contractor. He recommended and is asking to go with Ross Peterson Construction.

Motion was made by Korpela, seconded by Mildren to award replacement of Oak Street storm sewer manhole to Ross Peterson Construction in the amount of \$9,800.00 using funds from the Local Street Fund. Unanimously passed by roll call vote.

- Q. Discuss and consider adopting Resolution #022-014 scheduling a Public Hearing on Monday, July 11, 2022 at 5:25 P.M. to hear comment on a blight violation at 524 and 528 E. Tamarack Street (52-126-105-050 & 52-26-105-050).

City Assessor/Blight Officer Jason Alonen presented information regarding the blight violation at 524 and 528 E. Tamarack Street and the process, further stating there are six vehicles as well as debris on the property. He is requesting Commission's approval to set a public hearing.

Motion was made by Andresen, seconded by Korpela, to adopt Resolution #022-014 scheduling a Public Hearing on Monday, July 11, 2022 at 5:25 P.M. to hear comment on a blight violation at 524 and 528 E. Tamarack Street (52-126-105-050 & 52-26-105-050). Unanimously passed by roll call vote.

R. Manager's Report.

Interim City Manager Andrew DiGiorgio verbally gave the Manager's report noting the following items:

- * City Staff has scheduled a CodeRed meeting Wednesday, June 29th at 9:30 a.m. to plan the notification system going forward. He is asking for two commissioners who want to be part of discussion. There are numerous ways to use the system and many opportunities. He would like the Commission's input on how they envision it working. How we can best serve the citizens of Ironwood with this service.
- * First Friday is this Friday. It is a great opportunity to come out to see downtown businesses and see the parks. This has entailed very hard work by Community Development to keep this going. It will be surrounding the 4th of July holiday.
- * Civic Center Manager search update was given. Applications are open until July 1st. The civic Center is a great facility. This is a great opportunity and a great fit for an applicant to move here or for someone from this area.
- * A newspaper advertisement for applications to be a member of the Human Relations Equity Committee (HREC) – will be published this week. The plan will be to form a board in mid-

August. This is the next step for our city. Advertising for other open positions with other city boards and committees will be advertised also.

- * The façade on Al's Furniture is being completed. The contractor has secured it, and it is now open for foot traffic again.
- * The Blight Department is busy and is now adding grass notices. About 70 blighted grass notices have gone out. Work will be tackled on those over the next few weeks.

Commissioner Mildren requested an update on the Compost site, noting he felt the attendant is doing a good job. Interim City Manager Andrew DiGiorgio noted there was a learning curve, but we are tackling it as we move forward. There are two options to purchase tickets to drop off debris. It is working well. We are educating the community. The site worker has been helpful in working with people and educating them. It is moving forward well.

Commissioner Mildren also noted that Lowell Street is still being used instead of Douglas Boulevard as the Business US 2 Route. He stated the stop lights are not long enough to cross the highway safely. He requested to schedule a time where MDOT could come to Ironwood so they can work with us to make the highway traffic flow and use Douglas Boulevard, bringing it all together. Engineer Scott Erickson and Interim City Manager Andrew have had discussions about flow of traffic and the impact of it, reaching out to senators and representatives to bring attention. Interim City Manager Andrew DiGiorgio stated they are working on a good strategy and will attempt to put together something in the next few weeks.

S. Other Matters.

Mayor Corcoran had a follow-up suggestion from the public comment, stating she would like to see a process made to take an overview and make sure everything is current on city web pages.

T. Adjournment.

Motion was made by Korpela, seconded by Mildren, and carried to adjourn the meeting at 6:14 P.M.

Kim S. Corcoran, Mayor

Wendy L. Hagstrom, City Clerk



**Proceedings of the Economic Development Corporation Meeting
Wednesday, March 2, 2022**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, March 2, 2022 at 10:00 A.M. in the Memorial Building Women's Club Room.

1. Director Bergman 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	X	
Korpela, Nancy	X			
Meyer, Michael	X			
Kim Corcoran	X			
Ruppe, Mark		X	X	
Schonberg, Bob		X	X	
Glen Ackerman-Behr	X			
Carolyn Libby	X			
Quorum	5	3	Quorum	

Also Present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson

3. Approval of the February 2, 2022 Meeting Minutes:

Motion by Corcoran to accept the meeting minutes. **Second** by Korpela. **Motion Carried 6 to 0.**

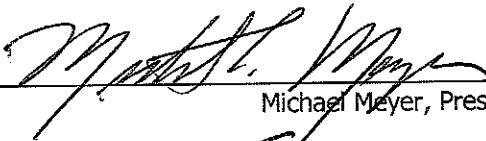
4. Approval of the Agenda.

Motion by Corcoran to approve the amended Agenda. **Second** by Korpela. **Motion Carried 6 to 0.**

5. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit):
None.
6. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit):
7. Items for Discussion and Consideration.
 - A. 2022 Goals (Review of 2021 Goals): Director Bergman presented the attached goal setting sheet and asked the EDC what they thought the role of the EDC was. Creating a mission and vision statement was proposed. The Corporation discussed aspects of what the EDC should focus on what the Corporation can legally or financially do. The need for the EDC to have a budget was discussed. Thorsen discussed the need for a regional economic development entity in the county. The Corporation discussed some new things that the EDC could focus on. Ackerman-Behr introduced potential goals: Survey local businesses to find out where they are at, access to information, ambassadors, focus for the region for recruitment, pipeline for businesses, identify resources of the region, survey people who wanted to start a business that couldn't, business interviews. Gathering data will help to determine goals. Corcoran asked to do a similar goal setting procedure as the City Commission.
 - B. Update on Downtown Development Plan and TIF Plan: The City is under contract with a consultant to complete the project.
 - C. Adult Use Marihuana Establishment License Application Update: Applicants are extending applications for the ones that haven't opened. The City Commission will be voting on potentially allowing 2 additional retail licenses. Ackerman-Behr asked for the Planning Commission minutes for the next meeting.
 - D. Zoning Ordinance Update and timeline: There will be an additional public hearing.
8. Other Business:
 - A. Michigan Jobs Training: Ackerman-Behr discussed a training program with the State of Michigan through the Community College. He will be giving a proposal to the State to make the program more successful for the Upper Peninsula. He is proposing a graduated wage scale starting at 125% and finishing at 175% over three years.

Motion by Ackerman-Behr to have consensus to have a change to the way Michigan's New Jobs Training Program is administered to be beneficial to our region specifically relating to changing away from the 175% of minimum wage. **Second** by Thorsen.
Motion Carried 6 to 0.
 - B. Steve Lehto addressed the Corporation with a new State grant for local businesses.
9. Next Meeting: April 6, 2022 at 10:00 a.m.

10. Adjournment. **Motion** by Corcoran to adjourn at 10:58 a.m. **Second** by Ackerman-Behr. **Motion Carried 6 to 0.**



Michael Meyer, President



Tim Erickson, Community Development Assistant



**Proceedings of the Economic Development Corporation Meeting
Wednesday, May 4, 2022**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, May 4, 2022 at 10:00 A.M. in the Memorial Building Women's Club Room.

1. Director Bergman 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	X	
Lemke, Joseph		X	X	
Korpela, Nancy	X			
Meyer, Michael	X			
Kim Corcoran	X			
Ruppe, Mark		X	X	
Schonberg, Bob	X			
Glen Ackerman-Behr	X			
Carolyn Libby		X	X	
Quorum	5	4	Quorum	

Also Present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson

3. Approval of the April 6, 2022 Meeting Minutes:
Motion by Corcoran to accept the meeting minutes. **Second** by Korpela. **Motion Carried 5 to 0.**
4. Approval of the Agenda.
Motion by Korpela to approve the Agenda. **Second** by Corcoran. **Motion Carried 5 to 0.**
5. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit):
None.

6. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit): Lehto with Michigan Works discussed a job fair that will take place at Ironwood Memorial Building within the month.
7. Items for Discussion and Consideration.
 - A. Audience with Jeff Ratcliffe of KEDA: The Corporation introduced themselves. Ratcliffe presented before the Corporation. The Corporation asked about how KEDA is funded and then asked to provide details about what they are doing to address their housing issues. He discussed working with the Houghton County Land Bank to use the land bank as an economic development driver. They work to secure key historic properties in Calumet to get them out of the cycle of foreclosure.
 - B. 2022 Goals – Focus on Housing: The list provided will be continually included within the Agenda packet.
 - C. Update on Downtown Development Plan and TIF Plan: They had some round tables and a survey so far. There was varied attendance at each.
 - D. Adult Use Marihuana Establishment License Application Update: The City Commission will be discussing some changes to the marijuana ordinance.
 - E. Zoning Ordinance Update and timeline: Bergman is hoping to have the second public hearing in June and adoption in July. Korpela brought up the possibility to have separated townhouse infill development on narrow lots in town.
8. Other Business:
 - A. None.
9. Next Meeting: June 1, 2022 at 10:00 a.m.
10. Adjournment. **Motion** by Korpela to adjourn at 10:58 a.m. **Second** by Corcoran. **Motion Carried 5 to 0.**


Michael Meyer, President


Tim Erickson, Community Development Assistant



**Proceedings of the Economic Development Corporation Meeting
Wednesday, June 1, 2022**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, June 1, 2022 at 10:00 A.M. in the Memorial Building Women's Club Room.

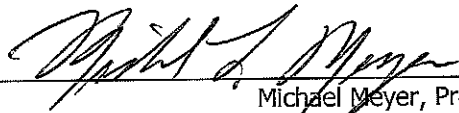
1. Director Bergman called the meeting to order at 10:00 a.m.
2. Recording of the Roll

MEMBER	Present		EXCUSED	NOT EXCUSED
	YES	NO		
Thorsen, Gina		X	X	
Lemke, Joseph		X	X	
Korpela, Nancy	X			
Meyer, Michael	X			
Kim Corcoran	X			
Ruppe, Mark		X	X	
Schonberg, Bob		X	X	
Glen Ackerman-Behr	X			
Carolyn Libby	X			
Quorum	5	4	Quorum	

Also Present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson

3. Approval of the May 4, 2022 Meeting Minutes:
Motion by Corcoran to accept the meeting minutes. **Second** by Korpela. **Motion Carried 5 to 0.**
4. Approval of the Agenda.
Motion by Korpela to approve the Agenda. **Second** by Corcoran. **Motion Carried 5 to 0.**

5. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit): Steve Lehto addressed the Corporation and stated that short-term rentals are pushing out long term rental needs.
6. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit): Steve Lehto discussed some potential changes that may impact Michigan Works future.
7. Items for Discussion and Consideration.
 - A. Audience with Lisa McKenzie of WUPPDR to discuss housing study: Lisa presented before the Corporation. Next steps were discussed with the potential for funding from the MEDC to fund housing projects in downtown.
 - B. 2022 Goals – Housing discussion next steps (who should be at the table): The Corporation discussed inviting representatives from key organizations. Ackerman-Behr discussed GCC's new direction with creating accessory dwelling units. The new mine will present more housing challenges but also new opportunity for investment in housing in the region. Lisa brought up the idea of advertising on the summer taxes bill to get unused houses onto the market. Glen discussed the economic development positives that short-term rentals bring to the community. Libby brought up the idea of converting the old Sleight school to long-term housing. Lisa brought up doing cooperative housing with a developer or employers. Libby brought up the issue with having difficulty finding the correct agencies or individuals when developing a property. The Corporation discussed making known some of the barriers to development and making it easily accessible without creating unnecessary burden on staff. Libby asked if there could be some extended stay locations within motels or hotels.
 - C. Update on Downtown Development Plan and TIF Plan: The consultants will have a downtown visit by the end of July.
 - D. Adult Use Marihuana Establishment License Application Update: There will be a public hearing on June 13.
 - E. Zoning Ordinance Update and timeline: Bergman is hoping to have the final public hearing in July.
8. Other Business:
 - A. Regional Talent Innovation Grant: GCC has been awarded \$225,000 funding for robotics.
 - B. Ackerman-Behr brought up the need to meet for 90 minutes.
9. Next Meeting: July 6, 2022 at 10:00 a.m.
10. Adjournment. **Motion** by Korpela to adjourn at 11:20 a.m. **Second** by Corcoran. **Motion Carried 5 to 0.**


Michael Meyer, President


Tim Erickson, Community Development Assistant

ORDINANCE NO. 536, BOOK 5

An Ordinance to amend Section 17-69 subsection (d) entitled "Repeat Offenders" of the Code of Ordinances of the City of Ironwood, Michigan.

THE CITY OF IRONWOOD HEREBY ORDAINS:

1. Amend subsection (d) of Section 17-69 to read as follows:

(d)... Repeat offenders. Repeat offenders are property owners whose properties have had one (1) or more blight prevention code violations which have reached the ~~third~~ *second [new]* contact stage within the previous ~~two~~ *four-year [new]* period. In cases involving repeat offenders, the first notice will be eliminated from the process and the second notice *with the \$75 dollar fee [new]* will be first contact given to a property owner.

Adopted and approved by the City Commission of the City of Ironwood, Michigan, this 11th day of July, 2022. This Ordinance shall be effective upon its adoption and publication as required by law. A copy of this Ordinance may be inspected at the City Clerk's office in the Memorial Building, 213 S. Marquette Street, Ironwood, Michigan during normal business hours.

Effective: _____

KIM S. CORCORAN, MAYOR

ATTEST:

WENDY L. HAGSTROM, CITY CLERK

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



Phone: (906) 932-5050
Fax: (906) 932-5745
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To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: July 6, 2022

Meeting Date: July 11, 2022

Re: Marihuana Establishment Ordinance Amendment

Background

Over the last several months, the City Commission and the Planning Commission have been discussing changes to the Marihuana Establishment Ordinance. On June 13, 2022 the City Commission held a public hearing to hear comments regarding changes to the ordinance. Attached to this memo is the ordinance with the changes highlighted. Here is a brief overview of the changes.

1. The addition of (2) Marihuana Retail Establishment licenses. A separate agenda item will be needed to indicate whether the City Commission will want the additional licenses to go to the next two high scores on the previous scoring rubric process.
2. The addition of the Class A Microbusiness Marihuana Establishment-this will give the existing microbusinesses the option of changing to a Class A Microbusiness.
3. Small change to the setback requirements for Microbusinesses in the downtown. They will be allowed to have zero lot line on the front lot line, like all other downtown businesses. This will make it so these businesses will match existing businesses in the downtown.
4. Changes to the sign requirements. Allowing for free standing signs on the highway C-3 District and requiring that graphical signs need to be reviewed by the Planning Commission.

Note: There are additional small changes to address grammatical errors and inconsistencies in the text.

Recommendation

Approve/Deny changes to the amended Marihuana Establishment Ordinance. If the City Commission wishes, they can approve all the changes, some, or none. If approved, the Commission may need to make a policy decision to determine how the new licenses will be distributed, should there be an expiration for the current rubric scores, and if a minimum score for future rubric responses is required. This can be done at a future meeting.



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ORDINANCE NO. 535, BOOK 5

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF IRONWOOD,
MICHIGAN, ORDINANCE NO. 523, CHAPTER 37 OF SAID CODE ENTITLED
“MARIHUANA ESTABLISHMENTS”**

THE CITY OF IRONWOOD ORDAINS:

Sec. 37-1. Title.

This chapter shall be known and cited as the “City of Ironwood Regulation of Adult-Use Marihuana Establishment Ordinance.”

Sec. 37-2. Purpose. The purpose of this ordinance is to regulate adult-use marihuana establishments. The City finds that these activities are significantly connected to the public health, safety, security, and welfare of its citizens and it is therefore necessary to regulate and enforce safety, security, fire, policing, health, and sanitation practices related to such activities and also to provide a method to defray administrative costs incurred by such regulation and enforcement. It is not the intent of this ordinance to diminish, abrogate, or restrict the protection for adult-use marihuana use found in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951 et seq. (the “Act”).

Sec. 37-3. Definitions.

The words and phrases used in this ordinance shall have the following meanings, or the meanings ascribed in the Act or the state rules, unless the context clearly indicates otherwise.

Act means the Michigan Regulation and Taxation of Marihuana Act, 2018 IL 1, MCL 333.27951 *et seq.*

City means the City of Ironwood.

Clerk means the clerk of the City of Ironwood.

Department means the Michigan Department of Licensing and Regulatory Affairs or its successor agency.

Designated Consumption Establishment means a commercial space that is licensed by the Department and authorized to permit adults 21 years of age and older to consume Marihuana products at the location indicated on the state license.

Marihuana Class A Microbusiness means a person licensed by the Department to

(a) Cultivate not more than 300 plants. Only mature marihuana plants are included in the plant count in this subdivision. (b) Package marihuana. (c) Purchase marihuana concentrate and marihuana-infused products from a licensed marihuana processor. (d) Sell or transfer marihuana and marihuana products to an individual

21 years of age or older only. (e) Transfer marihuana to a marihuana safety compliance facility for testing.

Marihuana Establishment means a Marihuana Grower, Marihuana Safety Compliance Facility, Marihuana Processor, Marihuana Microbusiness, Marihuana Retailer, Marihuana Secure Transporter, or any other type of business licensed by the Department to operate under the Act.

Marihuana Event Organizer means a person licensed to apply for a temporary marihuana event license under these rules.

Marihuana Grower means a person licensed by the Department to cultivate marihuana and sell or otherwise transfer marihuana to Marihuana Establishments. Marihuana grower license types are:

- (1) Class A – not more than 100 marihuana plants;
- (2) Class B – not more than 500 marihuana plants;
- (3) Class C – not more than 2000 marihuana plants;
- (4) Excess marihuana grower – issued to a person who holds 5 stacked Class C licenses.

Marihuana Microbusiness means a person licensed by the Department to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a Marihuana Safety Compliance Facility, but not to other Marihuana Establishments.

Marihuana Processor means a person licensed by the Department to obtain marihuana from Marihuana Establishments; process and package marihuana; and sell or otherwise transfer marihuana to Marihuana Establishments.

Marihuana Retailer means a person licensed by the Department to obtain marihuana from Marihuana Establishments and to sell or otherwise transfer marihuana to Marihuana Establishments and to individuals who are 21 years of age or older.

Marihuana Safety Compliance Facility means a person licensed by the Department to test marihuana, including certification for potency and the presence of contaminants.

Marihuana Secure Transporter means a person licensed by the Department to obtain marihuana from Marihuana Establishments in order to transport marihuana to Marihuana Establishments.

Ordinance means this corpus and any amendments thereto.

Person means any firm, person, partnership, association, corporation, company, or legal entity of any kind.

School means private or public licensed institution where children attend classes in preschool programs, kindergarten programs, or grades 1 through 12.

Temporary Marihuana Event License means a state license held by a marihuana event organizer for an event where the onsite sale or consumption of marihuana products, or both, are authorized at the location indicated on the state license during the dates indicated on the state license.

Sec. 37-4. Operation Without a License.

- (a) No person shall operate a Marihuana Establishment in the City without first obtaining a license to do so from the Clerk.
- (b) No person shall operate a Marihuana Establishment in the City without first obtaining a conditional use permit under Article IV of this Chapter.
- (c) The City Commission may establish, by resolution, a nonrefundable license application fee, not to exceed fifteen hundred dollars (\$1500) and a nonrefundable Marihuana Establishment annual license fee, not to exceed five thousand dollars (\$5,000.00), to defray application and administrative costs. The fees set forth herein shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any federal or state law, or other city ordinance, including, by way of example, any applicable zoning or building permits.
- (d) The City shall issue no more than two (2) Marihuana Microbusiness/**Class A Microbusiness** licenses. The City shall issue no more than **four** (4) Marihuana Retailer licenses. Licenses for Marihuana Growers is limited to two (2) of each class. Licenses for Marihuana Processors is limited to two (2) licenses. Marihuana Safety Compliance Facilities and Marihuana Secure Transporters licenses are unlimited. The following establishments are prohibited and can only be licensed by a change to this Ordinance: Designated Consumption Establishment, Marihuana Event Organizer, and Temporary Marihuana Event Licenses.

Sec. 37-5. License Application Submission.

- (a) Applications for a license shall be made in writing to the Clerk. All completed applications submitted to the Clerk shall be considered for issuance of a license. Completed applications shall be considered through a competitive process. Licenses for Marihuana Safety Compliance Facilities and Marihuana Secure Transporters will not be part of a competitive process.
- (b) An application for a license required by this Ordinance shall be made under oath on forms provided by the City, and shall be deemed to be complete only if it contains all of the following:

- (1) The nonrefundable license application fee in the amount set by City Commission resolution pursuant to Section 37-4(c);
- (2) If the applicant is an individual, the applicant's name, date of birth, social security number, physical address, including residential and any business address; copy of government-issued photo identification; email address, and one or more phone numbers including emergency contact information;
- (3) If the applicant is an entity, the names, dates of birth, physical addresses including residential and any business address; copy of government-issued photo identification, email addresses, and one or more phone numbers of each individual with an ownership interest, including designation of one such individual as the primary point of contact; contact information for an emergency contact person, articles of incorporation, assumed name registration; Internal Revenue Service EIN confirmation letter; copy of the operating agreement of the applicant, if a limited liability company; copy of the partnership agreement, if a partnership; names and addresses of the beneficiaries, if a trust or a copy of the bylaws or shareholder agreement, if a corporation;
- (4) The applicant must provide two years of federal and state tax returns.
- (5) The name and physical address of the proposed Marihuana Establishment; site plan and building layout; and location area map of the marihuana establishment and surrounding area that identifies the relative locations and the distances (as measured from the parcel lines of the individual properties) to the closest real property comprising a public or private elementary, vocational or secondary school, or public park;
- (6) A signed acknowledgment that the applicant is aware and understands that all matters related to marihuana growing, cultivation, possession, testing, safety compliance and transporting, are currently subject to state and federal laws, rules and regulations, and that the approval or granting of a license hereunder does not exonerate or exculpate the applicant from abiding by the provisions and requirements and penalties associated with those laws, rules, and regulations, or exposure to any penalties associated therewith; and further, the applicant waives and forever releases any claim, demand, action, legal redress, or recourse against the City, its elected and appointed officials, and its employees and agents for any claims, damages, liabilities, causes of action, damages, or attorney fees that the applicant may incur as a result of the violation by the applicant, its stakeholders and agents of those laws, rules, and regulations; and
- (7) One of the following: (a) proof of ownership of the entire premises wherein the Marihuana Establishment is to be operated; or (b) written consent from the property owner for the use of the premises in a manner requiring licensure under the Act along with a copy of the lease for the premises.

- (8) A copy of the special land use or conditional use permit issued by the Planning Commission.
 - (9) Any other information which may be required by the clerk.
 - (10). If the applicant is denied, the clerk shall issue a written notice of denial to the applicant. All communication will be sent by first class mail to the address for the applicant provided on the application.
 - (11). A license will not be granted until the applicant, and each person holding an ownership interest in the applicant, have passed a criminal background check conducted by the Ironwood Public Safety Department.
 - (12) A license will not be granted until the City Finance Director verifies that the applicant does not owe to the City any taxes or other default.
 - (13) License holders shall report any other change in the information required by this Ordinance to the city clerk within 10 business days of the change. Failure to do so may result in suspension or revocation of the license.
- (c) Nothing in this Ordinance shall be read as prohibiting a person from obtaining multiple licenses under this Ordinance. An individual or entity must apply for a license for each Marihuana Establishment that the individual or entity intends to operate in the City.
 - (d) Information submitted to the City in conjunction with an application for a license under this Chapter shall be subject to disclosure under the Michigan Freedom of Information Act, 1976 PA 442, MCL 15.231, et seq. unless an exemption exists.

37-6. License Application Evaluation.

- (a) Upon receipt of a completed application meeting the requirements of this Ordinance and confirmation that the number of existing licenses does not exceed the maximum number established by this Ordinance, the Clerk shall refer a copy of the application to each of the following for their review: the Finance Director, the Community Development Director, the Building Inspector, and the Public Safety Director.
- (b) Once reviewed for completeness by the above mentioned individuals, the application will be ranked by the Planning Commission and the City Commission pursuant to a merit review process based upon a scoring rubric outlining factors and weight of criteria considered for scoring the application. Once the application is scored, the individual applicant shall be notified of the order of their placement, and those within the cap may proceed through the license application process accordingly.
- (c) No application shall be approved unless:

- (1) The Planning & Zoning Administrator has confirmed that the proposed location complies with this Ordinance and the Zoning Code.
 - (2) The Planning and Zoning Administrator has confirmed the Marihuana Establishment adequately protects or promotes the health, safety, wellbeing, and interests of the City.
 - (3) The Finance Director, the Community Development Director, the Building Inspector, and the Public Safety Director, to the extent applicable, have inspected the proposed location and/or site plan for compliance with all local and state fire codes, laws and ordinances they are charged with enforcing.
- (d) If written approval is given by each of the parties identified in subsection (c), the Clerk shall issue a license to the applicant.
- (e) Licenses issued under this Ordinance may not be transferred to another person without the approval of the City Commission and Planning Commission and not within 12 months of the original issuance date. For purposes of this subsection, a change in, transfer of, or acquisition of control of the licensee is considered to be a transfer. In order to receive approval to transfer a license to a different person, the licensee must make a written request to the Clerk, indicating the current licensee and the proposed licensee. License transfers must also be reviewed by the City Planning Commission and City Commission. Franchisors that list the franchisee on the application as a co applicant are exempt from the 12 month transfer requirement. Franchisor license transfer will still require City Planning Commission and City Commission approval.
- (f) Licenses issued under this Ordinance may not be transferred to a different location without the approval of the City Commission and Planning Commission. In order to receive approval to transfer a license to a different location, the licensee must make a written request to the Clerk, indicating the current location and the proposed location. The Clerk shall refer a copy of the application to each of the following for their approval: the Finance Director, the Community Development Director, the Building Inspector, and the Public Safety Director. Transfer of the license to a different location will only be approved after review by the City Commission and Planning Commission and must meet the following:
- (1) The Planning & Zoning Administrator has confirmed that the proposed new location complies with this Ordinance and the Zoning Code; and
 - (2) The Finance Director, the Community Development Director, the Building Inspector, and the Public Safety Director, to the extent applicable, have confirmed that the proposed new location is in compliance with all laws and ordinances for which they are charged with enforcement.
- (g) A City of Ironwood License will not be issued until all required State Licenses have been approved and granted. City of Ironwood licenses will be issued for the term of one year and will run concurrently with the term of the applicant's state license.

- (h) Before a license is issued or renewed, the licensee or renewal applicant shall file a proof of financial responsibility for the liability for bodily injury on the form prescribed, for an amount not less than \$2,000,000. Proof of building insurance for the building where the Marihuana Establishment is located shall be provided with the application.

37-7. Licenses Generally.

- (a) No consumption of marihuana shall be permitted on the premises of a Marihuana Establishment, and a sign shall be posted on the premises of each Marihuana Establishment indicating that consumption is prohibited on the premises.
- (b) The license required by this Ordinance shall be prominently displayed on the premises of the Marihuana Establishment.
- (c) A Marihuana Establishment receiving a license under this Ordinance shall be subject to inspection by City Law Enforcement and other City Personnel for compliance with all applicable state and local permits and licenses at any time.
- (d) All necessary building, electrical, plumbing, and/or mechanical permits shall be obtained from the City or other applicable governmental authority. All buildings shall be brought up to local and state building code requirements.
- (e) All persons working in direct contact with marihuana shall conform to hygienic practices while on duty, including, but not limited to:
 - (1) Maintaining adequate personal cleanliness.
 - (2) Washing hands thoroughly in adequate hand-washing areas before starting work and at any other time when the hands may have become soiled or contaminated.
 - (3) Refraining from having direct contact with marihuana if the person has or may have an illness, open lesion, including boils, sores, or infected wounds, or any other abnormal source of microbial contamination, until such condition is corrected.
- (f) Litter and waste (liquid or solid) shall be properly removed and the operating systems for waste disposal are maintained in an adequate manner so that they do not constitute a source of contamination in areas where marihuana is exposed.
- (g) Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately cleaned and kept clean and in good repair.
- (g) There shall be adequate screening or other protection against the entry of pests. Rubbish shall be disposed of so as to minimize the development of odor and minimize the potential for waste becoming an attractant, harborage, or breeding place for pests.
- (i) Any buildings, fixtures, and other facilities shall be maintained in a sanitary condition.

- (j) Marihuana that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of those microorganisms.
- (k) Marihuana Establishments shall be free from infestation by insects, rodents, birds, or vermin of any kind.
- (l) A Marihuana Establishment shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings from such systems shall be maintained in a secure, off-site location for a period of thirty (30) days.
- (m) No Marihuana Establishment shall be operated in a manner creating noise, dust, vibration, glare, fumes, or odors detectable to normal senses beyond the structure on which the Marihuana Establishment is operated (this includes the structure where the growing, retail, or processing facility is located). No Marihuana Establishment shall violate Ch. 17 (Nuisances) of the City of Ironwood Code of Ordinances.
- (n) Disposal of marihuana shall be accomplished by a manner that prevents its acquisition by any person who may not lawfully possess it and otherwise in conformance with the Act and the rules promulgated thereunder. Disposal structures must be locked and secured.
- (o) It shall be prohibited to display any signs that are inconsistent with this Ordinance, local ordinances, the Act, or rules promulgated thereunder. No off-premise signage is permitted.
- (p) It shall be prohibited to use advertising material that is misleading, deceptive, or false, or that is designed to appeal to minors aged 17 years and younger.
- (q) No Marihuana Establishment shall be located within an area zoned exclusively for residential use (R-1, R-2, C-1) and not within any of the following buffers; 500 feet of a property line of a pre-existing school, 100 feet of a property line of a church, 500 feet of a property line of a public library, and 100 feet of a property line of a city park. It shall be the responsibility of the owner or operator of the proposed state-licensed Marihuana Establishment to demonstrate and ensure that a proposed location is not within one of the buffers. If any part of the property is in the prohibited buffer or district the entire property is affected.
- (r) Marihuana Retailers and Microbusinesses shall not include, drive-thru, exterior, or off-site sales. Marihuana retailers shall not be located in a mobile or temporary structure.
- (s) Marihuana producers, marihuana processors, and marihuana retailers shall connect to all City utilities. (Additional Treatment of waste may be required before entering the municipal sewer system)
- (t) The Marihuana Establishment shall be designed, located, constructed and buffered to blend in with its surroundings and mitigate significant adverse impacts on adjoining properties and the community. Odors shall be minimized by installing filtration systems. Special attention will be given to noise, light, glare, and traffic impacts. A lighting plan shall be

provided to show how light pollution will be mitigated. No barred windows and doors are permitted.

- (u) Marihuana Establishments are not permitted as home occupations.
- (v) Any Marihuana Secure Transporter who has been granted a license under the Act may transport marihuana or money associated with the purchase or sale of marihuana through the City but may not store marihuana or money associated with the purchase or sale of marihuana in the City for more than 48 hours. All Marihuana Secure Transporters must show proof of bonding and insurance.
- (w) The annual license fee, not to exceed five thousand dollars (\$5,000.00) or as designated by state law, to help defray application, administrative, and enforcement costs associated with the operation of Marihuana Establishments in the City will be collected at the time the license application is submitted and is non-refundable.
- (x) An applicant or licensee shall notify the Clerk of any changes in the information submitted in Section 37-5(b) within **ten (10)** business days of such changes occurring.

Sec. 37-8. License Renewal

- (a) The term of each license shall be one year. Within ninety (90) days before expiration of a license, the licensee shall apply to renew its license. Applications to renew a license shall be made in writing to the Clerk. If a licensee fails to file an application to renew a license (45) days prior to the date that the license expires, the license shall be deemed forfeited.
- (b) An application to renew a license required by this Ordinance shall be made under oath on forms provided by the City and shall contain substantially the same information as required in Section 37-5(b), as well as the appropriate nonrefundable annual license fee in the amount up to \$5,000 set by City Commission resolution pursuant to Section 37-4(c).
- (c) Unless the Clerk finds that denial of a renewal application is warranted pursuant to Section 12, the Clerk shall grant a renewal license to a licensee as long as the licensee has a valid state license issued by the Department to operate that Marihuana Establishment.

Sec. 37-9. Marihuana Retailer.

- (a) A Marihuana Retailer shall be limited to the C-3 (Highway Commercial Adult-Use Marihuana Establishment Overlay (See Figure 1)) and C-2 (Downtown Commercial (see Figure 1)) Districts.
- (b) No Marihuana Retailer shall be open between the hours of 10:00 p.m. and 8:00 a.m.
- (c) Only persons twenty-one (21) years of age and older are allowed on the premises of a Marihuana Retailer.
- (d) No Marihuana Retailer will be permitted in areas of downtown as described in Figure 1.

37-10. Marihuana Microbusiness or **Class A Microbusiness.**

- (a) A Marihuana Microbusiness or **Class A Microbusiness** shall be limited to the C-3 (Highway Commercial Adult-Use Marihuana Establishment Overlay (See Figure 1)) and C-2 (Downtown Commercial (see Figure 1)) District.
- (b) A Marihuana Microbusiness **Class A Microbusiness** may operate twenty-four (24) hours a day, seven (7) days a week, but may only be open to the public between the hours of 8:00 a.m. and 10:00 p.m.
- (c) Only persons twenty-one (21) years of age and older are allowed on the premises of a Marihuana Microbusiness **Class A Microbusiness**.
- (d) No Marihuana Microbusiness **Class A Microbusiness** will be permitted in the downtown as described in Figure 1.
- (e) All Marihuana Microbusinesses must be free standing, single story, and **must meet the side and rear yard setbacks** for the C-3 zoning district regardless of location.

Sec. 37-11. Marihuana Grower.

- (a) A Marihuana Grower shall be limited to the I-1 (Industrial) District.
- (b) A Marihuana Grower may operate twenty-four (24) hours a day, seven (7) days a week.
- (c) Only persons twenty-one (21) years of age and older are allowed on the premises of a Marihuana Grower.
- (d) A Marihuana Grower must meet all setbacks specified under the appropriated district in the City of Ironwood Zoning Ordinance.
- (e) A Marihuana Growing facility must be indoors in a locked facility. Outdoor growing is prohibited.
- (f) No Marihuana Grower will be permitted in the downtown as described in Figure 1.

Sec. 37-12. Marihuana Processor.

- (a) A Marihuana Processor shall be limited to the I-1 (Industrial) District.
- (b) A Marihuana Processor may operate twenty-four (24) hours a day, seven (7) days a week.
- (c) Only persons twenty-one (21) years of age and older are allowed on the premises of a Marihuana Processor.
- (d) A Marihuana Processor must meet all setbacks specified under the appropriated district in the City of Ironwood Zoning Ordinance.
- (e) No Marihuana Processor will be permitted in the downtown as described in Figure 1.

Sec. 37-13. Marihuana Secure Transporter.

- (a) A Marihuana Secure Transporter facility and/or office shall be limited to the I-1 (Industrial) District.
- (b) A Marihuana Secure Transporter may operate twenty-four (24) hours a day, seven (7) days a week.
- (c) Only persons twenty-one (21) years of age and older are allowed on the premises of a Marihuana Secure Transporter.
- (d) A Marihuana Secure Transporter is solely for transportation between Marihuana Establishments not to the general public.
- (e) No Marihuana Secure Transporter will be permitted in the downtown as described in Figure 1.

Sec. 37-14. Marihuana Safety Compliance Facility.

- (a) A Marihuana Safety Compliance Facility shall be limited to the I-1 (Industrial), C-3 (Highway Commercial), and C-2 (Downtown Commercial) District pursuant to the Zoning Ordinance of the City.
- (b) A Marihuana Safety Compliance Facility may operate twenty-four (24) hours a day, seven (7) days a week.
- (c) Only persons twenty-one (21) years of age and older are allowed on the premises of a Marihuana Safety Compliance Facility.
- (d) No Marihuana Safety Compliance Facility will be permitted in the downtown as described in Figure 1.

Sec. 37-15. Marihuana Establishment Signage Requirements

- (a) All signs must be preapproved in the licensing process and meet all zoning ordinance requirements.
- (b) All the signs in the C-2 District must meet all requirements of the zoning ordinance (see Section 34-134(7)) of the City of Ironwood Zoning Ordinance and the following; lettering limited to nine inches in height, no sandwich board or flag signs. Graphical signs require Planning Commission approval. Colored lettering is permitted.
- (c) All Signs in the C-3 District must meet all requirements of the zoning ordinance (see Section 34-154(7)) of the City of Ironwood Zoning Ordinance and the following; lettering limited to nine inches in height, no sandwich board or flag signs. Graphical signs require Planning Commission approval. Colored lettering is permitted.

- (d) All signs in the I-1 District must meet all the requirements of the zoning ordinance (see Section 34-175(9)) of the City of Ironwood Zoning Ordinance.

Sec. 37-16. Marihuana Establishment Façade Requirements

- (a) Windows must be clear and not covered with paper or any type of film or frosting.
- (b) Facades must meet the character of the surrounding buildings.
- (c) Barred doors and windows are prohibited.
- (d) Front entrances are the only entrance allowed to be used by customers.

Sec. 37-17. Denial and Revocation.

- (a) An initial or renewal license application shall be denied if it does not meet the requirements of this Ordinance.
- (b) Should the city clerk revoke or deny an application, the applicant shall have 14 days from the mailing of the denial/revocation to appeal the denial/revocation to the city manager by filling a notice of appeal with the city manager's office. The city manager may require additional information or act upon the appeal based upon the information supplied to the city clerk. Should the city manager reverse the decision of the clerk, the clerk shall issue a provisional license. Should the city manager affirm the decision of the clerk, the city manager shall issue a written notice of affirming the decision of the clerk. All communications will be sent by first class mail to the address for the applicant provided in the application.

The applicant shall have 14 days from the mailing of a decision by the city manager affirming the decision of the city clerk to appeal to the city commission. To appeal the decision of the city manager, the applicant must file a notice of appeal with the city clerk. The city commission shall hear the appeal at its next regular meeting, but not sooner than seven (7) days from the receipt of the appeal. The decision of the city commission shall be final.

- (c) A license issued under this Ordinance may be revoked on any of the following basis.
 - (1) Any violation of this ordinance;
 - (2) Any conviction of delivery of a controlled substance to a minor;
 - (3) City clerk finding of fraud, misrepresentation or the making of a false statement by the applicant or any stakeholder of the applicant while engaging in any activity for which this ordinance requires a municipal license or in connection with the application for a license or request to renew a license;

- (4) The license holder or any of its stakeholders is in default to the city personally or in connection with any business in which they hold an ownership interest, for failure to pay property taxes, special assessments, fines, fees or other financial obligation;
- (5) The marihuana establishment is determined by the city to have become a public nuisance; or
- (6) The department has denied, revoked or suspended the applicant's state operating license.

Sec. 37-18. No Vested Rights.

It is hereby expressly declared that nothing in this Ordinance shall be held or construed to give or grant to any property owner, lessor, license applicant, or licensee a vested right, license, privilege, or permit to continued authorization from the City for operations within the City. The City expressly reserves the right to repeal this Ordinance, in any way including, but not limited to, complete elimination of or reduction in the type and/or number of authorized Marihuana Establishments.

Sec. 37-19. Penalties.

Any person who violates any of the provisions of this Ordinance shall be responsible for a municipal civil infraction and subject to the payment of a civil fine of not more than \$500.00 plus costs. Each day a violation of this Ordinance continues to exist constitutes a separate violation. A violator of this Ordinance shall also be subject to such additional sanctions, remedies, and judicial orders as are authorized under Michigan law. A violation of this Ordinance is deemed to be a nuisance per se. In addition to any other remedy available at law, the City may bring an action for an injunction or other process against a person to restrain, prevent, or abate any violation of this Ordinance. This Ordinance shall be enforced and administered by the Zoning Administrator or such other City official as may be designated from time to time by Commission Resolution.

Sec. 37-20. Severability.

Nothing in this Ordinance is intended to limit an individual's or entity's rights under the Act. The Act or the rules promulgated thereunder supersede this Ordinance where this is a conflict between them. This Ordinance and various parts, sections and clauses thereof, are hereby declared severable. If any parts, sections, paragraphs or clauses are adjudged invalid, it is hereby provided that the remainder of this Ordinance shall not be affected thereby.

Sec. 37-21. Repealer.

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

Sec. 37-22. Effective Date.

The terms and provisions of this Ordinance shall become effective upon publication and adoption in accordance with law.

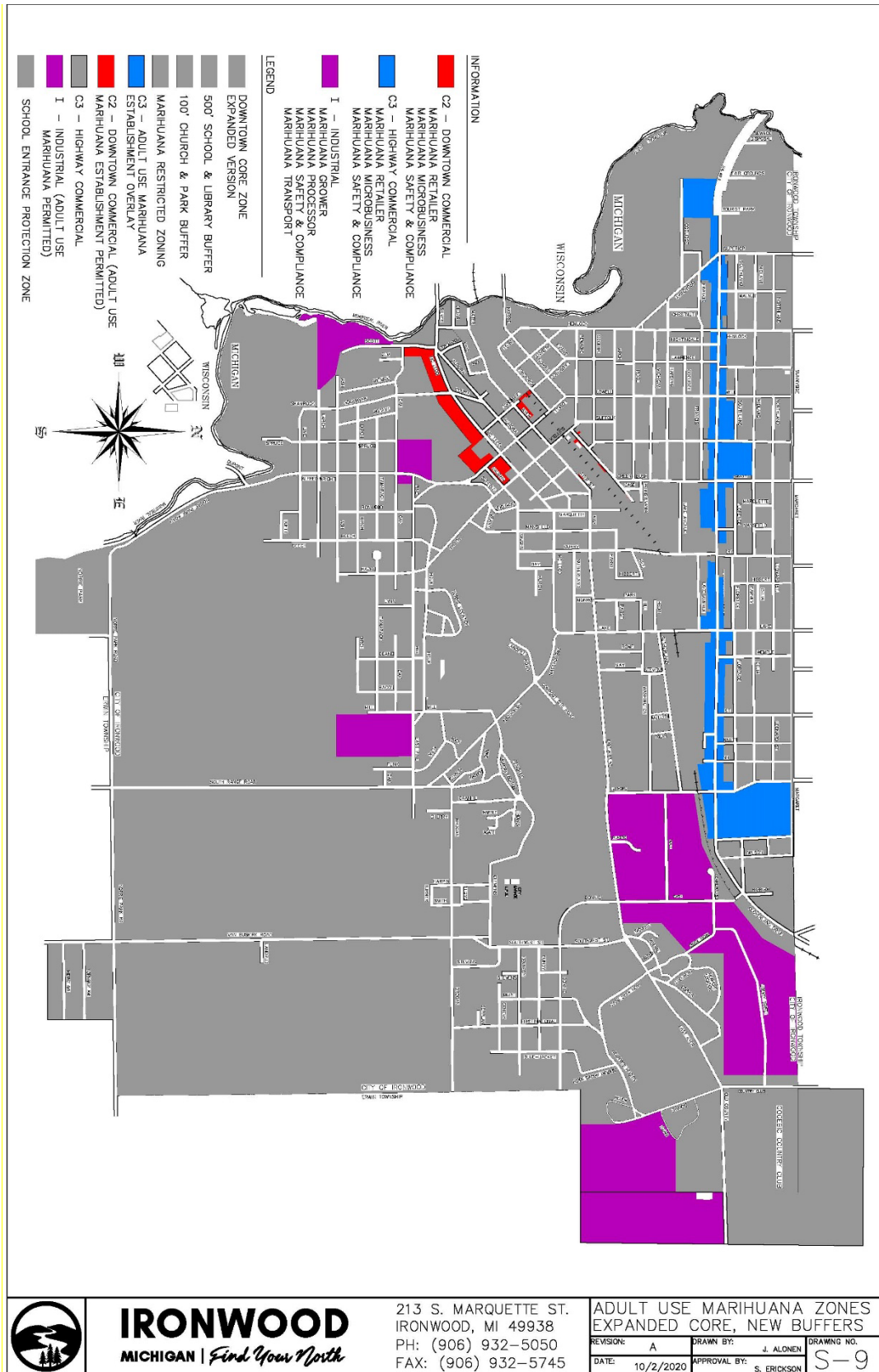
Effective: _____, 2022

KIM CORCORAN, MAYOR

ATTEST:

WENDY HAGSTROM, CITY CLERK

Figure 1: Buffer Map and Downtown Core Block Map





COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

200 EAST AYER STREET • IRONWOOD, MI 49938 • PHONE: 906-932-5048

July 6, 2022

Mr. Andrew DiGiorgio, City Manager
City of Ironwood
213 S. Marquette Street
Ironwood, Michigan 49938

Re: Notice of Award
City of Ironwood – 2022 Water Main Intersection Replacement Project

Dear Mr. DiGiorgio:

We have reviewed the two bids received June 30, 2022 from construction contractors for the above referenced project. We have prepared a Bid Tabulation (attached) and verified that all of the required forms for bidding were submitted. We did note the bid from Ruotsala Construction, Inc. did not acknowledge receipt of Addendum #2, which contains the approved EGLE Water Supply System Permit. Ruotsala has indicated they did receive Addendum #2 prior to the bid opening and it does not affect their bid price. They forgot to note it on the bid form. We suggest the City consult with your legal counsel for a determination on whether this error in the bid is significant enough for the City to reject the bid from Ruotsala. The Contract Documents allow the City to waive minor informalities in the bid form if the issues do not cause a change in contract price, time or changes in the work.

The low bid for the project's base bid items of work was received from Ruotsala Construction, Inc. of Ironwood, Michigan in the amount of \$239,675.00. Snow Country Contracting, Inc. of Bessemer, Michigan was second lowest bidder with a bid amount of \$239,851.78 realizing a difference of \$176.78 between the two. A tabulation of these bids is included in the attached documents.

Ruotsala Construction, Inc. has indicated that the final completion date can be met based on current workload and that materials are available. City Staff has indicated to CEC that there is sufficient funding for the base bid amount of \$239,675.00.

Based on information currently available to us, and if the City decides to waive the minor informality in the Ruotsala bid, we recommend the Commission approve the base bid received

from Ruotsala Construction, Inc. in the amount of \$239,675.00. The City should realize this recommendation is not binding on the City and we can change the award as you direct. We realize the City may consider other information and take action that the Commission feels is in the best interest of the City.

We have prepared three copies of the "Notice of Award" to Ruotsala Construction, Inc. in anticipation of your concurrence. There are requirements listed on the Notice of Award that Ruotsala Construction, Inc. will need to fulfill prior to completion of the award process. These requirements include providing bonds and insurance certificates and a signed Agreement. If you award the project to Ruotsala Construction, Inc., please sign all three copies of the Notice of Award and return them to Coleman Engineering Company. We will distribute the executed documents to the contractor, along with other required contractual items. When the contract is complete, we will provide you with a fully executed set of Contract Documents.

Please contact Jeff Sjoquist, P.E., or myself if you have any questions or require additional information.

Sincerely,

COLEMAN ENGINEERING COMPANY



Michael Graham
Project Manager

Enclosure
CEC Project #220288

NOTICE OF AWARD

Date of Issuance:

Owner: City of Ironwood Owner's Contract No.:
Engineer: Coleman Engineering Company Engineer's Project No.: 220288
Project: 2022 Water Main Intersection Replacement Project
Contract Name: 2022 Water Main Intersection Replacement Project
Bidder: Ruotsala Construction, Inc.
Bidder's Address: E5299 Hannu Road, Ironwood, MI 49938

TO BIDDER:

You are notified that Owner has accepted your Bid dated [June 30, 2022] for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

City of Ironwood – 2022 Water Main Intersection Replacement Project.

The Contract Price of the awarded Contract is: \$239,675.00.

[3] unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of this Notice of Award:

1. Deliver to Owner [3] counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security [*e.g., performance and payment bonds*] and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Ironwood

Authorized Signature

By: Kim Corcoran

Title: Mayor

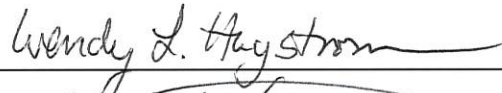


Copy: Engineer

Bid Tabulation
City of Ironwood - 2022 Water Main Intersection Replacement Project
Bid Date: June 30, 2022 10:00 a.m.

Bid Items				Ruotsala Construction Company, LLC		Snow Country Contracting, Inc	
Item No.	Item Description	Unit	Total Quantity	Unit Price	Estimated Total	Unit Price	Estimated Total
1	4-inch Watermain	LF	30	\$ 100.00	\$ 3,000.00	\$ 113.30	\$ 3,399.00
2	6-inch Watermain	LF	20	\$ 90.00	\$ 1,800.00	\$ 89.10	\$ 1,782.00
3	8-inch Watermain	LF	135	\$ 100.00	\$ 13,500.00	\$ 100.06	\$ 13,508.10
4	12-inch Watermain	LF	170	\$ 150.00	\$ 25,500.00	\$ 126.79	\$ 21,554.30
5	8-inch Gate Valve and Box	EA	5	\$ 5,000.00	\$ 25,000.00	\$ 2,682.90	\$ 13,414.50
6	12-inch Gate Valve and Box	EA	7	\$ 6,000.00	\$ 42,000.00	\$ 4,348.77	\$ 30,441.39
7	12" x 12" x 6" Tee	EA	4	\$ 1,000.00	\$ 4,000.00	\$ 1,134.93	\$ 4,539.72
8	12" x 12" x 8" Tee	EA	4	\$ 1,100.00	\$ 4,400.00	\$ 1,216.05	\$ 4,864.20
9	12" x 12" x 12" x 12" Cross	EA	1	\$ 1,700.00	\$ 1,700.00	\$ 2,889.70	\$ 2,889.70
10	8" x 4" Reducer	EA	3	\$ 300.00	\$ 900.00	\$ 438.17	\$ 1,314.51
11	8" x 6" Reducer	EA	2	\$ 350.00	\$ 700.00	\$ 456.50	\$ 913.00
12	4-inch Bend	EA	6	\$ 300.00	\$ 1,800.00	\$ 364.65	\$ 2,187.90
13	6-inch Bend	EA	4	\$ 325.00	\$ 1,300.00	\$ 425.70	\$ 1,702.80
14	8-inch Bend	EA	3	\$ 1,100.00	\$ 3,300.00	\$ 522.50	\$ 1,567.50
15	12-inch Plug	EA	1	\$ 400.00	\$ 400.00	\$ 397.10	\$ 397.10
16	Connect to Ex. 4" Watermain	EA	3	\$ 300.00	\$ 900.00	\$ 2,240.33	\$ 6,720.99
17	Connect to Ex. 6" Watermain	EA	2	\$ 350.00	\$ 700.00	\$ 2,351.80	\$ 4,703.60
18	Connect to Ex. 12" Watermain	EA	11	\$ 1,450.00	\$ 15,950.00	\$ 2,420.20	\$ 26,622.20
19	Replace Bolts - Hydrant and Hydrant Valve	EA	4	\$ 1,000.00	\$ 4,000.00	\$ 1,951.68	\$ 7,806.72
20	15-inch HDPE Culvert Pipe	LF	52	\$ 75.00	\$ 3,900.00	\$ 47.07	\$ 2,447.64
21	18-inch HDPE Culvert Pipe	LF	72	\$ 80.00	\$ 5,760.00	\$ 60.23	\$ 4,336.56
22	Culvert End Section, 15-inch	EA	2	\$ 300.00	\$ 600.00	\$ 177.65	\$ 355.30
23	Culvert End Section, 18-inch	EA	2	\$ 400.00	\$ 800.00	\$ 202.95	\$ 405.90
24	Excavation, Earth	CY	355	\$ 25.00	\$ 8,875.00	\$ 9.45	\$ 3,354.75
25	Subgrade Undercutting, Type I	CY	100	\$ 25.00	\$ 2,500.00	\$ 18.59	\$ 1,859.00
26	Curb and Gutter, Rem	LF	60	\$ 5.00	\$ 300.00	\$ 6.60	\$ 396.00
27	Utility Exploration	EA	5	\$ 100.00	\$ 500.00	\$ 374.00	\$ 1,870.00
28	Subbase, CIP	CY	50	\$ 10.00	\$ 500.00	\$ 29.26	\$ 1,463.00
29	Aggregate Base, 9 inch	SY	1060	\$ 8.00	\$ 8,480.00	\$ 8.28	\$ 8,776.80
30	Aggregate Surface Cse, 9 inch	SY	50	\$ 8.00	\$ 400.00	\$ 20.24	\$ 1,012.00
31	HMA (4EML, Leveling, 220#/syd)	SY	1090	\$ 20.00	\$ 21,800.00	\$ 21.55	\$ 23,489.50
32	HMA (5EML, Surface, 165#/syd)	SY	1090	\$ 15.00	\$ 16,350.00	\$ 16.04	\$ 17,483.60
33	Curb and Gutter, Conc, Det C-4	LF	60	\$ 50.00	\$ 3,000.00	\$ 55.00	\$ 3,300.00
34	Slope Restoration, Type A	SY	500	\$ 1.00	\$ 500.00	\$ 1.36	\$ 680.00
35	Slope Restoration, Type C	SY	185	\$ 1.00	\$ 185.00	\$ 2.85	\$ 527.25
36	Insulation Board, 2-Inch	SF	150	\$ 2.00	\$ 300.00	\$ 1.98	\$ 297.00
37	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 9,669.00	\$ 9,669.00
38	Erosion Control, Silt Fence	LF	75	\$ 1.00	\$ 75.00	\$ 2.79	\$ 209.25
* 39	6-inch Gate Valve and Box	EA	4	\$ 1,000.00	\$ 4,000.00	\$ 1,897.50	\$ 7,590.00
TOTAL BID AMOUNT					\$ 239,675.00		\$ 239,851.78

City of Ironwood
2022 Water Main Intersection Replacement Project
Bid Opening Compliance
June 30, 2022 - 10:00am CST

Company	Bid Form	Bid Bond	Addenda #1	Addenda #2	List of Subs	Total Base Bid	Comments
Snow Country Contracting	✓	✓	✓	✓	✓	239,851.78	
FA Industrial Services							
Ruotsala Construction, LLC	✓	✓	✓		✓	\$ 239,675	

City of Ironwood Witnesses			
Print Name		Signature	
1)	Wendy L. Hagstrom		
2)	Robert Terrone		
3)	Scott Erickson		

Pay Application #3

MINERS' MEMORIAL HERITAGE PARK MOUNTAIN BIKE TRAIL PROJECT-MOUNTAIN BIKE CONSTRUCTION AND WAYFINING SIGNS (PHASE II) - PROJECT NUMBER: TF18-0014

Engineering Estimate of Costs						
		Pay	Original Bid	Quantity	Unit	Amount
Item No.	Item Description	Unit	Quantity	This Estimates	Price	Paid this Est.
1000	Mobilization	LS	1	1	\$1,000.00	\$1,000.00
1050	Construct Pump Track/Hand Cycle Track	LF	1000	0	\$1.00	\$0.00
1060	Construct Cross Country/Flow Single-track trails in Miners'	LF	52800	17,515	\$4.73	\$82,845.95
1070	Construct 3 ft. width Board Walk trails(s)	LF	1000	0	\$6.46	\$0.00
7000	Install Trail Directional Signs and posts	EA	100	0	\$56.98	\$0.00
8001	Provide-Install 12" corrugated plastic, smooth wall, storm sewer pipe	EA	80	0	\$5.78	\$0.00
	TOTAL					\$83,845.95

Less 5% Retainage

\$4,192.30

Total Due This Estimate

\$79,653.65

Less Amount Previously Paid

\$53,150.99

Total Due

\$26,502.66

CITY OF IRONWOOD

Date

Flow Track

Date

RESOLUTION #022-018

**CITY OF IRONWOOD
COUNTY OF GOGEBIC
STATE OF MICHIGAN**

A RESOLUTION TO RESCIND RESOLUTION #022-016

At a regular meeting of the City Commission for the City of Ironwood,
Michigan, held at the City of Ironwood Commission Chambers, Memorial Building,
Ironwood Michigan, on the 11th day of July, 2022 at 5:30 p.m.

PRESENT:

ABSENT:

The following Resolution was offered by _____ and
supported by _____.

RESOLUTION

WHEREAS, the City Commission has previously adopted Resolution #022-016
exercising its right of first refusal to purchase foreclosed properties at 205 West Aurora
Street, Tax ID #52-22-376-040 and at 634 East Ayer Street, Tax ID #52-22-280-120, and;

WHEREAS, the City cannot purchase said properties for a minimum or “not to
exceed” bid under the circumstances now existing but must pay fair market value, and;

WHEREAS, the City has no desire to pay market value for the properties, and;

WHEREAS, it is appropriate that Resolution #022-016 be rescinded;

NOW THEREFORE IT IS HEREBY RESOLVED, that Resolution
#022-016 be and is hereby rescinded.

YES:
NO:
ABSENT:

MOTION CARRIED. RESOLUTION #022-01 8
DECLARED ADOPTED this 11th day of July, 2022.

CITY OF IRONWOOD

BY: _____
Kim S. Corcoran, Mayor

BY: _____
Wendy L. Hagstrom, City Clerk

WAIVER OF RIGHT TO PURCHASE FORECLOSED PROPERTY

City of Ironwood

Public Act 123 of 1999 allows the City of Ironwood to purchase parcels within the City for a public purpose.

The City hereby waives its right to purchase the below listed foreclosed property.

52-22-376-040 205 West Aurora

52-22-280-120 634 East Ayer St.

Dated: _____

Kim S. Corcoran, Mayor

Wendy Hagstrom, City Clerk

Please attach corresponding meeting minutes

RESOLUTION #022-019

CITY OF IRONWOOD

**Community Development Block Grant
Authorizing Resolution**

At a Regular Meeting of the City Commission of the City of Ironwood held on the 11TH of July 2022 in the Auditorium of the Memorial Building in the City of Ironwood, Michigan, the following Resolution was offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, an active and vibrant downtown is a priority for the City of Ironwood, and

WHEREAS, the Downtown City Square Project facilitated construction of a public gathering place to enhance the downtown area, and

WHEREAS, the City of Ironwood was awarded Community Development Block Grant funding for the project, and

WHEREAS, a change in city staffing has required an update to the authorized signatory for grant-related documents.

NOW, THEREFORE, BE IT RESOLVED that Andrew DiGiorgio, Interim City Manager, is authorized to sign all documents pertaining to the grant, including amendments and payment requests.

YES: Commissioner(s), _____

NO: Commissioner(s), _____

ABSENT: Commissioner(s), _____

RESOLUTION DECLARED ADOPTED

I, Wendy L. Hagstrom, do hereby certify that I am the duly appointed and qualified Clerk of the City of Ironwood, and do further certify that the above and foregoing Resolution is a true and correct copy of the Resolution passed by the City of Ironwood City Commission, at its Regular Meeting held July 11, 2022.

WENDY L. HAGSTROM, CITY CLERK

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



IRONWOOD
MICHIGAN | *Find Your North*

Phone: (906) 932-5050
Fax: (906) 932-5745
www.cityofironwood.org

To: Mayor Corcoran and City Commission
From: Andrew DiGiorgio, Interim City Manager
Date: July 7, 2022
Re: Donation of Surplus Chairs to the Festival Ironwood Committee

The metal folding chairs used for events in the Memorial Building's Auditorium have now been replaced with a full inventory of new white chairs that match the white folding tables.

After evaluating the condition and determining which metal chairs will remain in the Auditorium for additional seating as needed, there is a surplus of 71 chairs.

The Festival Ironwood Committee has confirmed a need for chairs. The City of Ironwood recognizes and appreciates the efforts of the Festival Ironwood Committee and the benefits provided to our community. The recommendation is to donate the 71 surplus chairs to the Festival Ironwood Committee.



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