

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



# IRONWOOD

MICHIGAN | *Find Your North*

Phone: (906) 932-5050  
Fax: (906) 932-0263  
www.ironwoodmi.gov

## AGENDA ORGANIZATIONAL MEETING MONDAY, NOVEMBER 13, 2023

**LOCATION: IRONWOOD MEMORIAL BUILDING COMMISSION CHAMBERS  
213 S. MARQUETTE ST.  
IRONWOOD, MI 49938  
5:30 P.M.**

### **ZOOM OPTION AVAILABLE**

**(Please visit the City website at [www.ironwoodmi.gov](http://www.ironwoodmi.gov) or the notice posted at the Memorial Building for Zoom Webinar login instructions.)**

**5:30 P.M.**

- A. Organizational Meeting Called to Order.  
Pledge of Allegiance
- B. Report by City Clerk on Commissioners elected in the November 7, 2023 election.
- C. Oaths of Office:  
Mayor  
Mayor Pro Tem  
Commissioners
- D. Recording of the Roll.
- E. Approval of the Gogebic County Board of Canvasser's Report for the November 7, 2023 election.
- F. 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:

- a. Regular City Commission Meeting Minutes of October 23, 2023.



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



\*2) Review and Place on File:

- a. Pat O'Donnell Civic Center Board of Directors Meeting Minutes of October 2, 2023.
- b. Economic Development Committee Meeting Minutes of August 2, 2023.
- c. Economic Development Committee Meeting Minutes of October 4, 2023.
- d. Downtown Ironwood Development Authority Meeting Minutes of September 28, 2023.
- e. Carnegie Library Board Meeting Minutes of September 26, 2023.

G. Approval of the Agenda.

H. Adoption of Rules of the City Commission.

I. Consider designation of official Newspaper and official Radio Stations to be the Ironwood Daily Globe, WJMS-WIMI and WUPM-WHRV.

J. Consider designation of City Depository as Incredible Bank.

K. Consider appointments of Tim Dean of Dean Law Office, P.C., as the City's Attorney and Miller Canfield as the City's Bond Attorney.

L. Consider appointment of one Commissioner and one alternate Commissioner to the Gogebic-Iron Wastewater Authority and Board.

M. Consider appointment of one Commissioner to the Pat O'Donnell Civic Center Board of Directors.

N. Consider appointment of one Commissioner to the Planning Commission.

O. Consider appointment of one Commissioner to the Park & Recreation Committee.

P. Consider appointment of one Commissioner to the Historic Ironwood Theatre Board.

Q. Consider appointment of one Commissioner to the Carnegie Library Board.

R. Consider appointment of a board member and an alternate to the Michigan's Western Gateway Trail Authority Board.

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

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

OLD BUSINESS

U. Discuss and consider approving Resolution #023-036, clean-up costs associated with the abatement of 603 Cherry Place (52-23-455-160).

V. Discuss and consider approving Resolution #023-037, clean-up costs associated with the abatement of 157 E. Michigan Avenue (52-22-134-200).

W. Discuss and consider approval of the Coleman Engineering proposal for professional engineering services for the 2024 Phase 5 Drinking Water State Revolving Fund Water Project, with a fee not to exceed \$1,359,000, and authorize the City Manager to sign.

- X. Discuss and consider approval of the Rural Development Pay Package #4 in the amount of \$443,714.04 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize Mayor to sign all applicable documents.
- Y. Discuss and consider approving Change Order #1 for PK Contracting, which is an increase of \$11,463.50 for the 2023 Pavement Marking Project.
- Z. Discuss and consider approving Pay Application #2, the final Pay Application, for PK Contracting, in the amount of \$29,372.82 for the 2023 Pavement Marking Project and authorize the City Manager to sign all applicable documents.
- AA. Discuss and consider approving Change Order #1 for Ruotsala Construction, which is an increase of \$6,107.75 for the Lowell Street Sidewalk Project.
- BB. Discuss and consider approving Pay Application #2, the final Pay Application, for Ruotsala Construction, in the amount of \$35,357.75 for the Lowell Street Sidewalk Project and authorize the City Manager to sign all applicable documents.

#### NEW BUSINESS

- CC. Discuss and consider approving the sale of Ironwood Public Safety Department duty weapon (PSO Sheryl Norman) to the Ironwood Professional Police Association for \$1.00 to be presented to Officer Sheryl Norman with her retirement.
- DD. Discuss and consider approving Xcel Energy D/B/A Northern States Power Easement for a voltage conversion project south of the Ironwood Public Safety building and authorize the Mayor to sign.
- EE. Discuss and consider the sale of a Liberty Street Industrial Park lot to Enbridge.
- FF. Manager's Report.
- GG. Other Matters.
- HH. Adjournment.

## 11/7/2023 City of Ironwood Election Totals

	Precinct		
	1	Precincts 2&3	Total Votes
Corcoran*	245	273	518
Andresen**	246	263	509
Korpi	243	253	496
Mildren	220	221	441
Semo	210	208	418
Cayer	175	225	400
Korpela	189	193	382
	1528	1636	3164

\* - Denotes Elected Mayor

\*\* - Denotes Elected Mayor Pro Tem



**VOTER TURNOUT BY GENDER AGE**  
**11/07/2023 - NOVEMBER CONSOLIDATED**  
**IRONWOOD CITY (41060)**

	All	Voted	Percent	18-21	Voted	Percent	22-30	Voted	Percent	31-40	Voted	Percent	41-50	Voted	Percent	51-59	Voted	Percent	60+	Voted	Percent	
<b>WARD PRECINCT : 00001</b>																						
Males	956	181	18.93%	29	1	3.45%	118	6	5.08%	157	10	6.37%	147	11	7.48%	134	19	14.18%	371	134	36.12%	
Females	997	208	20.86%	26	0	0.00%	98	3	3.06%	174	14	8.05%	129	14	10.85%	122	17	13.93%	448	160	35.71%	
No Gender	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
Non Binary	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
All	1953	389	19.92%	55	1	1.82%	216	9	4.17%	331	24	7.25%	276	25	9.06%	256	36	14.06%	819	294	35.90%	
<b>WARD PRECINCT : 00002</b>																						
Males	1027	158	15.38%	27	0	0.00%	128	4	3.13%	183	16	8.74%	169	8	4.73%	149	20	13.42%	371	110	29.65%	
Females	1053	163	15.48%	32	0	0.00%	98	5	5.10%	173	10	5.78%	156	7	4.49%	151	18	11.92%	443	123	27.77%	
No Gender	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
Non Binary	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
All	2080	321	15.43%	59	0	0.00%	226	9	3.98%	356	26	7.30%	325	15	4.62%	300	38	12.67%	814	233	28.62%	
<b>WARD PRECINCT : 00003</b>																						
Males	361	51	14.13%	9	0	0.00%	41	1	2.44%	77	3	3.90%	64	4	6.25%	45	4	8.89%	125	39	31.20%	
Females	334	56	16.77%	6	0	0.00%	34	0	0.00%	62	4	6.45%	51	5	9.80%	56	7	12.50%	125	40	32.00%	
No Gender	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
Non Binary	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
All	695	107	15.40%	15	0	0.00%	75	1	1.33%	139	7	5.04%	115	9	7.83%	101	11	10.89%	250	79	31.60%	
<b>GRAND TOTALS:</b>																						
Males	2344	390	16.64%	65	1	1.54%	287	11	3.83%	417	29	6.95%	380	23	6.05%	328	43	13.11%	867	283	32.64%	
Females	2384	427	17.91%	64	0	0.00%	230	8	3.48%	409	28	6.85%	336	26	7.74%	329	42	12.77%	1016	323	31.79%	
No Gender	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
Non Binary	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	
All	4728	817	17.28%	129	1	0.78%	517	19	3.68%	826	57	6.90%	716	49	6.84%	657	85	12.94%	1883	606	32.18%	

# **CANVASS OF VOTES CAST**

**-AT THE—**

## **GENERAL ELECTION**

**-HELD ON-**

**TUESDAY, NOVEMBER 7, 2023**

**AND CANVASSED BY THE  
BOARD OF COUNTY  
CANVASSERS**

**OF**

**GOGEBIC COUNTY, MICHIGAN**

3

# Statement of Votes Cast

General Election  
Gogebic County, Michigan

November 07, 2023

SOVC for: All Contests, All Districts, All Counting Groups

Precinct	Registered Voters	Voters Cast	% Turnout
<b>County</b>			
<b>Gogebic County Michigan</b>			
City of Bessemer, Precinct 1	1,409	379	26.90%
City of Ironwood, Precinct 1	1,431	389	27.18%
City of Ironwood, Precincts 2 & 3	1,983	428	21.58%
City of Wakefield, Precinct 1	1,184	422	35.64%
Erwin Township, Precinct 1	247	70	28.34%
Ironwood Charter Township, Precinct 1	1,693	344	20.32%
Gogebic County Michigan - Total	7,947	2,032	25.57%
<b>Cumulative</b>			
Cumulative	0	0	N/A
Cumulative - Total	0	0	N/A
County - Total	7,947	2,032	25.57%

Precinct	Mark Movrich	Linda Nelson	Peter Tacconelli	Daniel Uttke	Adam Zak	Total Votes	Mark Albert Serwe Qualified Write In
<b>County</b>							
<b>Gogebic County Michigan</b>							
City of Bessemer, Precinct 1	289	198	300	77	245	1,517	146
Gogebic County Michigan - Total	289	198	300	77	245	1,517	146
<b>Cumulative</b>							
Cumulative	0	0	0	0	0	0	0
Cumulative - Total	0	0	0	0	0	0	0
County - Total	289	198	300	77	245	1,517	146

# City Commissioner for City of Bessemer (Vote for 5)

Precinct	County	Times Cast	Registered Voters
<b>Gogebic County Michigan</b>			
City of Bessemer, Precinct 1		379	1,409
Gogebic County Michigan - Total		379	1,409
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		379	1,409

Precinct	County	Tracey S. Maskevit	Bill McDonald
<b>Gogebic County Michigan</b>			
City of Bessemer, Precinct 1		143	87
Gogebic County Michigan - Total		143	87
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		143	87

Precinct	County	Susanne Marie Brown Qualified Write In	Unresolved Write-In
<b>Gogebic County Michigan</b>			
City of Bessemer, Precinct 1		32	1
Gogebic County Michigan - Total		32	1
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		32	1

### City Commissioner for City of Ironwood (Vote for 5)

Precinct	County	Times Cast	Registered Voters
<b>Gogebic County Michigan</b>			
City of Ironwood, Precinct 1		389	1,431
City of Ironwood, Precincts 2 & 3		428	1,983
Gogebic County Michigan - Total		817	3,414
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		817	3,414

Precinct	County	David S. Andresen	Joseph J. Cayer
<b>Gogebic County Michigan</b>			
City of Ironwood, Precinct 1		246	175
City of Ironwood, Precincts 2 & 3		263	225
Gogebic County Michigan - Total		509	400
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		509	400

Precinct	Kim S. Corcoran	Nancy Korpela	Lauren Korpi	Jim Mildren	Rick Semo	Total Votes	Unresolved Write-In
<b>County</b>							
<b>Gogebic County Michigan</b>							
City of Ironwood, Precinct 1	245	189	243	220	210	1,528	0
City of Ironwood, Precincts 2 & 3	273	193	253	221	208	1,636	6
<b>Gogebic County Michigan - Total</b>	<b>518</b>	<b>382</b>	<b>496</b>	<b>441</b>	<b>418</b>	<b>3,164</b>	<b>6</b>
<b>Cumulative</b>							
Cumulative	0	0	0	0	0	0	0
Cumulative - Total	0	0	0	0	0	0	0
<b>County - Total</b>	<b>518</b>	<b>382</b>	<b>496</b>	<b>441</b>	<b>418</b>	<b>3,164</b>	<b>6</b>



### City Commissioner for City of Wakefield (Vote for 2)

Precinct	County	Times Cast	Registered Voters
<b>Gogebic County Michigan</b>			
City of Wakefield, Precinct 1		422	1,184
Gogebic County Michigan - Total		422	1,184
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		422	1,184

Precinct	County	James S. Anderson	Pat Libertoski
<b>Gogebic County Michigan</b>			
City of Wakefield, Precinct 1		157	267
Gogebic County Michigan - Total		157	267
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		157	267

Precinct	Jean Rogers	Amy Tarro	Mike Zeckovich	Total Votes	Unresolved Write-In
<b>County</b>					
<b>Gogebic County Michigan</b>					
City of Wakefield, Precinct 1	88	101	161	774	1
Gogebic County Michigan - Total	88	101	161	774	1
<b>Cumulative</b>					
Cumulative	0	0	0	0	0
Cumulative - Total	0	0	0	0	0
County - Total	88	101	161	774	1

# Public Library Millage Proposal for City of Wakefield (Vote for 1)

Precinct	County	Times Cast	Registered Voters
<b>Gogebic County Michigan</b>			
City of Wakefield, Precinct 1		422	1,184
Gogebic County Michigan - Total		422	1,184
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		422	1,184

Precinct	County	Yes	No	Total Votes
<b>Gogebic County Michigan</b>				
City of Wakefield, Precinct 1		295	120	415
Gogebic County Michigan - Total		295	120	415
<b>Cumulative</b>				
Cumulative		0	0	0
Cumulative - Total		0	0	0
County - Total		295	120	415

Precinct	County	Write-In	Unresolved
<b>Gogebic County Michigan</b>			
City of Wakefield Precinct 1		0	0
Gogebic County Michigan - Total		0	0
<b>Cumulative</b>			
Cumulative		0	0
<b>Cumulative - Total</b>			
County - Total		0	0

# Road Millage Proposal for City of Wakefield (Vote for 1)

Precinct	Times Cast	Registered Voters
<b>County</b>		
<b>Gogebic County Michigan</b>		
City of Wakefield, Precinct 1	422	1,184
Gogebic County Michigan - Total	422	1,184
<b>Cumulative</b>		
Cumulative	0	0
Cumulative - Total	0	0
County - Total	422	1,184

Precinct	Yes	No	Total Votes
<b>County</b>			
<b>Gogebic County Michigan</b>			
City of Wakefield, Precinct 1	281	132	413
Gogebic County Michigan - Total	281	132	413
<b>Cumulative</b>			
Cumulative	0	0	0
Cumulative - Total	0	0	0
County - Total	281	132	413

Precinct	County	Write-In
<b>Gogebic County Michigan</b>		
City of Wakefield, Precinct 1		0
Gogebic County Michigan - Total		0
<b>Cumulative</b>		
Cumulative		0
<b>Cumulative - Total</b>		
County - Total		0

### Charter Amendment Proposal for City of Wakefield (Vote for 1)

Precinct	County	Times Cast	Registered Voters
<b>Gogebic County Michigan</b>			
City of Wakefield, Precinct 1		422	1,184
<b>Gogebic County Michigan - Total</b>		422	1,184
<b>Cumulative</b>			
Cumulative		0	0
<b>Cumulative - Total</b>		0	0
<b>County - Total</b>		422	1,184

Precinct	County	Yes	No	Total Votes
<b>Gogebic County Michigan</b>				
City of Wakefield, Precinct 1		290	121	411
<b>Gogebic County Michigan - Total</b>		290	121	411
<b>Cumulative</b>				
Cumulative		0	0	0
<b>Cumulative - Total</b>		0	0	0
<b>County - Total</b>		290	121	411

Precinct	County	Write-In	Unresolved
<b>Gogebic County Michigan</b>			
City of Wakefield, Precinct 1		0	
Gogebic County Michigan - Total		0	
<b>Cumulative</b>			
Cumulative		0	
Cumulative - Total		0	
County - Total		0	



# Township Proposal for Erwin Township (Vote for 1)

Precinct	County	Times Cast	Registered Voters
<b>Gogebic County Michigan</b>			
Erwin Township, Precinct 1		70	247
<b>Gogebic County Michigan - Total</b>		70	247
<b>Cumulative</b>			
Cumulative		0	0
<b>Cumulative - Total</b>		0	0
<b>County - Total</b>		70	247

Precinct	County	Yes	No	Total Votes
<b>Gogebic County Michigan</b>				
Erwin Township, Precinct 1		61	9	70
<b>Gogebic County Michigan - Total</b>		61	9	70
<b>Cumulative</b>				
Cumulative		0	0	0
<b>Cumulative - Total</b>		0	0	0
<b>County - Total</b>		61	9	70

Precinct	County	Unresolved	Write-In
<b>Gogebic County Michigan</b>			
Erwin Township, Precinct 1		0	0
Gogebic County Michigan - Total		0	0
<b>Cumulative</b>			
Cumulative		0	0
Cumulative - Total		0	0
County - Total		0	0

# Township Proposal for Ironwood Charter Township (Vote for 1)

Precinct	County	Registered Voters	Times Cast	Yes	No	Total Votes
<b>County</b>						
Gogebic County Michigan						
Ironwood Charter Township, Precinct 1		1,693	344	251	91	342
Gogebic County Michigan - Total		1,693	344	251	91	342
<b>Cumulative</b>						
Cumulative		0	0	0	0	0
Cumulative - Total		0	0	0	0	0
County - Total		1,693	344	251	91	342

Precinct	County	Write-In	Unresolved
<b>Gogebic County Michigan</b>			
Ironwood Charter Township, Precinct 1		0	
<b>Gogebic County Michigan - Total</b>		<b>0</b>	
<b>Cumulative</b>			
Cumulative		0	
<b>Cumulative - Total</b>		<b>0</b>	
<b>County - Total</b>		<b>0</b>	

# Election Summary Report

General Election

Gogebic County, Michigan

November 07, 2023

Summary for: All Contests, All Districts, All Tabulators, All Counting Groups

Voters Cast: 2,032 of 7,947 (25.57%)

## City Commissioner for City of Bessemer (Vote for 5)

	Total	
Times Cast	379 / 1,409	26.90%

Candidate	Party	Total
Tracey S. Maskewit		143
Bill McDonald		87
Mark Movrich		289
Linda Nelson		198
Peter Tacconelli		300
Daniel Uttke		77
Adam Zak		245
Total Votes		1,517

		Total
Mark Albert Serwe	WRITE-IN	146
Susanne Marie Brown	WRITE-IN	32
Unresolved Write-In		1

## City Commissioner for City of Ironwood (Vote for 5)

	Total	
Times Cast	817 / 3,414	23.93%

Candidate	Party	Total
David S. Andresen		509
Joseph J. Cayer		400
Kim S. Corcoran		518
Nancy Korpela		382
Lauren Korpi		496
Jim Mildren		441
Rick Semo		418
Total Votes		3,164

	Total
Unresolved Write-In	6

### City Commissioner for City of Wakefield (Vote for 2)

		Total	
Times Cast		422 / 1,184	35.64%
Candidate	Party	Total	
James S. Anderson		157	
Pat Libertoski		267	
Jean Rogers		88	
Amy Tarro		101	
Mike Zeckovich		161	
Total Votes		774	
		Total	
Unresolved Write-In		1	

### Public Library Millage Proposal for City of Wakefield (Vote for 1)

		Total	
Times Cast		422 / 1,184	35.64%
Candidate	Party	Total	
Yes		295	
No		120	
Total Votes		415	
		Total	
Unresolved Write-In		0	

### Road Millage Proposal for City of Wakefield (Vote for 1)

		Total	
Times Cast		422 / 1,184	35.64%
Candidate	Party	Total	
Yes		281	
No		132	
Total Votes		413	
		Total	
Unresolved Write-In		0	

### Charter Amendment Proposal for City of Wakefield (Vote for 1)

		Total	
Times Cast		422 / 1,184	35.64%
Candidate	Party	Total	
Yes		290	
No		121	
Total Votes		411	
		Total	
Unresolved Write-In		0	

### Township Proposal for Erwin Township (Vote for 1)

		Total	
Times Cast		70 / 247	28.34%
Candidate	Party	Total	
Yes		61	
No		9	
Total Votes		70	
		Total	
Unresolved Write-In		0	

### Township Proposal for Ironwood Charter Township (Vote for 1)

		Total	
Times Cast		344 / 1,693	20.32%
Candidate	Party	Total	
Yes		251	
No		91	
Total Votes		342	
		Total	
Unresolved Write-In		0	

STATEMENT OF VOTES CAST

GOGEBIC COUNTY

GENERAL ELECTION

November 7, 2023

STATE OF MICHIGAN

COUNTY OF GOGEBIC

We do hereby certify that the foregoing is a complete statement of votes given in the County of Gogebic for the election designated and other matters submitted, at the November 7, 2023. General Election.

In witness whereof, we have hereunto set our hands and caused to be affixed the seal of the Circuit Court for Gogebic County.

Connie Biacco  
Fred Dwyer  
Pat Hagstrom  
\_\_\_\_\_

GOGEBIC COUNTY BOARD OF CANVASSERS

ATTEST: Ramona Collins

Ramona L. Collins Gogebic County Clerk-Register





## Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on October 23, 2023, at 5:30 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

A. Mayor Corcoran called the Regular Meeting to Order at 5:30 P.M.

B. Recording of the Roll.

PRESENT: Commissioners Andresen, Korpela, Mildren, Semo, and Mayor Corcoran

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of October 9, 2023.

2) Review and Place on File:

a. Economic and Social Impact statement of Nonprofit Arts and Culture Organizations and their Audiences in the Upper Peninsula of Michigan.

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

D. Approval of the Agenda.

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

E. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

*Motion was made by Korpela, seconded by Andresen, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending September 30, 2023, and the Cash and Investment Summary Report for September 2023.*

F. Approval of Monthly Check Register Report.

*Motion was made by Mildren, seconded by Semo, to approve the Check Register Report for September 2023 as presented. Unanimously passed by roll call vote.*

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

Mike Foley, Highland Copper Site Manager, commented on Agenda Item M, Resolution of Support, providing information to the Commission and Public on the early works construction projects that are taking place at the Copperwood Mine site located in Ironwood and Wakefield Townships.

Larry Holcombe, 1145 Lablonde Lane, Hurley, commented in support of agenda items X and AA, regarding to the City Clerk and City Manager salary increases, stating his positive experiences working with both the Clerk and Manager.

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

There were none.

## **OLD BUSINESS**

I. Discuss and consider using the Compost Site as a Commercial Snow Dumping Site within the City of Ironwood.

*Motion was made by Semo, seconded by Andresen, to open a small section of the Compost Site for the purpose of Commercial Snow Dumping to one contractor for the 2023-2024 Winter Season, based on proposals submitted to the City. Unanimously passed by roll call vote.*

J. Discuss and consider approval of the Rural Development Pay Package #3 in the amount of \$600,327.67 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize Mayor to sign all applicable documents.

*Motion was made by Mildren, seconded by Korpela, to approve the Rural Development Pay Package #3 in the amount of \$600,327.67 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider Amendment #7 of General Services Administration (GSA) lease for rental space located in the Memorial Building, 213 S. Marquette Street and authorize the Mayor and City Clerk to sign.

*Motion was made by Semo, seconded by Mildren, to approve Amendment #7 of General Services Administration (GSA) lease for rental space located in the Memorial Building, 213 S. Marquette Street and authorize the Mayor and City Clerk to sign. Unanimously passed by roll call vote.*

## **NEW BUSINESS**

L. Discuss and consider Resolution #023-033 to comply with the provisions of PA 152.

*Motion was made by Mildren, seconded by Korpela, to adopt Resolution #023-033 to comply with the provisions of PA 152. Unanimously passed by roll call vote.*

M. Discuss and consider Resolution #023-034, a Resolution of Support for the Copperwood Project.

*Motion was made by Semo, seconded by Andresen, to adopt Resolution #023-034, a Resolution of Support for the Copperwood Project. Unanimously passed by roll call vote.*

N. Discuss and consider Resolution #023-035, a Resolution to become a member of the Western Upper Peninsula Planning and Development Region Authority.

***Motion** was made by Mildren, seconded by Korpela, to adopt Resolution #023-035, a Resolution to become a member of the Western Upper Peninsula Planning and Development Region Authority with a \$2,261.25 cost for Fiscal Year 2023-2024. Unanimously passed by roll call vote.*

O. Discuss and consider allocating the American Rescue Plan Act (ARPA) Funds.

***Motion** was made by Semo, seconded by Mildren, to allocate the American Rescue Plan Act (ARPA) Funds by committing \$344,000 for the Fire Truck Purchase and \$167,782.06 for electrical and internet upgrades at the Curry Park Campground. Unanimously passed by roll call vote.*

P. Discuss and consider approving the payment to Ruotsala Construction for \$28,000 for 4 fire hydrants on the Hemlock Street construction project.

***Motion** was made by Andresen, seconded by Korpela, to approve the payment to Ruotsala Construction for \$28,000 for 4 fire hydrants on the Hemlock Street construction project. Unanimously passed by roll call vote.*

Q. Discuss and consider request from David and Malissa Runge regarding water utility connection and disconnection fees.

***Motion** was made by Andresen, seconded by Korpela, to deny the request from David and Malissa Runge regarding water utility connection and disconnection fees. Unanimously passed by roll call vote.*

R. Discuss and consider approval of employment agreement with Jason Alonen for the DPW Supervisor/Assessor Position.

***Motion** was made by Semo, seconded by Mildren, to approve the of employment agreement with Jason Alonen for the DPW Supervisor/Assessor Position. Unanimously passed by roll call vote.*

S. Mayor's Appointments.

*Mayor Corcoran re-appointed Bill Thomason and Jerry Gullan to the Pat O'Donnell Civic Center Board for 3-year terms (terms expiring October 31, 2026).*

***Motion** was made by Mildren, seconded by Semo, and carried, to approve the Mayor's re-appointment of Bill Thomason and Jerry Gullan to the Pat O'Donnell Civic Center Board for 3-year terms (terms expiring October 31, 2026).*

*Mayor Corcoran appointed Jennifer Sabourin to the Human Relations and Equity Committee to fill an unexpired 3-year term (term expiring July 31, 2025).*

***Motion** was made by Andresen, seconded by Korpela, and carried, to approve the Mayor's appointment of Jennifer Sabourin to the Human Relations and Equity Committee to fill an unexpired 3-year term (term expiring July 31, 2025).*

T. City Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

*Engineering Updates*

- 1. Funding for Phase 5 water project has been approved by EGLE. \$11.021MIL 100% grant funded through multiple grant programs of ARPA, DWI Grant and Lead Service Line Repair and Watermain Main ARPA programs. Our EGLE application for sewer funding was not successful, so we are in the process of applying for USDA Rural Development funding for approximately 50% of the project area. We are expecting to get a grant agreement in January and work on getting the design complete this winter for a 2024-2026 construction window. Until the grant agreement is executed, nothing is official.*
- 2. We have also been notified that Phase 2 of water plant was also successful with receiving 100% grant funding. The city will be receiving \$10.5MIL Emerging Contaminants in Small or Disadvantaged Communities (EC-SDC) grant to fund Phase 2 of the manganese treatment project. Grant agreement is expected to come out in January, so nothing is official until that is executed. We are working through questions on the grant program in efforts to get a consultant on board ASAP to get started on the design this winter so that construction of Phase 2 can start right behind Phase 1.*
- 3. Phase 1 of the water plant project continues with CD Smith Construction. The pump chamber walls are being poured and they continue to work on preparing more sections of the floors and walls for pouring concrete.*
- 4. The \$3MIL lead service line replacement project has begun. Jakes will have fall 2023, 2024 and 2025 to complete approximately 225 water service line replacements. They have begun work in the SW section of the City and have done 25 addresses so far and plan to perform 1-2 per day until winter sets in.*

*Managers Updates*

- 1. The Nov. 7 Election is underway. The Clerk's office sent out 731 absentee voter applications. Approximately 320 ballots are out, and 240 ballots are back in so far. Absentee ballots can be received up until 8 PM of election day.*
- 2. Public accuracy test for testing our voting machines is taking place on Wednesday October 25th.*
- 3. City Deer Hunt started Oct 1 and goes through 12/31. Come into the clerk's office for the application process. We currently have 9 hunters participating and two does have been harvested thus far.*
- 4. DPW Staffing update: all positions have now been filled. The last person will begin work on November 6. We asked for the public's patience this winter as we get people trained in and for the crew to become familiar with their new plowing routes. Snow is in the forecast for next week, so it will be plowing season before we know it.*
- 5. The compost site will be open until we receive snow. We are going to be open this weekend.*
- 6. Mt Zion access drive will be closing this Friday for the season.*

7. *We are still looking for one more member for the Ironwood Housing Board of Directors. Any qualified applicants should inquire at the Clerk's office.*
8. *Like to send well wishes to all 7 people running for City Commission in the upcoming election. Many thanks to our current commission for their excellent leadership and time, heart and soul that you all put into this important Civil Leadership Role of being a City Commissioner.*
9. *Ironwood Chamber of Commerce is putting on a Volunteer Fair on November 9th from 3-6 PM.*
10. *Halloween is next week! Halloween Trick or Treating will be celebrated from 4-7 PM on Tuesday 10/31 this year.*
11. *Another reminder for the large snowmobile sno-cross race at Mt Zion on December 15-17th. Organizers are expecting many 1000s of spectators to be in attendance and hotel rooms in the area are already selling out. Many thanks go out to the organizers of this event for putting Ironwood in the National Spotlight for the weekend and for locking in this event for several years to come.*

U. Other Matters.

*Mayor Corcoran encouraged the Public to get out and vote on November 7 and wished to thank the Public for their support to all the City Commissioners.*

- V. Consider going into closed session pursuant to MCL 15.268(a), personnel evaluation of the City Clerk.

***Motion** was made by Semo, seconded by Mildren, to enter in to Closed Session at 6:53 p.m. pursuant to MCL 15.268 Section 8(a), to discuss the annual performance evaluation of the City Clerk. Unanimously passed by roll call vote.*

W. Return to Open Session.

***Motion** was made by Semo, seconded by Mildren, and carried, to return to open session at 7:24 p.m.*

- X. Discuss and Consider salary adjustment for the City Clerk.

***Motion** was made by Semo, seconded by Mildren, to go on official record stating the Commission gives City Clerk Jennifer Jacobson an excellent annual performance evaluation and adjust the salary to \$68,000 per year, with future cost of living increases pursuant to the other non-union staff, effective November 28, 2023. Unanimously passed by roll call vote.*

- Y. Consider going into closed session pursuant to MCL 15.268(a), personnel evaluation of the Manager.

***Motion** was made by Semo, seconded by Andresen, to enter in to Closed Session at 7:26 p.m. pursuant to MCL 15.268 Section 8(a), to discuss the annual performance evaluation of the City Manager. Unanimously passed by roll call vote.*

Z. Return to Open Session.

***Motion** was made by Semo, seconded by Mildren, and carried, to return to open session at 7:36 p.m.*

AA. Discuss and consider salary adjustment for the City Manager.

***Motion** was made by Semo, seconded by Korpela, to go on official record stating the Commission gives City Manager Paul Anderson an excellent performance evaluation and authorize increasing Paul's salary by the 2.5% annual cost of living adjustment given to other non-union staff, effective immediately. Unanimously passed by roll call vote.*

BB. Adjournment.

***Motion** was made by Semo, seconded by Andresen, and carried, to adjourn the meeting at 7:39 P.M.*

Kim S. Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

## Civic Center Meeting Minutes

10/2/23

1. Meeting was called to order at 5:00 pm by Stempihar.
2. Roll call: Gullan, Mildren, Peterson, Re, Stempihar, and Thomason present. Mgr. Kivisto present. One seat open.
3. Motion to approve the agenda was made by Mildren, seconded by Thomason. Motion approved.
4. Motion to approve the minutes was made by Mildren, seconded by Gullan. Motion approved.
5. Motion to receive and place on file the monthly financial statements was made by Gullan, seconded by Thomason. Roll call vote was as follows: Mildren-yes, Peterson-yes, Re-yes, Stempihar-yes, Thomason-yes, Gullan-yes. Motion approved.
6. Citizens wishing to address the Board on items on the agenda: N/A
7. Citizens wishing to address the Board on items not on the agenda: N/A
8. Old Business:
  - A. SnoCross Event: Discussion about the AMSOIL National SnoCross event was held. Discussion included but wasn't limited to the races taking place at Mt. Zion the weekend of December 15<sup>th</sup>-17<sup>th</sup>; Gogebic Community College is closing public access to their parking lots; the Civic Center will lose about \$6,700 in revenue; and event organizers refused the Civic Center's stipulations for beer and concessions.

B. Ice Crystals Figure Skating Club Contract: Discussion about the ICFSC contract was held. Discussion included but wasn't limited to the contract being the same as last year; and their shows will be held the weekend of March 10<sup>th</sup>-12<sup>th</sup> of 2024.

- i. Motion to ratify the ICFSC contract stipulating that the club signs it first was made by Re, seconded by Mildren. Roll call vote was as follows:  
Gullan-yes, Peterson-yes, Thomason-yes, Stempihar-yes, Mildren-yes, Re-yes. Motion approved.

C. Polar Bear Hockey Club Contract: Discussion about the PBHC contract was held. Discussion included but wasn't limited to the club still figuring out numbers of players/teams and the number of ice hours needed.

- i. Motion to charge the PBHC at last year's ice rate of \$125/hour until the contract is worked out was made by Thomason, seconded by Mildren.  
Roll call vote was as follows: Gullan-yes, Peterson-yes, Re-yes, Stempihar-yes, Mildren-yes, Thomason-yes. Motion approved.

9. New Business:

A. Revenue and Expense Report: Discussion about the revenue and expense report was held. Discussion included but wasn't limited to separating gas and electric bills to better understand public utility costs; having Mgr. Kivisto create a simple spreadsheet for non-ice rental to show breakdown of craft shows, home shows, etc.; and needing to address the declining loss trend (average/deficit).

B. 2024 Millage Renewal. Discussion about the renewing the Civic Center Millage in 2024 was held. Discussion included but wasn't limited to the Friends of the Civic Center group; and which ballot to put the millage renewal on.



## 10. Manager's Report:

- A. LiveBarn Update: Discussion and update of the LiveBarn system was held. Discussion included but wasn't limited to still waiting on their T.V. and its installation; Civic Center account is set up and active (participants can sign up).
- B. Battery Installation Update: Discussion and update of the Zamboni battery installation was held. Discussion included but wasn't limited to the installation taking place on Thursday 10/5/23.
- C. Credit Card Update: Discussion and update of the credit card system was held. Discussion included but wasn't limited to the potential for the credit card system to create more work for accounting purposes; creating a possible bottle neck of people in the entrance; staying the course for this year, however a credit card system will probably be utilized in the future.
- D. Greenhouse Update: Discussion and update of the GOISD greenhouse was held. Discussion included but wasn't limited to there being work done on it; XCEL being on-site today; still needing to be hooked up to the Civic Center's well; GOISD being made aware that the well installation must be completed by Friday 10/6/23—flooding the rink will start and can't be interrupted.
- E. Arena Fan Issue: Discussion and update of the arena fan was held. Discussion included but wasn't limited to the arena fan ran for a full day after paint touch-up; the fan pulling itself out of the purlin; and the fan is fixed and working properly.

11. Other Matters:

A. Gullan: Discussion about wages for non-union employees was held. Discussion included but wasn't limited to there not being a standard pay or raise; no employees currently seeking a raise.

i. Motion to give Bill Nyman a 3% raise (up to \$17.00/hr) was made by Gullan, seconded by Mildren. Roll call vote was as follows: Peterson-no, Re-no, Stempihar-no, Thomason-no, Mildren-yes, Gullan-yes. Motion failed.

B. Thomason: Discussion about Cramblit's Welding was held. Discussion included but wasn't limited to Cramblit's making a \$2,000.00 donation to the Civic Center.

C. Stempihar: Discussion about gas line protectors was held. Discussion included but wasn't limited to the protectors for the gas lines arriving sometime in mid-October.

12. Next Meeting Monday, 11/6/23 at 5:00 pm at the Civic Center.

13. Motion to adjourn at 6:48 pm was made by Re, seconded by Peterson. Motion approved.



**IRONWOOD**  
MICHIGAN | *Find Your North*

**Proceedings of the Economic Development Corporation Meeting  
Wednesday, August 2, 2023**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, August 2, 2023 at 10:00 A.M. in the 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			
Korpela, Nancy	X			
Lehto, Steve	X			
Meyer, Michael	X			
Corcoran, Kim	X			
Raush, Ken	X			
Schonberg, Bob		X		X
Ackerman-Behr, Glen	X			
Libby, Carolyn	X			
<b>Quorum</b>	<b>8</b>	<b>1</b>	<b>Quorum</b>	

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

3. Approval of the June 7, 2023 Meeting Minutes:  
**Motion by Corcoran to accept the meeting minutes. Second by Lehto. Motion Carried 8 to 0.**
4. Approval of the Agenda.  
**Motion by Corcoran to approve the Agenda. Second by Korpela. Motion Carried 8 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): None.
7. Items for Discussion and Consideration.

- A. Housing Update: Discussion of a region wide housing plan facilitated through MSU and WUPPDR is in progress. Funding for housing projects in the region may disseminated to local or regional entities to address housing concerns.
- B. Marketing Booklet for Developers (Home and Commercial Building Rehab) Rural Readiness Grant: This grant will fund a strategic housing plan. The plan will address market rate along with some missing middle housing stock options. Identifying potential sites and developing a guidebook will be a part of it. Getting development ready sites as fast as possible is a goal. A nonprofit developer is working with the City of Ironwood to develop the Wells Fargo site.

The Corporation discussed Highland Copper and what other communities are doing to get ready. The mine operation will put a strain on the short term and long-term rental market. Ackerman-Behr proposed doing a design competition for housing architecture for pre-approval. The building trades program is interested in doing those units.

Libby brought up the need for smaller footprint homes and senior living homes.

Working with current assisted living to add assisted living could be a goal. Long term and assisted care providers should be in the discussion.

- C. Update on Downtown Development Plan and TIF Plan: The August 14<sup>th</sup> City Commission meeting is the potential date for adoption.
  - D. Redevelopment Ready Communities Update: Staff has two items left before certification.
- 8. Other Business: Meyer updated the EDC with a visitor survey and also the next chamber fall social. Hiawatha Park Playground was discussed. Lehto talked about Michigan Works and a few projects.
  - 9. Next Meeting: September 6, 2023 at 10:00 a.m.
  - 10. Adjournment. **Motion** by Ackerman-Behr to adjourn at 10:49 a.m. **Second** by Korpela. **Motion Carried 8 to 0.**

  
Michael Meyer, President

  
Tim Erickson, Community Development Assistant



**Proceedings of the Economic Development Corporation Meeting  
Wednesday, October 4, 2023**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, October 3, 2023 at 10:00 A.M. in the 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			
Korpela, Nancy	X			
Lehto, Steve	X			
Meyer, Michael	X			
Corcoran, Kim	X			
Raush, Ken	X			
Schonberg, Bob		X		X
Ackerman-Behr, Glen	X			
Libby, Carolyn	X			
<b>Quorum</b>	<b>8</b>	<b>1</b>	<b>Quorum</b>	

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

3. Approval of the June 7, 2023 Meeting Minutes:  
**Motion by Corcoran to accept the meeting minutes. Second by Korpela. Motion Carried 7 to 0.**
4. Approval of the Agenda.  
**Motion by Corcoran to approve the Agenda with one addition. Second by Korpela. Motion Carried 7 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): Yolanda introduced herself.
7. Items for Discussion and Consideration.

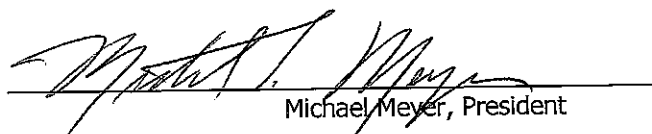
- A. Housing Update – Tiny homes and ADU’s: A strategic housing study has been applied for. A request for construction of an ADU or tiny home has been requested at the City. GCC is focusing on partnering with an architecture type competition. Short term rentals and tiny homes were discussed to be included in the rural readiness grant application.
  - B. Marketing Booklet for Developers (Home and Commercial Building Rehab) Rural Readiness Grant: The booklet will be included in the rural readiness grant application.
  - C. Update on Downtown Development Plan and TIF Plan: The plan will be presented to the City Commission by the first meeting in November.
  - D. Redevelopment Ready Communities Update: Two more items need to be finished before certification. Meyer asked whether becoming redevelopment certified would make the City more regionally available for accepting other sources of funding. County wide economic development is needed. Inviting Marty from InvestUP to an EDC meeting is possible to help address the need for a regional economic development organization or general collaboration. Libby asked about access to loan funding to fund or incentivize housing development.
8. Other Business: Thorsen was recently appointed to the advisory board to the Federal Reserve. She asked for input from the EDC.

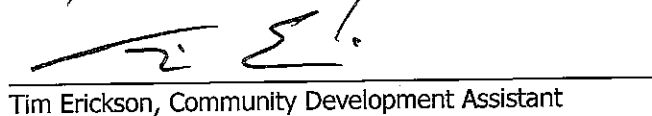
Ackerman-Behr asked for an update with the housing unit being proposed by a non-profit organization. The organization is moving forward with their application to the state. Gaining access to funding from InvestUP for the EDC to use was discussed.

Corcoran mentioned that the Ironwood Housing Commission is in need of a board member. Bergman asked to have the housing director to attend an EDC meeting.

9. Next Meeting: November 1, 2023 at 10:00 a.m.

10. Adjournment. **Motion** by Lehto to adjourn at 10:49 a.m. **Second** by Ackerman-Behr. **Motion Carried 7 to 0.**

  
Michael Meyer, President

  
Tim Erickson, Community Development Assistant



**Proceedings of the Downtown Ironwood Development Authority  
Thursday, September 28, 2023**

---

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, September 28, 2023 at 8:00 A.M. in the Ironwood Memorial Building Women's Club Room.

1. Call to Order: Chair Flory called the meeting to order at 8:03 A.M.
2. Recording of the Roll.

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Cathy Flory	X			
Nancy Korpela, Vice	X			
Kim Corcoran	X			
Robert Alexander	X			
Lynne Wiercinski	X			
Eric Moran	X			
Ben Thompson	X			
Robbie Sardinha	X			
Bruce Greenhill	X			
	<b>9</b>	<b>0</b>	<b>Quorum</b>	

Also, present: Community Development Director, Tom Bergman, and Community Development Assistant, Tim Erickson.

3. Approval of the August 24, 2023 Meeting Minutes:  
**Motion by Corcoran to approve the meeting minutes. Second by Korpela. Motion carried 9 to 0.**
4. Approval of the Agenda:  
**Motion by Corcoran to approve the agenda. Second by Korpela. Motion carried 9 to 0.**
5. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit):
6. Citizens wishing to address the Authority on Items not on the Agenda (Three-Minute Limit): Catherine talked about her building and the need for extensive rehabilitation needed. Grant funding is needed in order to make rehabilitation work. She is having an

issue with finding a regional general contractor for the building. She is asking for any solutions that the DIDA can provide.

7. Receive and place on file the financial report: Bergman presented the report.

**Motion by Greenhill to receive and place on file the financial report, second by Korpela. Motion carried 9 to 0.**

8. Items for Discussion and Consideration.

- A. Discuss and Consider applying for Michigan Arts & Culture Council Mini grant:

**Motion by Greenhill to receive and place on file the financial report, second by Korpela. Motion carried 9 to 0.**

- B. Discuss and Consider purchase of Downtown Wreaths (74 wreaths at \$26 a piece): The DIDA talked about asking Yooper Wreaths to get a quote.

**Motion by Greenhill to purchase wreaths not to exceed the budgeted amount, second by Corcoran. Motion carried 9 to 0.**

- C. Discuss and consider Pocket Park and Art Park Snow Shoveling contract: Sardinha discussed a need to follow up with the contractor when the sidewalks get icy or too snowy.

**Motion by Korpela to approve the contract, second by Corcoran. Motion carried 9 to 0.**

- D. First Friday Update: Erickson discussed the October Plaidurday event. Greenhill asked for better communication with the Theatre for scheduling the event.

- E. Ironwood Chamber of Commerce Update: Director Meyers discussed Plaidurday along with a border community event conducted at Stormy Kromer. The Chamber Jack Frost festival tree will be finished this week. The Jack Frost Parade is open for registration.

- F. 2023 Goals:

- Update on Downtown Development Plan and TIF: The plan is expected to be adopted in October.
- Downtown wide snow removal: The DIDA received a quote from 906 Tree Service to remove sidewalk snow throughout a portion of the downtown. Alexander discussed any new taxes as a punishment for businesses.



- Downtown Historic Signage: No update.
  - Downtown Business Communication: No update.
  - Public Parking, Bike Racks, Garbage Can locations and Restroom Map: No update.
  - Building vacancies-building inventory: No update.
  - Downtown Vision Plan as Part of Comprehensive Plan Revision: No update.
9. Other Business: Sardinha asked about moving the map on the side of the Olde Suffolk Ale House.

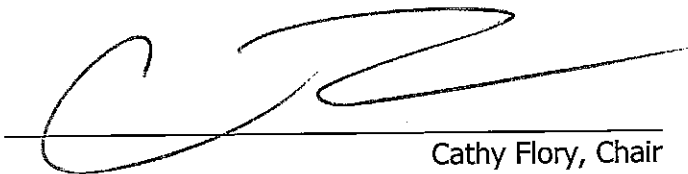
Corcoran asked for staff to look at the tree lights in the parking lot across from the Miners Park.

Social districts will be discussed at the next meeting.

10. Next Meeting: Thursday, October 26, 2023 at 8:00 a.m.

11. Adjournment.

**Motion by Korpela to adjourn the meeting, second by Thompson. Motion carried 9 to 0.**



Cathy Flory, Chair



Tim Erickson, Community Development Assistant

## IRONWOOD CARNEGIE LIBRARY MINUTES

Regular Library Board Meeting  
4 p.m. Tuesday September 26, 2023  
Held at the Ironwood Memorial Building Auditorium

- I. **Call to order.** 4:00 p.m. Attending: Lynne Wiercinski, Helen Slining, Amber Hurkmans, Wendy Hicks, Wyatt LaBo. Absent: Kim Corcoran, Pam Johnson, Kathi Maciejewski.
- II. **Approval of June Financial Reports:** Wendy Hicks moved to approve, Helen Slining seconded. All approved.
- III. **Approval of July Financial Reports:** Wendy Hicks moved. Helen Slining Seconded. All approved.
- IV. **Approval of August Financial Reports:** Amber Hurkmans moved. Wendy Hicks seconded. All Approved.
- V. **Approval of August Minutes:** Amber Hurkmans moved. Helen Slining seconded. All approved.
- VI. **Adjustments to the Agenda:** None
- VII. **Unfinished/Continuing Business**
  - a. **Building Updates:**
    1. Snow Removal: A new contract with Joe Sara for \$45 to \$50 per time.
    2. Boiler System: It is 25 years old and needs replacement. An estimate of approx. \$17,000 had been given by Mukavitz heating when serviced last year. Money is available in building fund. Lynne will begin will start the process of getting bids in order to move ahead.
    3. Other: Door replaced on shed.
    4. GOD's Heart & Our Hands did lots of cleaning at the library during their volunteer Sunday.
  - b. **Grants/Fundraising**
    1. Community Center Grant submitted by Lynne.
    2. Transforming Communities Grant (ALA): Email survey sent. Will submit a questionnaire at GOCAA Senior Meals site. Meeting with a few groups in the community on this, too.
    3. FOL Book Sale is on October 13th and 14th. ST. Vincent De Paul van is doing some hauling back and forth. Could use extra help, too.
  - c. **Programming**
    1. Summer Review: 118 were registered. 60 finished. 37 total programs this summer. GREAT attendance.
    2. Volunteer Fair: will be at the Memorial Building on 11/9 from 3 p.m. to 6 p.m.
  - d. **DIDA**

Downtown Ironwood Development Authority: Lynne was sworn in as new member last week.
- VIII. **New Business**

a. 2023 Annual Appeal: Will be working on soon. In the past, we have just sent an appeal letter to individuals and businesses. Discussion on approaching current and new businesses through annual appeal rather than direct one on one requests.

b. 2023 Silent Auction: Will do in November. Donations needed for this, and approach "businesses to consider donating items.

c. Defibrillator: The training that we had for staff was excellent. We can buy a refurbished one, which is about \$750. FOL president attended and feels the FOL will be willing to buy for library.

d. Collaboration Requests: Library is doing some brainstorming with Head Start and newly formed home school group.

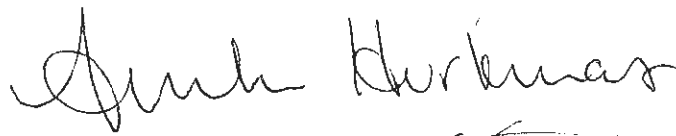
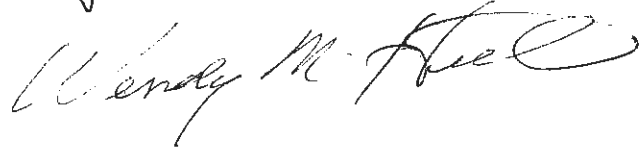
**IX: Directors Report**

Very busy summer! Went well.

X. **Board Comments:** None

XI: **Public Invitation to be heard.** No public was in attendance.

XII. **Adjournment:** Amber Hurkmans motioned to adjourn at 4:55 p.m. Wendy Hicks seconded. All agreed.

**RULES OF THE CITY COMMISSION**  
**(Adopted \_\_/\_\_/2023)**

**A. REGULAR AND SPECIAL MEETINGS**

All meetings of the City Commission will be held in compliance with state statutes, including the Open Meetings Act., 1976 PA 267 as amended, and with these rules.

**Section 1. Regular Meetings**

The Commission shall hold regular meetings on the second Monday and the fourth Monday of each month in the Commission Chambers, Municipal Memorial Building; both meetings to be held at 5:30 P.M. If the time set for a regular meeting falls on a holiday, the meeting shall be held at the same time and place on the next secular day, which is not a holiday; provided that the place may be changed if necessary, as long as timely notice is furnished to the public. (Charter 4.6(b)).

**Section 2. Special Meetings**

Special meetings of the City Commission shall be called by the City Clerk on written request of the Mayor, City Manager, or two (2) members of the City Commission. (Charter 4.6(c)).

There shall be at least 18 hours written notice to each member of the Commission, designating the time, place, and purpose of the meeting. Notice shall be served personally or left at his/her usual place of residence or business (as desired by the individual Commissioner) by the Clerk or an agent appointed by the Clerk (Charter 4.6(c)(1)).

Only the business listed in the call to a special meeting may be transacted at that meeting (Charter 4.6(c)(3)).

**Section 3. Posting requirements for Regular and Special Meetings**

Within 10 days after the first meeting of the City Commission in each calendar or fiscal year, the City Commission must post at the City offices a schedule of all dates, times, and places for its regular meetings for that year according to the Michigan's Open Meetings Act.

Post rescheduled meetings 18 hours before meeting, not applicable to subcommittees of public bodies MCL 15.265.

The notice described above is not required for a meeting of the Commission in emergency session in the event of a severe and imminent threat to the health, safety, or welfare of the public when two-thirds (2/3) of the members of the Commission determine that delay would be detrimental to the City's efforts in responding to the threat.

#### **Section 4. Minutes of Regular and Special Meetings**

The clerk shall attend the Commission meetings and record all the proceedings and resolutions of the Commission in accordance with the Open Meetings Act. In the absence of the clerk, the City Clerk or the City Commission may appoint another person to temporarily perform the clerk's duties.

The Clerk shall prepare the Official Proceedings of each Commission meeting as required by the Charter Section 4.6(f), which shall be the minutes required by the Open Meetings Act. Proposed minutes shall be available for public inspection within eight (8) days after each meeting. The City Clerk shall be clerk of the Commission and shall, with the Mayor, sign and attest all ordinances, and the journal or record of the Commission's proceedings shall be prepared, kept, and signed by the City Clerk and approved by the Commission.

A copy of the minutes of each regular or special Commission meeting shall be available for public inspection at the City offices during regular business hours.

#### **Section 5. Work Sessions**

Upon the written request or equivalent of the Mayor, City Manager, or two (2) Commissioners and with appropriate notice to the Commission members and to the public, the Commission may convene a work session devoted exclusively to the exchange of information relating to municipal affairs. No votes shall be taken on any matters under discussion nor shall any Commission member enter into a formal commitment with another member regarding a vote to be taken subsequently. Commission members shall not be paid for attendance at work sessions. Minutes are not required but notes may be taken and posted.

### **B. CONDUCT OF MEETINGS**

#### **Section 1. Meetings to be Public**

All regular meetings of the Commission shall be open to the Public, and citizens shall have a reasonable opportunity to be heard in accordance with such rules and regulations as the Commission may determine, except that the meetings may be closed to the public and the media in accordance with the Open Meetings Act.

All official meetings of the Commission and its committees shall be open to the media, freely subject to recording by radio, television, and photographic services at any time, provided that such arrangements do not interfere with the orderly conduct of the meetings.

The Commission shall act only by ordinance or resolution.

## **Section 2. Agenda Preparation**

An agenda for each regular City Commission Meeting shall be prepared by the City Manager with the following Order of Business.

- A. Call to Order
- B. Record the Roll
- C. Approval of Consent Agenda
- D. Approval of 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. Old Business
- H. New Business
- I. City Manager's Report
- J. Other Matters
- K. Adjournment

The Order of Business shall not be departed from except by the consent of 2/3's of the member of the Commission present.

## **Section 3. Consent Agenda**

A consent agenda may be used to allow the commission to act on numerous administrative or non-controversial items at one time. Included on this agenda can be non-controversial matters such as approval of minutes, payment of bills, approval of recognition resolutions, etc. Upon request by any member of the Commission or citizen, an item shall be removed from the consent agenda and considered separately under New Business.

## **Section 4. Agenda Distribution**

A copy of the agenda shall be delivered to each member of the Commission no later than 4:00 P.M. on the Tuesday preceding the date of the regular meeting at either the residence or place of business of each member of the Commission.

## **Section 5. Quorum**

Three (3) members of the Commission shall be a quorum, but three members or less may adjourn regular or special meetings to a later date and may by majority vote of those present compel personal presence and continuous attendance of its members and officers.

## **Section 6. Attendance at Commission Meetings**

Election of the City Commission is a privilege freely sought by the nominee. It carries with it the responsibility to participate in commission activities and represent the residents of the City. Attendance at Commission meetings is critical to fulfilling this responsibility.

## **Section 7. Presiding Officer**

The presiding officer (chairperson) shall be responsible for enforcing these rules of procedure and for enforcing orderly conduct at meetings. The Mayor is ordinarily the presiding officer. The council shall appoint one of its members Mayor Pro Tempore, who shall preside in the absence of the Mayor. In the absence of both the Mayor and the Mayor Pro Tempore, the City Clerk will call the meeting to order and take roll call. If a quorum is present, the first order of business following roll call is the selection of a meeting chair regardless of the adopted order of business. Following the selection of an acting chair, the acting chair will follow the adopted order of business.

## **Section 8. Disorderly Conduct**

The presiding officer/chairperson may call to order any person who is being disorderly by speaking out of order or otherwise disrupting the proceedings, failing to be germane, speaking longer than the allotted time or speaking vulgarities. Such person shall be seated until the chair determines whether the person is in order.

If the person so engaged in presentation is called out of order, he or she shall not be permitted to continue to speak at the same meeting except by special leave of the Commission. If the person shall continue to be disorderly and disrupt the meeting, the chair may order the Sergeant-at-Arms to remove the person from the meeting. No person shall be removed from a public meeting except for an actual breach of the peace committed at the meeting.

The Ranking Public Safety Officer of the City (or designated alternate) shall serve as Sergeant-at-Arms for enforcement of this provision.

## **C. CLOSED MEETINGS**

### **Section 1. Purpose**

Closed meetings may be held only for the reasons authorized in the Open Meetings Act, PA 267 of 1976 as amended.

### **Section 2. Calling Closed Meetings**

At a regular or special meeting, the City Commission elected or appointed and serving, by a two thirds vote may call a closed session under the conditions outlined in Section C.1 of the Open Meetings Act. The roll call vote and purpose(s) for calling the closed meeting shall be entered into the minutes of the public part of the meeting at which the vote is taken.

### **Section 3. Minutes of Closed Meetings**

The clerk or the designated secretary of the City Commission shall take a separate set of minutes at the closed session. These minutes will be retained by the clerk, shall not be available to the public, and shall only be disclosed if required by a civil action, as authorized by the Michigan Open Meetings Act. These minutes may be destroyed one year and one day after approval of the minutes of the regular meeting at which the closed session was approved.

## **D. DISCUSSION AND VOTING**

### **Section 1. Rules of Parliamentary Procedures**

The rules of parliamentary practice as contained in the latest edition of Robert's Rules of Order shall govern the Commission in all cases to which they are applicable, provided they are not in conflict with these rules, City Ordinances, the City Charter, or applicable state statutes. The Mayor may appoint a parliamentarian.

Action on the passage of all ordinances and adoption of all resolutions shall be taken by "yes" and "no" votes, entered into the record (unless unanimous, in which case a statement to that effect will suffice) (Charter Sec.4.6(h)).

The presiding officer/chairperson shall preserve order and decorum and may speak to points of order in preference to other Commission members. The presiding officer/chairperson shall decide all questions arising under this parliamentary authority, subject to appeal and reversal by a majority of the Commission members present.

The presiding officer/chairperson may make and support motions at all City Commission meetings.



Any Commissioner may appeal to the Commission a ruling of the presiding officer/chairperson. If the appeal is seconded, the Commissioner making the appeal may briefly state the reason for the appeal and the presiding officer/chairperson may briefly state the ruling. There shall be no debate on the appeal and no other Commissioner shall participate in the discussion. The questions shall be "Shall the decision of the chair be sustained?" If the majority of the Commissioners present vote "yes", the ruling of the presiding officer/chairperson is sustained; otherwise it is overruled. Tie votes sustain the chair's ruling.

## **Section 2. Conduct of Discussion**

During discussion and debate, no Commissioner shall speak until recognized for that purpose by the presiding officer/chairperson. After such recognition, the Commissioner shall confine discussion to the question at hand and to its merits and shall not be interrupted except by a point of order or privilege raised by another Commissioner. Speakers should address their remarks to the presiding officer/chairperson, maintain a courteous tone and avoid interjecting a personal note into debate.

No Commissioner shall speak more than once on the same questions unless every Commissioner desiring to speak to that question shall have had the opportunity to do so.

The presiding officer/chairperson, at his or her discretion and subject to the appeal process mentioned in Section D.1, may permit any person to address the Commission during its deliberations.

## **Section 3. Ordinances and Resolutions**

No ordinance, except an appropriation ordinance, an ordinance adopting or embodying an administrative or governmental code or an ordinance adopting a code of ordinances, shall relate to more than one subject, and that subject shall be clearly stated in its title.

A vote on all ordinances and resolutions shall be taken by roll call vote and entered in the minutes unless it is a unanimous vote. If the vote is unanimous, it shall be necessary only to so state in the minutes, unless a roll call vote is required by law or by commission rules.

The adoption of any ordinance by the Commission shall require for its passage the concurrence of a majority of all members of the Commission, namely three (3) members.

The adoption of any resolution shall be by the affirmative vote of the majority of the Commission present, except that the affirmative vote of 2/3<sup>rd</sup> of the Commissioners present will be required to adopt any resolution that,

- (a) Prevents the introduction of question for consideration;
- (b) Closes, limits, or extends the limits of debate;
- (c) Limits the freedom of nomination or voting;
- (d) Closes nominations, or
- (e) Deprives one of membership of office.

#### **Section 4. Roll Call**

In all roll call votes, the names of the members of the Commission shall be called in rotating order as determined by the clerk.

#### **Section 5. Duty to Vote**

Election to a deliberative body carries with it the obligation to vote. Commission members present at the Commission meeting shall vote on every matter before the body, unless otherwise excused or prohibited from voting by law. A Commission member who

is present and abstains or does not respond to a roll call vote shall be counted as voting with the prevailing side and shall be so recorded, unless otherwise excused or prohibited by law from voting.

Conflict of interest, as defined by law, shall be the sole reason for a member to abstain from voting. Any City officer called on to make an official decision who feels a conflict of interest may exist, should make that feeling known and may abstain from voting on that issue. (Charter Sec. 3.4(b)). A vote may be postponed, if necessary, to obtain the opinion of the City Attorney.

The right to vote is limited to the members of Commission present at the time the vote is taken. Voting by proxy or by telephone is not permitted.

All votes must be held and determined in public; no secret ballots are permitted.

#### **Section 6. Results of voting**

In all cases where a vote is taken, the presiding officer/chairperson shall declare the result.

It shall be in order for any commission member voting in the majority to move for a reconsideration of the vote on any question at that meeting or at the next succeeding meeting of the Commission. When a motion to reconsider fails, it cannot be renewed.

## **E. CITIZEN PARTICIPATION**

### **Section 1. General**

Each regular City Commission meeting agenda shall provide for reserved time for audience participation.

If requested by a member of the Commission, the Presiding Officer/Chairperson shall have discretion to allow a member of the audience to speak at times other than reserved time for audience participation.

### **Section 2. Length of Presentation**

Any person wishing to address the City Commission during the times set for public comment, shall be limited to three (3) minutes in length for the first Public Comment time and three (3) minutes in length for the second Public Comment time per individual presentation. The Clerk will maintain the official time and notify the speakers when their time is up.

### **Section 3. Addressing the Commission**

When a person addresses the Commission, he or she shall step up to the podium or designated area and state his or her name and home address. Remarks should be confined to the question at hand and addressed to the presiding officer/chairperson in a courteous tone. No person shall have the right to speak more than once on any particular subject until all other persons wishing to be heard on that subject have had the opportunity to speak. (If a person addressing the City Commission is found to be disorderly then page 4, Section 8, of these rules shall apply).

## **F. MISCELLANEOUS**

### **Section 1. Adoption and Amendment of Rules of Procedure**

These rules of procedure of the Commission will be placed on the agenda of the first meeting of the Commission following the seating of the newly elected Commission members for review and adoption. A copy of the rules adopted shall be distributed to each Commission member.

The Commission may alter or amend its rules at any time by a vote of 4 of the 5 Commissioners after notice has been given of the proposed alteration or amendment.

## **Section 2. Suspension of Rules**

The rules of the Commission may be suspended for a specified portion of a meeting by an affirmative vote of two-thirds (2/3) of the members present except that City Commission action shall conform to the City Charter, State Statutes and to the Michigan and the United States Constitutions.

## **Section 3. Bid Awards**

The Commission will award bids during regular or special meetings. A bid award may be made at a special meeting of City Commission if that action is announced in the notice of the Special Meeting.

## **Section 4. Committees**

The Mayor shall appoint all members with commission confirmation to committees of the Commission, except the Ironwood Housing Commission, which the City Manager shall appoint according to MCLA 125.654.

## **Section 5. Commission Mail**

That the City Clerk (or an agent appointed by the Clerk) be authorized to open all mail addressed to the City Commission and that the Clerk make a sufficient number of copies of the ordinary mail received to be mailed/delivered with the docket on Friday preceding the meeting. Further, that copies of all urgent correspondence be made and mailed to the Commissioners without delay.

**RESOLUTION #023-036**  
**A RESOLUTION FOR ABATEMENT EXPENSE**  
**AND REPAYMENT**

At a Regular Meeting of the City Commission of the City of Ironwood held on the 13<sup>th</sup> day of November 2023, in the Commission Chambers of the Memorial Building in the City of Ironwood, Michigan, the following Resolution was offered by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_.

**WHEREAS**, the City Manager ordered the City staff to remove and abate the public hazard and nuisance located at 603 Cherry Place (52-23-455-160) on August 28<sup>th</sup>, 2023;

**WHEREAS**, the abatement has been completed and the cleanup involved the following, tires, debris and household garbage and vehicles;

**WHEREAS**, the cleanup costs of the City were as follows:

Labor Costs	\$1,092.50
Equipment Costs	\$1,103.90
<u>Disposal &amp; Towing Costs</u>	<u>\$1,827.00</u>
Total Costs	\$4,023.40; and

**WHEREAS**, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

**NOW, THEREFORE**, the total cost for the abatement is \$\_\_\_\_\_. The Total cost shall bear interest at \_\_\_\_\_% per annum and shall be paid as follows: \_\_\_\_\_. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. The costs shall be a lien on the subject premises and the City Treasurer shall at the end of the payment plan on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote, the following votes were recorded:

AYES:  
NAYES:  
ABSENT:

RESOLUTION DECLARED ADOPTED

\_\_\_\_\_  
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on November 13, 2023.

\_\_\_\_\_  
Jennifer Jacobson, City Clerk

**112 W Cloverland Drive Cleanup By DPW Employees**

**Employee Costs**

<i>Date</i>	<i>Employee</i>	<i>Hours</i>	<i>wages (with benefits)</i>	<i>Total</i>
2/8/2022	606	4	\$51.47	\$205.88
2/8/2022	619	2	\$45.43	\$90.86
2/8/2022	631	4	\$43.57	\$174.28
2/8/2022	643	2	40.5	\$81.00
2/8/2022	650	2	42.68	\$85.36
2/8/2022	651	2	48.27	\$96.54
2/8/2022	652	2	42.68	\$85.36
2/8/2022	653	2	40.5	\$81.00
2/8/2022	655	2	42.64	\$85.28
2/8/2022	656	2	40.1	\$80.20
2/8/2022	658	2	40.1	\$80.20
			Total:	<b>\$1,145.96</b>

**Equipment Costs**

<i>Date</i>	<i>Equipment</i>	<i>Hours</i>	<i>rate</i>	<i>Total</i>
2/8/2022	14	2	\$12.34	\$24.68
2/8/2022	75	4	\$90.06	\$360.24
2/8/2022	20	2	\$12.34	\$24.68
2/8/2022	69	2	\$69.86	\$139.72
2/8/2022	70	2	\$69.86	\$139.72
2/8/2022	73	2	\$88.60	\$177.20
2/8/2022	32	2	\$12.34	\$24.68
2/8/2022	24	2	26.17	\$52.34
			Total:	<b>\$943.26</b>

**Disposal Costs**

<i>Date</i>	<i>Company</i>	<i>Ticket Number</i>	<i>Cost</i>
2/8/2022	GRSWMA	506136	\$80.26
2/8/2022	GRSWMA	506138	\$113.74
2/8/2022	GRSWMA	506140	\$155.86
2/8/2022	GRSWMA	506142	\$81.34
		Total:	<b>\$431.20</b>

**Cleanup Totals**

Employee Costs	\$1,145.96
Equipment Costs	\$943.26
Disposal Costs	\$431.20
Total:	<b>\$2,520.42</b>

**603 Cherry Place Cleanup By DPW Employees**

**Employee Costs**

<i>Date</i>	<i>Employee</i>	<i>Hours</i>	<i>wages (with benefits)</i>	<i>Total</i>
9/14/2023	658	2	\$47.08	\$94.16
9/19/2023	642	2	\$42.76	\$85.52
9/19/2023	651	2	\$52.26	\$104.52
9/19/2023	692	4	41.65	\$166.60
9/19/2023	689	4	41.65	\$166.60
10/5/2023	642	5	42.76	\$213.80
10/5/2023	651	5	52.26	\$261.30
			Total:	<b>\$1,092.50</b>

**Equipment Costs**

<i>Date</i>	<i>Equipment</i>	<i>Hours</i>	<i>rate</i>	<i>Total</i>
9/19/2023	24	2	\$12.75	\$25.50
9/19/2023	29	4	\$12.75	\$51.00
10/5/2023	70	5	\$71.26	\$356.30
10/5/2023	71	5	\$73.47	\$367.35
10/5/2023	86	5	\$60.75	\$303.75
			Total:	<b>\$1,103.90</b>

**Disposal & Towing Costs**

<i>Date</i>	<i>Company</i>	<i>Ticket Number</i>	<i>Cost</i>	
9/12/2023	Lahtis Towing & Sales	RO18321	\$400.00	
9/12/2023	Lahtis Towing & Sales	RO18322	\$150.00	
9/13/2023	Lahtis Towing & Sales	RO18323	\$125.00	
9/14/2023	Lahtis Towing & Sales	RO18324	\$500.00	
9/19/2023	GRSWA	533859	\$54.00	
9/19/2023	GRSWA	533858	\$61.30	
10/5/2023	GRSWA	535076	\$140.50	
10/5/2023	GRSWA	535085	\$182.50	
10/5/2023	GRSWA	535097	\$213.70	
			Total:	<b>\$1,827.00</b>

**Cleanup Totals**

Employee Costs	\$1,092.50
Equipment Costs	\$1,103.90
Disposal Costs	\$1,827.00
Total:	<b>\$4,023.40</b>

**RESOLUTION #023-037**  
**A RESOLUTION FOR ABATEMENT EXPENSE**  
**AND REPAYMENT**

Following a meeting of the City Commission of the City of Ironwood, duly held on November 13<sup>TH</sup>, 2023, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner \_\_\_\_\_, supported by Commissioner \_\_\_\_\_.

**WHEREAS**, the City Manager ordered the City staff to remove and abate the public hazard and nuisance located at 157 E. Michigan Avenue (52-22-134-200) on August 28<sup>th</sup>, 2023;

**WHEREAS**, the abatement has been completed and the cleanup involved the following, tires, debris and household garbage;

**WHEREAS**, the cleanup costs of the City were as follows:

Labor Costs	\$274.36
Equipment Costs	\$353.68
<u>Disposal Costs</u>	<u>\$209.00</u>
Total Costs	\$837.04; and

**WHEREAS**, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

**NOW, THEREFORE**, the total cost for the abatement is \$\_\_\_\_\_. The Total cost shall bear interest at \_\_\_\_\_% per annum and shall be paid as follows: \_\_\_\_\_. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. The costs shall be a lien on the subject premises and the City Treasurer shall at the end of the payment plan on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote, the following votes were recorded:

AYES:  
NAYES:  
ABSENT:

RESOLUTION DECLARED ADOPTED

\_\_\_\_\_  
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on November 13, 2023.

\_\_\_\_\_  
Jennifer Jacobson, City Clerk



**112 W Cloverland Drive Cleanup By DPW Employees**

**Employee Costs**

<i>Date</i>	<i>Employee</i>	<i>Hours</i>	<i>wages (with benefits)</i>	<i>Total</i>
2/8/2022	606	4	\$51.47	\$205.88
2/8/2022	619	2	\$45.43	\$90.86
2/8/2022	631	4	\$43.57	\$174.28
2/8/2022	643	2	40.5	\$81.00
2/8/2022	650	2	42.68	\$85.36
2/8/2022	651	2	48.27	\$96.54
2/8/2022	652	2	42.68	\$85.36
2/8/2022	653	2	40.5	\$81.00
2/8/2022	655	2	42.64	\$85.28
2/8/2022	656	2	40.1	\$80.20
2/8/2022	658	2	40.1	\$80.20
Total:				\$1,145.96

**Equipment Costs**

<i>Date</i>	<i>Equipment</i>	<i>Hours</i>	<i>rate</i>	<i>Total</i>
2/8/2022	14	2	\$12.34	\$24.68
2/8/2022	75	4	\$90.06	\$360.24
2/8/2022	20	2	\$12.34	\$24.68
2/8/2022	69	2	\$69.86	\$139.72
2/8/2022	70	2	\$69.86	\$139.72
2/8/2022	73	2	\$88.60	\$177.20
2/8/2022	32	2	\$12.34	\$24.68
2/8/2022	24	2	26.17	\$52.34
Total:				\$943.26

**Disposal Costs**

<i>Date</i>	<i>Company</i>	<i>Ticket Number</i>	<i>Cost</i>
2/8/2022	GRSWMA	506136	\$80.26
2/8/2022	GRSWMA	506138	\$113.74
2/8/2022	GRSWMA	506140	\$155.86
2/8/2022	GRSWMA	506142	\$81.34
Total:			\$431.20

**Cleanup Totals**

Employee Costs	\$1,145.96
Equipment Costs	\$943.26
Disposal Costs	\$431.20
<b>Total:</b>	<b>\$2,520.42</b>

**157 E. Michigan Avenue Cleanup By DPW Employees**

**Employee Costs**

<i>Date</i>	<i>Employee</i>	<i>Hours</i>	<i>wages (with benefits)</i>	<i>Total</i>
10/25/2023	623	2	\$48.46	\$96.92
10/25/2023	643	2	\$45.09	\$90.18
10/25/2023	653	2	\$43.63	\$87.26
Total:				\$274.36

**Equipment Costs**

<i>Date</i>	<i>Equipment</i>	<i>Hours</i>	<i>rate</i>	<i>Total</i>
10/25/2023	75	2	\$91.48	\$182.96
10/25/2023	68	2	\$71.26	\$142.52
10/25/2023	14	2	\$14.10	\$28.20
Total:				\$353.68

**Disposal Costs**

<i>Date</i>	<i>Company</i>	<i>Ticket Number</i>	<i>Cost</i>
10/25/2023	GRSWA	RO536279	\$142.90
10/25/2023	GRSWA	RO536283	\$66.10
Total:			\$209.00

**Cleanup Totals**

Employee Costs	\$274.36
Equipment Costs	\$353.68
Disposal Costs	\$209.00
Total:	\$837.04



COLEMAN ENGINEERING COMPANY  
CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

---

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

November 6, 2023

Mr. Paul Anderson  
City Manager  
City of Ironwood  
213 S. Marquette Street  
Ironwood, MI 49938

Re: Professional Engineering Services Proposal  
2024 Phase 5 Drinking Water State Revolving Fund  
Water System Upgrade Project

Dear Mr. Anderson:

Coleman Engineering Company (CEC) appreciates the opportunity to provide our proposal for professional engineering services for the 2024 Phase 5 Drinking Water State Revolving Fund (DWSRF) Water System Upgrade Project. This project has been in the planning stage for several years and was recently awarded \$11,021,000 in grant funds through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to complete the water portion of the project. Originally, the project also included sanitary sewer line replacement, however, the sanitary sewer portion of the project was not funded by EGLE. We are currently working on an USDA Rural Development funding application for part of the sanitary sewer in the project area. CEC assisted the City in preparing the EGLE DWSRF funding application for the project. The City went through a "Request for Qualifications" process prior to the grant application and selected CEC as the engineer for the project.

CEC has worked together with the City of Ironwood to identify water projects that have been deemed critical projects through the following:

- Addressing undersized water mains which restrict flows and reduce water quality; and
- Replacement of old water pipes which have frequent breaks and require service calls.

Through our talks with the City administration, the scope of the project will include replacement of the water distribution and water service lines in the project area as identified on the attached map. In addition, 40 lead service lines will be replaced outside of the identified project area.

### Base Scope of Services

CEC will perform engineering design, bidding and construction phase services for the above referenced project.

- Engineering design includes geotechnical drilling (as-needed) and the preparation of construction documents for water system components and street replacement as required in the project area. This also includes the replacement of lead service lines into houses for water services that are identified to be a “lead service line” as directed by the State of Michigan.
- Bidding includes CEC leading a public bidding process using the Engineering Joint Contract Document Committee (EJCDC) documents that CEC typically uses for bidding City of Ironwood projects.
- Construction phase services include providing a resident project representative to provide oversight and inspection services, as well as lead the process for contractor pay applications, change orders, RFIs, shop drawing review, and other contracting paperwork. CEC will also provide quality control testing services for the City for earthwork, gravel, concrete, and asphalt construction materials.
- Please note the project will be subject to EGLE grant requirements which most likely will include partial width reconstruction of the roadways which are directly affected by the waterline construction. This will also include only partial replacement of curb and sidewalk affected by the waterline construction.

The engineering fees have been derived from a calculation of a percentage of estimated construction costs. The estimated construction cost is based on lineal foot costs of similar projects in recent years and new construction market costs. This is a standard process for calculating public infrastructure projects of this nature, as was also done for Phases 1, 2, 3, and 4 through the USDA Rural Development process. Should our actual fees be less than these estimates, CEC will only bill our time and expenses for the scope of services performed.

Please note this project will include an additional 40 lead water services outside of the project area shown on the attached map. These services were a part of the Water Treatment Plant Phase 2 grant application, which was approved by EGLE, however, EGLE separated the 40 lead water services from the Water Treatment Plant project and added them to the Phase 5 project.

### Fees

The professional engineering and geotechnical services for the base scope of services described above will be completed on a time and materials basis not-to-exceed the amount of \$1,359,000. This engineering amount was identified in the DWSRF Project Plans (funding application) for the Phase 5 Water Project and the 40 lead services from the Water Treatment Plant Project (\$1,293,000 for the Phase 5 Project and \$66,000 for the lead service lines from the Water Treatment Plant Project).

Schedule

Assuming a signed contract is received by mid-December of 2023, design services will begin immediately and the goal will be to have construction documents ready to bid by April 2024 (or sooner if possible) to allow the contractor to start construction in late May of 2024. This project will likely take two construction seasons to complete. Please note we are still awaiting instructions from EGLE on timing for their grant process and requirements. Depending on the grant requirements, the schedule for this project may shift to later dates.

Acceptance

If you accept our proposal, please endorse the attached Work Order and return a signed copy to our office. A fully executed Work Order will be sent to you for your records.

We appreciate the opportunity to submit our proposal. If you have any questions or comments, please feel free to contact me at (906) 932-5048.

Sincerely,  
COLEMAN ENGINEERING COMPANY



Jeff Sjoquist, P.E.  
Principal

JSS/grp

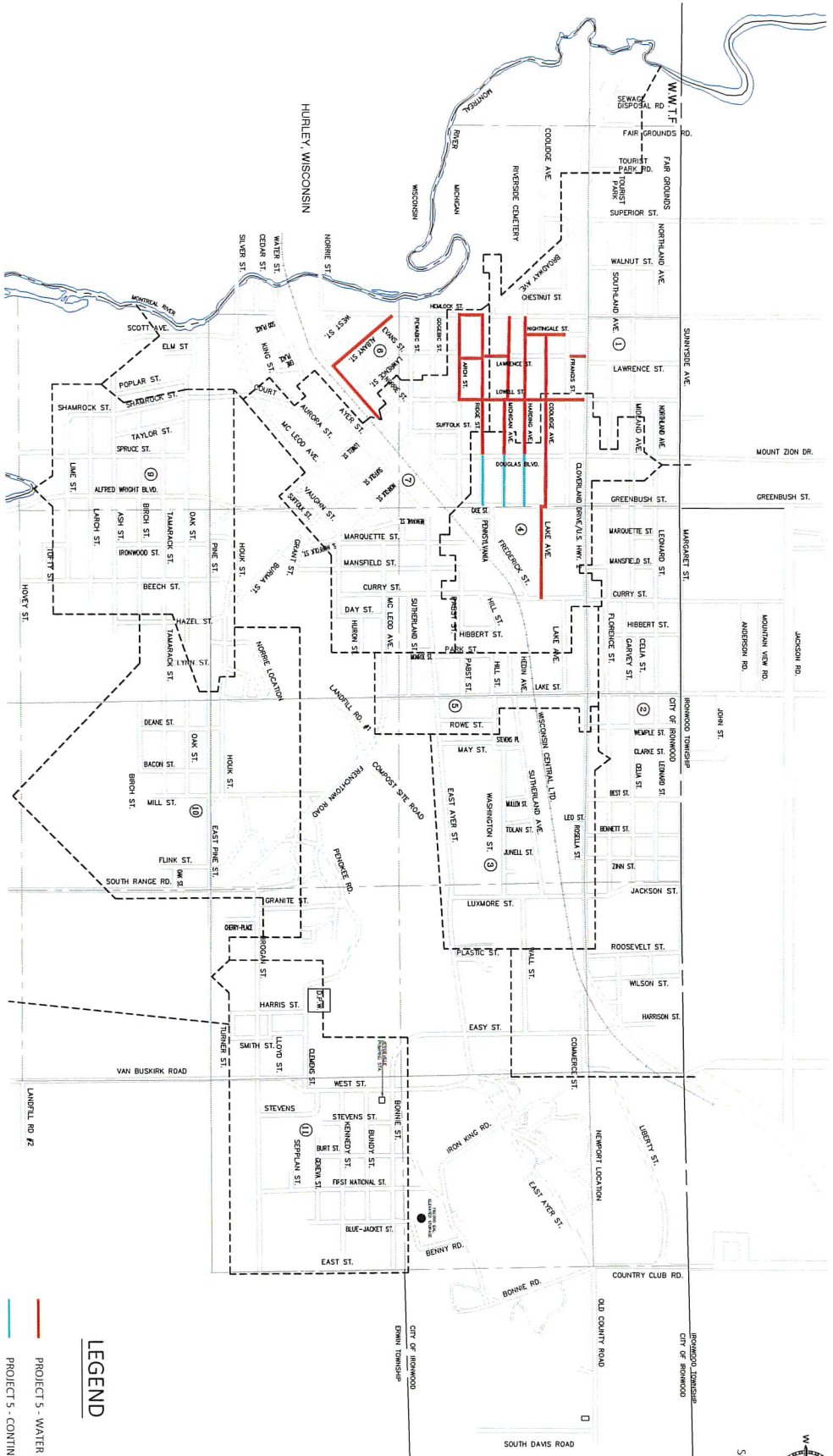
Attachments

I:\Proposals\Ironwood, City of\2023\Phase 5 Water DWSRF Design.Construct\Current Proposal with map\Phase 5 Proposal 11.6.23.docx



COLEMAN ENGINEERING COMPANY  
 IRON MOUNTAIN • IRONWOOD • NIGAUDET • GREEN BAY  
 www.coleman-engineering.com

# WATER DISTRIBUTION PROJECT LOCATION MAP CITY OF IRONWOOD - PHASE 5 - DWSRF WATER ONLY IRONWOOD, MICHIGAN



DATE: 11/2/23  
 JOB NO: 210415  
 CADD FILE: 210415 Figure 3



AGREEMENT NO. 07044

PROJECT NO. 231105

WORK ORDER NO. 01

**EXHIBIT "A"**  
**WORK ORDER**

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

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

PROJECT: 2024 Phase 5 DWSRF Water System Upgrade Project

SERVICES: As described in our proposal letter dated November 6, 2023, a copy of which is attached and made part of this contract.

FEES: Services will be completed for a not-to-exceed fee of \$1,359,000.00 for the scope of work, the assumptions and the conditions set forth in our proposal dated November 6, 2023, a copy of which is attached and made part of this contract.

Please understand that services will be invoiced on a time and materials basis using our current standard fee schedule(s) and that our estimate of cost is based on our current understanding of the project requirements and the level of effort needed to complete the services. We will make every effort to not exceed our estimate but if the scope of services and the associated assumptions or conditions of our estimate change, we will need to discuss how the changes will affect our estimate. Out of scope services will not be completed until our estimate is adjusted and approved. In addition, if our understanding of the service changes, we will also cease work until we discuss and agree to proceed.

**SPECIAL TERMS AND CONDITIONS:**

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

**AUTHORIZATION**

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

Requested By:  
CITY OF IRONWOOD

Accepted By:  
COLEMAN ENGINEERING COMPANY

By: Paul Anderson, P.E.

By:   
Jeff Sjoquist, P.E.

Title: City Manager

Title: Principal

Date: \_\_\_\_\_

Date: 11/06/23

ADMINISTRATIVE AND LEGAL INVOICES

Items	Amount of Funds
<b>Construction:</b>	
<b>\$388,432.20</b>	
<b>Construction Total:</b>	<b>\$388,432.20</b>
<b>Legal/Admin:</b>	
<b>Legal/Admin Total:</b>	<b>\$0.00</b>
<b>Engineering Fees:</b>	
<b>Basic:</b>	\$27,998.95
<b>Inspection:</b>	\$24,174.73
<b>Additional Services:</b>	\$3,108.16
<b>Engineering Fees Total:</b>	<b>\$55,281.84</b>
<b>Total:</b>	<b>\$0.00</b>
<b>TOTAL:</b>	<b>\$443,714.04</b>

Prepared by: City of Ironwood

Name of Borrower

By: Kim S. Corcoran, Mayor

Date: 11/13/23

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 Water Treatment Plant*

*SUMMARY OF PAYMENTS*  
*DUE AND APPROVED BY OWNER*  
*AT MEETING HELD*  
*11/13/2023*

*The following invoices have been approved for payment:*

<i>Invoices to be Paid</i>	<i>Amount Due</i>	<i>Budget Category</i>
CD Smith Construction Payment No. 2	\$388,432.20	Construction
HDR Michigan, Inc. Invoice #1200568260	\$27,998.95	Engineering - Basic
HDR Michigan, Inc. Invoice #1200568260	\$3,108.16	Engineering - Other
HDR Michigan, Inc. Invoice #1200568260	\$24,174.73	Engineering - RPR
<b>Total:</b>	<b>\$443,714.04</b>	<b>---</b>

Ayes: \_\_\_\_\_  
 Nays: \_\_\_\_\_  
 Absent: \_\_\_\_\_  
 Motion:                     Passed                    

By: \_\_\_\_\_

Title: Mayor \_\_\_\_\_

Date: November 13, 2023 \_\_\_\_\_

## Contractor's Application for Payment No. 2

<b>To (Owner):</b> CITY OF IRONWOOD	Application Period: Oct 1st thru Oct 31st	Application Date: 10/31/2023	
<b>Project:</b> WATER TREATMENT PLANT - PHASE 1	From (Contractor): GD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	Via (Engineer): HDR	
<b>Owner's Contract No.:</b> 230034	Contract: Contractor's Project No.: 230034	Engineer's Project No.: 10301947	

### Application For Payment Change Order Summary

Approved Change Orders Number	Additions	Deductions	
1.	\$70,852.65		
<b>TOTALS</b>			
		\$70,852.65	
<b>NET CHANGE BY CHANGE ORDERS</b>			

1. ORIGINAL CONTRACT PRICE..... \$ 9,554,000.00
2. Net change by Change Orders..... \$ 70,852.65
3. Current Contract Price (Line 1 ± 2)..... \$ 9,624,852.65
4. TOTAL COMPLETED AND STORED TO DATE  
(Column F total on Progress Estimates)..... \$ 1,010,626.00
5. RETAINAGE:
  - a. 5%  \$1,010,626.00 Work Completed..... \$ 50,531.30
  - b. 5%  Stored Material..... \$ 50,531.30
  - c. Total Retainage (Line 5.a + Line 5.b)..... \$ 960,094.70
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 571,662.50
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 388,432.20
8. AMOUNT DUE THIS APPLICATION..... \$ 388,432.20
9. BALANCE TO FINISH, PLUS RETAINAGE  
(Column G total on Progress Estimates + Line 5.c above)..... \$ 8,664,757.95

**Contractor's Certification**  
The undersigned Contractor certifies, to the best of its knowledge, the following:  
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;  
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and  
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

<b>Contractor Signature</b> 	<b>Date:</b> 11/8/2023
---------------------------------	------------------------

**Payment of:** \$ 388,432.20  
(Lines 8 or other - attach explanation of the other amount)

**is recommended by:** Prusakiewicz, Joshua R. 11/8/23  
(Engineer) (Date)

**Payment of:** \$ 388,432.20  
(Lines 8 or other - attach explanation of the other amount)

**is approved by:** \_\_\_\_\_ (Owner) 11/13/23 (Date)

**Approved by:** \_\_\_\_\_ (Funding or Financing Entity (if applicable)) (Date)

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE I		Application Number: 2			
Application Period:		Oct 1st thru Oct 31st		Application Date: 10/31/2023			
Div #	A Description	B Scheduled Value (\$)	Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period			
	<b>GENERAL CONSTRUCTION</b>						
01	BONDS	\$ 60,000.00	60000			60000	100.0% \$ -
01	SUPERVISION	\$ 245,000.00	40000	20000		60000	24.5% \$ 185,000.00
01	MANAGEMENT	\$ 165,000.00	26750	13000		39750	24.1% \$ 125,250.00
01	TEMPORARY FACILITIES	\$ 130,000.00	20000	8000		28000	21.5% \$ 102,000.00
01	EQUIPMENT (CONTRACTORS MACHINERY)	\$ 248,667.00	18000	25000		43000	17.3% \$ 205,667.00
01	SUBSISTANCE	\$ 160,000.00	5000	8000		13000	8.1% \$ 147,000.00
01	PERMITS	\$ 8,000.00	8000			8000	100.0% \$ -
01	LEAKAGE TESTING	\$ 6,000.00		1500		1500	25.0% \$ 4,500.00
01	DISINFECTION	\$ 5,000.00					\$ 5,000.00
01	PERMITS	\$ 8,000.00					\$ 8,000.00
01	SAFETY AND OSHA REQUIREMENTS	\$ 48,000.00		2000		2000	4.2% \$ 46,000.00
01	SNOW REMOVAL	\$ 20,000.00					\$ 20,000.00
01	GENERAL CLEANUP AND DUMPSTERS	\$ 65,000.00		1500		1500	2.3% \$ 63,500.00
01	FINAL CLEANING	\$ 10,000.00					\$ 10,000.00
03	CONCRETE REINFORCING MATERIAL	\$ 230,000.00	45000	92076		137076	59.6% \$ 92,924.00
03	CONCRETE FORMWORK MATERIAL	\$ 85,000.00	8000	1500		9500	11.2% \$ 75,500.00
03	PUMP CLEARWELL CONCRETE	\$ 315,000.00	60000	150000		210000	66.7% \$ 105,000.00
03	FILTER ROOM CONCRETE	\$ 265,000.00	3000	5000		8000	3.0% \$ 257,000.00
03	CHEMICAL ROOM AREA CONCRETE	\$ 212,000.00					\$ 212,000.00
03	WEST ELEVATION CONCRETE	\$ 100,000.00					\$ 100,000.00
03	EAST ELEVATION CONCRETE	\$ 100,000.00					\$ 100,000.00
03	NORTH ELEVATION CONCRETE	\$ 80,000.00					\$ 80,000.00
04	MASONRY	\$ 785,000.00					\$ 785,000.00
06	ROUGH CARPENTRY MATERIAL	\$ 45,000.00					\$ 45,000.00
06	ROUGH CARPENTRY LABOR	\$ 35,000.00					\$ 35,000.00
07	FLUID APPLIED WATERPROOFING	\$ 63,000.00					\$ 63,000.00
03	PRECAST PLANK	\$ 175,000.00					\$ 175,000.00
06	SIP PANNELS	\$ 120,000.00					\$ 120,000.00
06	SIP AND TRUSS INSTALL	\$ 45,000.00					\$ 45,000.00
05	MISC METALS MATERIALS (RAILING, GRATING ETC)	\$ 125,000.00					\$ 125,000.00
05	MISC METALS MATERIALS INSTALL	\$ 65,000.00					\$ 65,000.00
06	TRUSS PACKAGE	\$ 27,000.00					\$ 27,000.00
07	ROOFING	\$ 95,000.00					\$ 95,000.00
07	FLASHING AND SHEETMETAL	\$ 40,000.00					\$ 40,000.00
09	STEEL STUDS AND DRYWALL	\$ 45,000.00					\$ 45,000.00
07	WALL PANEL SYSTEM	\$ 65,000.00					\$ 65,000.00

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE I		Application Number: 2			
Application Period:		Oct 1st thru Oct 31st		Application Date: 10/31/2023			
Div #	A Description	B Scheduled Value (\$)	Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period			
07	CAULKING	\$ 38,250.00					\$ 38,250.00
09	PAINTING	\$ 133,000.00					\$ 133,000.00
08	ACCESS DOORS	\$ 6,759.00					\$ 6,759.00
08	DOOR AND FRAMES MATERIAL	\$ 102,512.00					\$ 102,512.00
08	DOORS AND FRAMES LABOR	\$ 17,000.00					\$ 17,000.00
08	WINDOWS & GLAZING	\$ 68,788.00					\$ 68,788.00
09	CERAMIC TILE	\$ 3,500.00					\$ 3,500.00
09	ACOUSTICAL CEILINGS	\$ 4,600.00					\$ 4,600.00
09	EPOXY FLOORING	\$ 22,000.00					\$ 22,000.00
10	TOILET AND BATH ACCESSORIES	\$ 5,600.00					\$ 5,600.00
10	EXTERIOR SIGNAGE	\$ 12,200.00					\$ 12,200.00
12	METAL LAB CASEWORK	\$ 16,584.00					\$ 16,584.00
31	DEWATERING	\$ 10,000.00		1500		1500	\$ 8,500.00
41	HOIST AND CRANES	\$ 38,330.00					\$ 38,330.00
	<b>EARTHWORK (Snow Country/CDS)</b>	\$ -					
31	GRADING	\$ 96,000.00					\$ 96,000.00
31	EARTHWORK	\$ 370,000.00	160000			160000	\$ 210,000.00
31	EXCAVATION, TRENCHING AND BACKFILL	\$ 235,000.00	85000	15000		100000	\$ 135,000.00
31	FLOWABLE FILL	\$ 70,600.00					\$ 70,600.00
31	EROSION CONTROL	\$ 27,000.00	7000			7000	\$ 20,000.00
32	CABC	\$ 85,000.00	35000			35000	\$ 50,000.00
32	RESTORATION	\$ 43,000.00					\$ 43,000.00
	<b>SITE UTILITIES (Snow Contry)</b>	\$ -					
33	TESTING	\$ 5,000.00					\$ 5,000.00
33	WATERMAIN DI 12" and Smaller	\$ 50,400.00					\$ 50,400.00
33	WATERMAIN DI 14" and Larger	\$ 369,600.00					\$ 369,600.00
33	SANITARY SEWER	\$ 24,000.00					\$ 24,000.00
33	CULVERTS	\$ 14,000.00					\$ 14,000.00
	<b>MECHANICAL (August Winters)</b>						
40	MOBILIZATION	\$ 45,000.00	3000	19500		22500	\$ 22,500.00
08	LOUVERS AND OPENINGS	\$ 7,000.00					\$ 7,000.00
22	UG PLUMBING	\$ 59,000.00		5900		5900	\$ 53,100.00
22	AG PLUMBING	\$ 125,000.00					\$ 125,000.00
22	FIXTURES	\$ 62,000.00					\$ 62,000.00
22	PLUMBING INSULATION	\$ 16,000.00					\$ 16,000.00
23	DUCT WORK	\$ 105,000.00					\$ 105,000.00
23	HVAC PIPING	\$ 20,000.00					\$ 20,000.00

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE 1		Application Number: 2			
Application Period:		Oct 1st thru Oct 31st		Application Date: 10/31/2023			
Div #	A Description	B Scheduled Value (\$)	C Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)
			D From Previous Application (C+D)	D This Period			
23	HVAC EQUIPMENT	\$ 165,000.00					\$ 165,000.00
23	HVAC INSULATION	\$ 12,000.00					\$ 12,000.00
23	HVAC CONTROLS	\$ 40,000.00					\$ 40,000.00
23	HVAC TAB	\$ 3,000.00					\$ 3,000.00
40	PROCESS PIPING	\$ 394,000.00		39400		39400	\$ 354,600.00
40	PROCESS VALVES	\$ 198,000.00					\$ 198,000.00
43	VERTICAL TURBINE PUMPS	\$ 306,000.00					\$ 306,000.00
46	CHEMICAL FEED EQUIPMENT	\$ 88,000.00					\$ 88,000.00
21	FIRE SUPPRESSION	\$ 14,610.00					\$ 14,610.00
	ELECTRICAL (ECON)						
26	TEMPORAY ELECTRICAL	\$ 30,000.00	18000			18000	\$ 12,000.00
26	SITE ELECTRICAL MATERIAL	\$ 245,000.00					\$ 245,000.00
26	SITE ELECTRICAL LABOR	\$ 146,000.00					\$ 146,000.00
26	WTP ELECTRICAL MATERIAL	\$ 324,000.00					\$ 324,000.00
26	WTP ELECTRICAL LABOR	\$ 294,790.00					\$ 294,790.00
26	LIGHT FIXTURES	\$ 30,385.00					\$ 30,385.00
26	GEAR	\$ 15,500.00					\$ 15,500.00
40	SYSTEM INTEGRATOR - VFD'S	\$ 126,730.00					\$ 126,730.00
40	SYSTEM INTEGRATOR - ENGINEERING AND SUBMITTALS	\$ 50,600.00					\$ 50,600.00
40	SYSTEM INTEGRATOR - WTP CONTROL PANEL	\$ 48,000.00					\$ 48,000.00
40	SYSTEM INTEGRATOR - INSTRUMENTS	\$ 32,600.00					\$ 32,600.00
40	SYSTEM INTEGRATOR - CTS, XMRF, MISC PANELS	\$ 114,400.00					\$ 114,400.00
40	SYSTEM INTEGRATOR - HMI SCADA NETWORK	\$ 52,000.00					\$ 52,000.00
40	SYSTEM INTEGRATOR - SITE SUPPORT	\$ 76,615.00					\$ 76,615.00
40	SYSTEM INTEGRATOR - COMMISSIONING AND STARTUP	\$ 69,055.00					\$ 69,055.00
26	MANHOLES AND COVERS	\$ 15,000.00					\$ 15,000.00
26	FIRE ALARM	\$ 13,000.00					\$ 13,000.00
26	ATS	\$ 39,325.00					\$ 39,325.00
26	AS BUILD DRAWING	\$ 1,500.00					\$ 1,500.00
26	PUNCH LIST	\$ 2,500.00					\$ 2,500.00
26	ASCEPANCE TESTING	\$ 3,000.00					\$ 3,000.00
	CHANGE ORDERS						
31	EAST ROAD IMPROVMENTS	\$ 70,852.65					\$ 70,852.65
		\$ -					#DIV/0!
		\$ -					#DIV/0!
		\$ -					#DIV/0!
		\$ -					#DIV/0!

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract): WATER TREATMENT PLANT - PHASE I		Application Number: 2							
Application Period: Oct 1st thru Oct 31st		Application Date: 10/31/2023							
Div #	A Description	B Scheduled Value (\$)	C Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)	F	
			From Previous Application (C+D)	This Period				% (F / B)	#DIV/0!
		\$ -						#DIV/0!	\$ -
		\$ -						#DIV/0!	\$ -
		\$ -						#DIV/0!	\$ -
<b>Totals</b>		\$9,624,852.65	\$601,750.00	\$408,876.00		\$1,010,626.00		10.50%	\$8,614,226.65





10/30/2023

TO: CD Smith Construction - PO 230034-001  
Job: Ironwood WTF  
Att: Nick Beil

Subject: AIS Step Certification for Project Ironwood WTP, City of Ironwood , PO 23 0034-001

I, Patrick Keller, certify that the melting, bending, coating and cutting process for manufacturing and fabricating the following products and /or materials shipped or provided for the subject project is in full compliance with the American Iron and Steel requirement as mandated in the EPA's State Revolving Fund Programs.

Item, Products and/or Materials, and location of delivery (City, State):

Products/Material :Rebar Reinforcing Grade 60 /Plain ASTM A615

Location: Ironwood, MI

Such processes for AIS took place at the following location:

Knoxville, TN (melting)

Belvidere & Kankakee IL (coating, cutting and fabricating)

This certification is to be submitted upon request to interested parties (e.g. municipalities, consulting engineers, general contractors, etc.)

Regards,

*Patrick Keller* 

Patrick Keller

Authorized Company Representative



**Patrick Keller** | Sales Manager | Commercial Metals Company

2595 Tripp Rd. | Belvidere, IL 61008 | Mobile 815.378.7431

| [patrick.keller@cmc.com](mailto:patrick.keller@cmc.com) | [www.cmc.com](http://www.cmc.com)

**COMMITMENT**  
YOU CAN COUNT ON

CMC Rebar  
780 Eastgate Industrial Parkway  
Kankakee, IL 60901 815.614.5616  
[www.cmc.com](http://www.cmc.com)



1915 — Celebrating a Century of CMC — 2015

**COMMITMENT**  
YOU CAN COUNT ON



IRON STRONG

2266 South Sixth Street  
Coshocton, OH 43812  
o 740-622-6651  
f 740-622-8551  
mcwaneductile.com

October 19, 2023

**Subject:** American Iron and Steel Certification for McWane Ductile

**Project:** Ironwood WTP Phase 1 / Ironwood, MI

**Contractor:** August Winter & Sons

To whom it may concern:

I, Nicole Scurman, certify that the melting, coating, assembling, and cutting processes, etc. for manufacturing the following products and/or materials shipped or provided for the subject project is in full compliance with the American Iron and Steel requirement as mandated in EPA's State Revolving Fund Programs.

Item, Products and/or Materials:

- Ductile Iron Pipe – Flange Fabricated Wall Pipe

Such processes took place at the following locations:

- Coshocton, OH

If any of the above compliance statements change while providing material to this project, we will immediately notify the prime contractor and the engineer.

If there are further questions on the topic, please contact McWane Ductile.

Yours truly,

Nicole Scurman  
Quality Systems Assistant  
McWane Ductile





390 Bristol Metals Rd.  
Bristol, TN 37620

RM ID NUMBER  
22945457  
SALES ORDER / RLS  
202131947405  
CERT ID / REV  
58764

# MILL TEST REPORT

8" sch 40

73823

Ironwood AIS



SOLD TO:  
FERGUSON ENTERPRISES LLC  
ATTN: PVF DEPARTMENT  
PO BOX 9406  
HAMPTON, VA 23670-0406

<b>CUSTOMER P.O.</b> A5406865	<b>CUSTOMER PART</b>	<b>HEAT NO.</b> 532409
----------------------------------	----------------------	---------------------------

DESCRIPTION: 33008000000403043120107  
8" WELDED PIPE SCH 40S-TP304/TP304L (UNSN# S30400/S30403) A312/SA312 NSF-61

### CERTIFICATION REQUIREMENTS

**ENGINEERING**  
ASTM A312-21 ASME SA312-19

**HYDRO PRESSURE**  
1100 PSI

**HEAT TREAT**  
Annealed at 1900 Min. Deg F. and quenched in water or rapidly cooled by other means.

<u>Chemical</u>		<u>Mechanical</u>	
Test	Result	Test	Result
Carbon	.023	Elongation	54
Manganese	1.77	Hardness RB	83
Phosphorus	.038	Tensile	89920
Sulfur	.0102	Yield	41479
Silicon	.56	Tension	Pass
Nickel	8.04	TG Face Bend	Pass
Chromium	18.11		
Nitrogen	.067		
Country of Origin	USA		

This report shall not be altered or reproduced, except in full, without the prior written approval of Bristol Metals LLC. This test report represents the actual attributes of the items furnished and all items were manufactured, sampled, inspected, and tested in full compliance with applicable specifications and your purchase order. Certification is in accordance with EN10204:2004 type 3.1. Chemical content is % by weight. Mechanical test results are in English units (inches and pounds). No weld repairs have been performed on the base material. Hardness in accordance with NACE MR0175/ISO 15156-3:2015 and MR0103-2015 and material is free of cold work to enhance mechanical properties. Pipe/Tube has been Pickled and Passivated in accordance with ASTM A380. Bristol Metals has a Quality Management System in place that is in compliance with ISO 9001:2015. In compliance with Pressure Equipment Directive (PED) 2014/68/EU as Category 1 material unless otherwise stated. Bristol Metals does not add mercury or radioactive materials during any manufacturing process. **NAFTA country of origin: USA. Pipe/Tube Manufactured in the USA. Raw Material Melt: USA** FAR BAA - Complies, DFARS BAA - Complies, FAR TAA - Complies. This product is in full compliance with the American Iron and Steel requirement of P.L. 113-76 and as mandated in EPA's State Revolving Funds Program

Pipe/Tube has been double welded using an EFW process. Quenched in water or rapidly cooled, at a rate sufficient to prevent re-precipitation of carbides, as demonstrable by the capability of heat treated pipes passing Practices A262, Practice B.

QF-576

Certification Date: 06/30/2021

*Jan R. Baird*

Quality Assurance Manager

# Liebovich Steel & Alum North

3801 Electric City Blvd  
Kaukauna, WI 54130

# Material Certification Cover Sheet

73823  
Iron wood  
AIS

920/759-3500      Fax: 920/759-1784  
800/646-2790

---

For: AUGUST WINTER & SONS, INC.

7/20/23  
4:31:04

---

## Product Information:

**Item Description:** SHEET STAIN T304L 2B A240  
7 GA X 60" X 120"

**Purchase Order:** 5377

**Customer Part Number:**

**Heat Number:** X65R - 5 Pieces

**Coil Number:**

**Tag Number:**

**Production Order:** 8860298/1

**This document serves as reference between the above order and attached information as supplied by the material vendor and/or manufacturer.**

**Authorized By:**

---

Quality Manager

*Karen Severing*



**NORTH AMERICAN  
STAINLESS**

An Acerinox Group Company

**METALLURGICAL TEST REPORT**

6870 Highway 42 East  
Ghent, KY 41045-9615  
(502) 347-6000

Certificate: 844627 01  
Customer: 2985 026

Mail To:  
LIBROVICH STEEL & ALUMINUM CO.  
C/O TSA  
325 STAKE ROUTE 31, BLDG G103  
MONTGOMERY, IL 60538

Ship To:  
LIBROVICH STEEL & ALUMINUM CO.  
C/O TSA  
325 STAKE ROUTE 31, BLDG G103  
MONTGOMERY, IL 60538

Date: 4/12/2023 Page: 1  
Steel: 304/304L  
Finish: 2B

Your Order: 3206368 -2

NAS Order: AN 1012167 02

Corrosion: ASTM A262/15, 180Bend-OK

**PRODUCT DESCRIPTION:**

STAINLESS STEEL COIL, C.R. ANNEALED & PICKLED. UNS 30400/30403  
ASTM A240/22e, A480/20a, A666/15, ASME SA240/19, SA480/19, SA666/19  
CHEM ONLY ON FOLLOWING ASTM: A276/17, A479/20, A484/20b, A312/21  
CHEM ONLY ON FOLLOWING ASME: SA312/19, SA479/19  
AMS 5511K/5513J INRKT; MIL-5059D AMD3 (X CRN NEAS); MIL-4043B  
NACE MR0175/ISO 15156-3:2015, MR0103/07/QQ8766D-A X MRG PERM  
MIN. SOLUTION ANNEAL TEMP 1900F, WATER QUENCHED

**REMARKS:**

Mat'l is Free of Mercury Contamination. No weld repairs.  
EN 10204:2004 3.1; ROHS 1, 2 & 3 Compliant  
Material is Free of Radioactive Contamination  
Steel Making Process: EAF, AOD, & Cont. Casting  
Product Mfg. by a Quality Mgt. Sys. in Conf. w/ISO 9001  
\*Melted & Manufactured in the USA; Mat'l is DPARS Compliant

Product ID #	Coil #	Thickness	Width	Weight	Length	Mark	Pieces
01X65R D	* 01X65R D	.1870	60.0000	15,060	COIL	385.70	9 1

**CHEMICAL ANALYSIS** CH(Country of Melt) ES(Spain) US(United States) ZA(South Africa) JP(Japan)  
ANAB, ISO/IEC 17025, Certificate# I2323  
Chemical Analysis per ASTM A751/20

HEAT	CM	C %	CR %	CU %	MN %	MO %	N %	NI %	P %	S %	
X65R	US	.0279	18.0690	.4790	1.8520	.3805	.0734	8.0910	.0335	.0010	
	SI %										
		.2975									

**MECHANICAL PROPERTIES**

Product ID #	Coil #	F T	Y S	20C ELONG %	20C YS	20C ELONG %	Hard RB	Hard RB	Tail
01X65R D	01X65R D	91.50	49.93	53.25	87.00	86.50			

NAS hereby certifies that the analysis on this certification is correct. Based upon the results and the accuracy of the test methods used, the material meets the specifications stated. These results relate only to the items tested and this report cannot be reproduced, except in its entirety, without the written approval of NAS.

Technical  
Dept. Mgr.

KRIS LARK

4/12/2023







**NORTH AMERICAN  
STAINLESS**  
An Acerinox Group Company

# METALLURGICAL TEST REPORT

6870 Highway 42 East  
Ghent, KY 41045-9615  
(502) 347-6000

Certificate: 846054 02 Mail To:  
Customer: 2985 003

LIEBOVICH STEEL & ALUMINUM CO.  
2116 PRESTON STREET  
ROCKFORD, IL 61102

Ship To:  
LIEBOVICH STEEL & ALUMINUM CO.  
2116 PRESTON STREET  
ROCKFORD, IL 61102

Date: 4/19/2023 Page: 1

Steel: 304/304L

Finish: HRAP

Corrosion: ASTM A262/15;180Bend-OK

Your Order: 3206376 -1 NAS Order: AN 1013442 05

## PRODUCT DESCRIPTION:

STAINLESS STEEL CONT.MILL PLATE, HRAP; UNS 30400/30403  
ASTM A240/228,A480/208,A666/15;ASME SA240/19,SA480/19,SA666/19  
CHEM ONLY ON FOLLOWING ASTM: A276/17,A479/20,A484/20b,A312/21  
CHEM ONLY ON FOLLOWING ASME: SA312/19,SA479/19  
AMS 5511K/5513J XMRK; MIL-5059D AMD3 (X CRN MEAS); MIL-4043B  
NACE MR0175/ISO 15156-3:2015 A, MR0103/07;QCS766D-A X MAG PERM  
MIN. SOLUTION ANNEAL TEMP 1900F, WATER QUENCHED

## REMARKS:

Mat'l is Free of Mercury Contamination. No weld repairs.  
EN 10204:2004 3.1; ROHS 1, 2 & 3 Compliant  
Material is Free of Radioactive Contamination  
Steel Making Process: RAF, AOD, & Cont. Casting  
Product Mfg.by a Quality Mgt.Sys. in Conf. w/ISO 9001  
\*Melted & Manufactured in the USA; Mat'l is DFARS Compliant

Product ID #	Coil #	Thickness	Width	Weight	-----Length-----	Mark	Pieces
H19526	* 02X93C B	.2500	48.0000	5,425 SHEET	120.00	24	13

CHEMICAL ANALYSIS CM(Country of Melt) ES(Spain) US(United States) ZA(South Africa) JP(Japan) ANAB, ISO/IEC 17025, Certificate# L2323  
Chemical Analysis per ASTM A751/20


HEAT	CM	C %	CR %	CU %	MN %	MO %	N %	NI %	P %	S %
X93C	US	.0245	18.2255	.4785	1.8045	.3965	.0826	8.1835	.0330	.0018
		SI %								
		.4360								

## MECHANICAL PROPERTIES

Product ID #	Coil #	F T	95.34	47.41	51.56	89.50	89.00
		20C KSI	20C UTS	.2% YS	20C ELONG %	Hard RB	Tail Hard
H19526	02X93C B						

NAS hereby certifies that the analysis on this certification is correct. Based upon the results and the accuracy of the test methods used, the material meets the specifications stated. These results relate only to the items tested and this report cannot be reproduced, except in its entirety, without the written approval of NAS.

Technical  
Dept. Mgr.

  
KRIS LARK

4/19/2023



Date: November 1, 2023

Company Name: Core & Main

Company Address: 2100 Little Rapids Road, Depere, WI.

Subject: AIS Step Certification for Project Ironwood WTP Phase 1 in the city of Ironwood, MI.

I, Vivek Sharma, certify that the (melting, bending, cutting, etc.) processes for (manufacturing) the following products and/or material shipped or provided for the subject project is in full compliance with the AIS requirement as mandated by the Consolidated Appropriations Act of 2014 (American Iron and Steel –AIS– requirement) as mandated in EPA’s State Revolving Fund Programs, with the American Recovery and Reinvestment Act of 2009 (ARRA) and The Buy American Act of 1983 and 1933.

Item, Products and/or Materials:

- 1. Please refer to the attached

Such process took place at the following location:

Please refer to the attached

Location product delivered to: Core & Main  
2100 Little Rapids Road  
Depere, WI 54115

If any of the above compliance statements change while providing materials to this project, please immediately notify the person(s) who is requesting to use your product(s).

Vivek Sharma  
Vice President of Business Operations  
Star Pipe Products



Subject: AIS Step Certification for Project Ironwood WTP Phase 1 in the city of Ironwood, MI.

Order #	Item	Item Description	Qty Ordered	Foundry Location
7500031918	MJB9004D	4x90 DI MJ BND DOM	2	S. Coffeyville, OK
7500031918	MJC04D	4 DI MJ CAP DOM	2	S. Coffeyville, OK
7500031918	MJT0404D	4 DI MJ TEE DOM	3	S. Coffeyville, OK





Date: November 1, 2023

Company Name: Core & Main

Company Address: 2100 Little Rapids Road, Depere, WI.

Subject: AIS Step Certification for Project Ironwood WTP Phase 1 in the city of Ironwood, MI.

I, Vivek Sharma, certify that the (melting, bending, cutting, etc.) processes for (manufacturing) the following products and/or material shipped or provided for the subject project is in full compliance with the AIS requirement as mandated by the Consolidated Appropriations Act of 2014 (American Iron and Steel –AIS– requirement) as mandated in EPA’s State Revolving Fund Programs, with the American Recovery and Reinvestment Act of 2009 (ARRA) and The Buy American Act of 1983 and 1933.

Item, Products and/or Materials:

1. *Please refer to the attached*

Such process took place at the following location:

*Please refer to the attached*

Location product delivered to: Core & Main  
2100 Little Rapids Road  
Depere, WI 54115

If any of the above compliance statements change while providing materials to this project, please immediately notify the person(s) who is requesting to use your product(s).

A handwritten signature in black ink that reads 'Vivek Sharma'.

Vivek Sharma  
Vice President of Business Operations  
Star Pipe Products

**STAR® PIPE PRODUCTS**

4018 WESTHOLLOW PARKWAY HOUSTON, TEXAS 77082-4604  
[www.starpipeproducts.com](http://www.starpipeproducts.com)

T: 281.558.3000  
F: 281.558.9000







Subject: AIS Step Certification for Project Ironwood WTP Phase 1 in the city of Ironwood, MI.

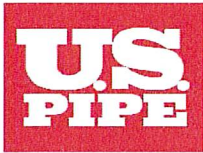
Order #	Item	Item Description	Qty Ordered	Foundry Location
7500039616	FLBD04TND	4 DI BLIND FLG TN140 DOM	4	S. Coffeyville, OK

**STAR® PIPE PRODUCTS**

4018 WESTHOLLOW PARKWAY HOUSTON, TEXAS 77082-4604  
[www.starpipeproducts.com](http://www.starpipeproducts.com)

T: 281.558.3000  
F: 281.558.9000





A Forterra Company

Two Chase Corporate Drive  
Suite 200  
Birmingham, Alabama 35244

Broc Krekelberg  
Sales Manager

CELL: (952) 303-2739  
E-Mail: bkrekelberg@uspipe.com

Nov 1, 2023

Re: American Iron and Steel Step Certification for the Ironwood WTP project located in Ironwood, MI provided to Core and Main for August Winter & Sons.

To Whom It May Concern:

I, Broc Krekelberg, certify that the melting, casting, and processing to include the application of lining and coating for the manufacture of the **4-inch TYTON JOINT® Class 52 ductile iron pipe with double thickness cement-mortar lining with asphalt seal coat ("BCL") and asphalt coating ("AC")**, **6-inch TYTON JOINT® Class 52 ductile iron pipe with double thickness cement-mortar lining with asphalt seal coat ("BCL") and asphalt coating ("AC")** and **10-inch TYTON JOINT® Class 52 ductile iron pipe with double thickness cement-mortar lining with asphalt seal coat ("BCL") and asphalt coating ("AC")** to be provided, or provided to the subject project is in full compliance with the American Iron and Steel requirement as mandated in EPA's States Revolving Fund Programs.

The complete manufacturing of these products took place, or will take place, at the following location(s):

- United States Pipe and Foundry Company, LLC  
2101 Eighteenth Avenue North  
Bessemer, Alabama 35020
- United States Pipe and Foundry Company, LLC  
2023 Saint Louis Avenue  
Bessemer, Alabama 35020
- United States Pipe and Foundry Company, LLC  
1295 Whipple Road  
Union City, California 94587
- United States Pipe and Foundry Company, LLC  
10 Adams Street  
Lynchburg, Virginia 24504-1446

If any of the above compliance statements change while providing material to this project, we will immediately notify the prime contractor and the engineer.

Sincerely,

A handwritten signature in black ink, appearing to read "Broc Krekelberg", written over a white rectangular area.

Broc Krekelberg  
Sales Manager  
U.S. Pipe



109 Fifth St. Orlando, FL 32824  
 1101 Industrial Blvd, Gainesville, GA 30501  
 3387 Plumas-Arboga Road, Olivehurst, CA 95961  
 1534 No. Industrial Blvd. Ottawa, KS 66067  
 58144 Old Portland Rd, Bldg D, Portland, OR 97053  
 3065 S. 43<sup>rd</sup> Avenue, Phoenix, AZ 85009  
 21425 147<sup>th</sup> Ave. No. Rogers, MN 55374  
 596 Trout Run Road, Ephrata, PA 17522  
 7030 Old Pearsall Road, San Antonio, TX 78252  
 2023 St Louis Ave, Bessemer, AL 35020

Subject: American Iron and Steel Step Certification  
 Job Name: Ironwood WTP Phase 1  
 Location: Ironwood, MI  
 Owner: City of Ironwood  
 Engineer: HDR  
 Contractor: August Winter & Sons  
 Distributor: Core & Main  
 Purchase Order: 1526353

I, Ashley Williams, certify that the melting, casting, and processing to include the application of lining and coating for the manufacture of the following products provided to the subject project is in full compliance with the American Iron and Steel requirement as mandated by Section 746 of Title VII of the Consolidated Appropriations Act of 2017 (Division A - Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2017) and subsequent statutes mandating domestic preference.

Products:

UNITS		ITEM NUMBER	ITEM DESCRIPTION
ORDERED	LINE #		
4 EA	1.000	F040306CL53FDUPLN WGT: 292.0000 TON: .1460	4"x3'6" CEMENT CL53-FDUxPLN CEMENT/RPX/DOMESTIC
1 EA	2.000	F040406CL53MJUPLN WGT: 21.0000 TON: .0105	4"x1'6" CEMENT CL53-MJUxWCxPLN CEMENT/BIT/DOMESTIC  W/ WC CENTERED MJ TAPT/OAL

The melting, casting, and processing to include application of the lining for the manufacture of the Ductile Iron Pipe, Class 53 took place at one or more of the following locations:

United States Pipe and Foundry Company, LLC  
 Marvel City Mini Mill  
 2101 Eighteenth Avenue North  
 Bessemer, Alabama 35020

United States Pipe and Foundry Company, LLC  
 Alabama Works  
 2023 Saint Louis Avenue  
 Bessemer, Alabama 35020

Griffin Pipe Products  
10 Adams Street  
Lynchburg, Virginia 24504-1446

Vulcan Painter, Inc  
Bessemer, Alabama 35020

Fabrication took place at the following locations:

U.S. Pipe Fabrication  
21425 147<sup>th</sup> Ave  
Rogers, MN 5374

Flanges:

The complete manufacturing process including melting, casting and processing of the ductile iron flanges and fittings took place at the following location:

Tyler Union  
Anniston, AL

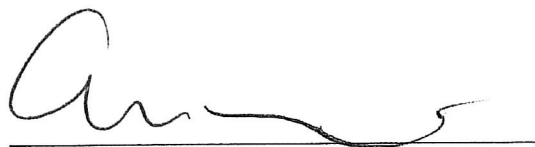
Star Pipe  
Houston, TX

Associated Metalcast  
Oxford, AL

Eureka Foundry Company  
Chattanooga, Tennessee

If any of the above compliance statements change for the material on this project we will immediately notify the distributor contact.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashley Williams', written over a horizontal line.

Ashley Williams – Project Manager  
United States Pipe Fabrication, Ottawa, KS



# Invoice

HDR Michigan Inc.  
Ann Arbor, MI 48104-6815

City of Ironwood  
Invoices will be emailed.

Reference Invoice Number with Payment

HDR Invoice No. 1200568260  
Invoice Date 08-NOV-2023  
Invoice Amount Due \$55,281.84  
Payment Terms 30 NET  
  
Remit To PO Box 74008202  
Chicago, IL 60674-8202  
ACH/EFT Payments Bank of America ML US  
ABA# 081000032  
Account# 355004076604

New WTP  
andersonp@ironwoodmi.gov, linnp@ironwoodmi.gov

Professional Services  
From: 01-OCT-2023 To: 04-NOV-2023

Professional Services Summarization		Hours	Billing Rate	Amount
Engineer	Kaner, Andrew D	12.00	160.95	1,931.40
Senior CAD or Designer	Church, Ethan D	15.00	127.57	1,913.55
Senior Technical Consultant	Baldwin, Michael Jon	7.00	205.57	1,438.99
Senior Technical Consultant	Konda, Teresa C	2.50	249.46	623.65
Senior Technical Consultant	Magnussen, Svein K	3.00	226.63	679.89
Senior Technical Consultant	Mulvihill, Jerome Wayne	31.00	237.14	7,351.34
Senior Technical Consultant	Prusakiewicz, Joshua R	34.00	235.88	8,019.92
Senior Technical Consultant	Rickert, John S	8.00	212.51	1,700.08
Senior Technical Consultant	West, Ernest A (Ernie)	3.00	289.31	867.93
Technical Consultant	Marion, Marcia L	1.00	156.70	156.70
Technical Consultant	Tourek, Kristopher M	1.00	167.50	167.50
		<b>117.50</b>		<b>\$24,850.95</b>
		<b>Total Professional Services</b>		<b>\$24,850.95</b>

Basic

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company		RPR 21,021.50 Other Eng 2,702.75	23,724.25
Subcontractors-Other	SEH Inc		Basic Eng. →	2,172.66
				<b>\$25,896.91</b>
			Subs - Markup	3,884.54
				<b>\$29,781.45</b>
Airfare	First National Bank of Omaha		Basic: \$325.90 RPR \$3,153.23 Other 405.41	649.44
				<b>Total Expenses \$30,430.89</b>

Basic

Totals  
 Basic Eng. 27,998.95  
 RPR 24,174.73  
 Other Eng 3,108.16  
 Total 55,281.84



# Invoice

HDR Invoice No. 1200568260  
 Invoice Date 08-NOV-2023

<b>Amount Due This Invoice (USD)</b>	<b>\$55,281.84</b>
--------------------------------------	--------------------

Fee Amount	\$1,240,700.00
Fee Invoiced to Date	\$832,402.06
Fee Remaining	\$408,297.94

HDR Internal Reference Only	
Client Number	730060
Cost Center	10368
Project Number	10301947

		Invoiced to Date	Balance
Basic Services - Design	496,000.00	496,000.00	-
Basic Services - Phase 1 Redesign	128,600.00	126,729.92	1,870.08
Basic Services - Bidding	25,000.00	25,000.00	-
Basic Services - Phase 1 Bidding	9,100.00	9,100.00	-
Basic Services - Construction	220,000.00	85,406.18	134,593.82
Resident Project Representative	192,000.00	19,101.50	172,898.50
Additional Services	170,000.00	71,064.46	98,935.54
	<b>Total:</b>	<b>832,402.06</b>	

# Invoice

HDR Invoice No. 1200568260  
 Invoice Date 08-NOV-2023

<b>Professional Services and Expense Detail</b>				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	005	Task Description:	Basic Services-Construction Administration	
<b>Professional Services</b>		<b>Hours</b>	<b>Billing Rate</b>	<b>Amount</b>
Engineer	Kaner, Andrew D	12.00	160.95	1,931.40
Senior CAD or Designer	Church, Ethan D	15.00	127.57	1,913.55
Senior Technical Consultant	Baldwin, Michael Jon	7.00	205.57	1,438.99
Senior Technical Consultant	Konda, Teresa C	2.50	249.46	623.65
Senior Technical Consultant	Mulvihill, Jerome Wayne	31.00	237.14	7,351.34
Senior Technical Consultant	Prusakiewicz, Joshua R	34.00	235.88	8,019.92
Senior Technical Consultant	Rickert, John S	8.00	212.51	1,700.08
Senior Technical Consultant	West, Ernest A (Ernie)	3.00	289.31	867.93
Technical Consultant	Marion, Marcia L	1.00	156.70	156.70
Technical Consultant	Tourek, Kristopher M	1.00	167.50	167.50
			<b>114.50</b>	<b>\$24,171.06</b>
			<b>Total Professional Services</b>	<b>\$24,171.06</b>

<b>Expense</b>		<b>Qty</b>	<b>Billing Rate</b>	<b>Amount</b>
Airfare	First National Bank of Omaha			649.44
			<b>Total Expense</b>	<b>\$649.44</b>
			<b>Total Task</b>	<b>\$24,820.50</b>

<b>Professional Services and Expense Detail</b>				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	006	Task Description:	Resident Project Representative-Coleman	
<b>Expense</b>		<b>Qty</b>	<b>Billing Rate</b>	<b>Amount</b>
Subcontractors-Other	Coleman Engineering Company			16,610.00
				<b>\$16,610.00</b>
			Sub Markup @ 15%	2,491.50
				<b>\$19,101.50</b>
			<b>Total Subcontractor</b>	<b>\$19,101.50</b>
			<b>Total Task</b>	<b>\$19,101.50</b>

# Invoice

HDR Invoice No. 1200568260  
 Invoice Date 08-NOV-2023

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	007	Task Description:	Additional Services	
Professional Services		Hours	Billing Rate	Amount
Senior Technical Consultant	Magnussen, Svein K	3.00	226.63	679.89
		<b>3.00</b>		<b>\$679.89</b>
		<b>Total Professional Services</b>		<b>\$679.89</b>
			<b>Total Task</b>	<b>\$679.89</b>

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	100	Task Description:	Coleman	
Expense		Qty	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company			7,114.25
				<b>\$7,114.25</b>
			Sub Markup @ 15%	1,067.14
				<b>\$8,181.39</b>
		<b>Total Subcontractor</b>		<b>\$8,181.39</b>
			<b>Total Task</b>	<b>\$8,181.39</b>

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	200	Task Description:	Short Elliott Hendrickson-Sub	
Expense		Qty	Billing Rate	Amount
Subcontractors-Other	SEH Inc			2,172.66
				<b>\$2,172.66</b>
			Sub Markup @ 15%	325.90
				<b>\$2,498.56</b>
		<b>Total Subcontractor</b>		<b>\$2,498.56</b>
			<b>Total Task</b>	<b>\$2,498.56</b>



City of Ironwood-New WTP - Project Number 10301947

Task Number	Task Name	Expenditure Type	Item Date	Employee/Supplier	Quantity	Comments
005	Basic Services-Const	Labor	11-OCT-2023	Baldwin, Michael Jon	5.00	Class 4 Estimate
005	Basic Services-Const	Labor	12-OCT-2023	Baldwin, Michael Jon	2.00	Class 4 Estimate
005	Basic Services-Const	Labor	02-OCT-2023	Church, Ethan D	6.50	Update drawings per review comments
005	Basic Services-Const	Labor	12-OCT-2023	Church, Ethan D	1.00	Update drawings per review comments
005	Basic Services-Const	Labor	13-OCT-2023	Church, Ethan D	5.50	Update drawings per review comments
005	Basic Services-Const	Labor	16-OCT-2023	Church, Ethan D	2.00	Update drawings per review comments
005	Basic Services-Const	Labor	03-OCT-2023	Kaner, Andrew D	4.00	
005	Basic Services-Const	Labor	10-OCT-2023	Kaner, Andrew D	2.00	
005	Basic Services-Const	Labor	13-OCT-2023	Kaner, Andrew D	2.00	
005	Basic Services-Const	Labor	16-OCT-2023	Kaner, Andrew D	2.00	
005	Basic Services-Const	Labor	19-OCT-2023	Kaner, Andrew D	2.00	
005	Basic Services-Const	Labor	06-OCT-2023	Konda, Teresa C	1.00	
005	Basic Services-Const	Labor	03-NOV-2023	Konda, Teresa C	1.50	
005	Basic Services-Const	Labor	03-OCT-2023	Marion, Marcia L	1.00	
005	Basic Services-Const	Labor	02-OCT-2023	Mulvihill, Jerome Wayne	6.00	
005	Basic Services-Const	Labor	03-OCT-2023	Mulvihill, Jerome Wayne	4.00	
005	Basic Services-Const	Labor	04-OCT-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	09-OCT-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	10-OCT-2023	Mulvihill, Jerome Wayne	4.00	
005	Basic Services-Const	Labor	11-OCT-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	16-OCT-2023	Mulvihill, Jerome Wayne	1.00	
005	Basic Services-Const	Labor	20-OCT-2023	Mulvihill, Jerome Wayne	1.00	
005	Basic Services-Const	Labor	23-OCT-2023	Mulvihill, Jerome Wayne	3.00	
005	Basic Services-Const	Labor	26-OCT-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	30-OCT-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	03-NOV-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	03-OCT-2023	Prusakiewicz, Joshua R	3.00	submittal and RFI review
005	Basic Services-Const	Labor	04-OCT-2023	Prusakiewicz, Joshua R	2.00	submittal and RFI review
005	Basic Services-Const	Labor	05-OCT-2023	Prusakiewicz, Joshua R	2.00	submittal and RFI review
005	Basic Services-Const	Labor	06-OCT-2023	Prusakiewicz, Joshua R	2.00	submittal/RFI reviews, project management
005	Basic Services-Const	Labor	09-OCT-2023	Prusakiewicz, Joshua R	1.00	submittal review. RFI review, project management
005	Basic Services-Const	Labor	10-OCT-2023	Prusakiewicz, Joshua R	2.00	submittal/RFI responses
005	Basic Services-Const	Labor	11-OCT-2023	Prusakiewicz, Joshua R	1.00	submittal/RFI responses
005	Basic Services-Const	Labor	12-OCT-2023	Prusakiewicz, Joshua R	1.00	submittal review. RFI review, project management
005	Basic Services-Const	Labor	13-OCT-2023	Prusakiewicz, Joshua R	2.00	submittal review. RFI review, project management

005	Basic Services-Const	Labor		14-OCT-2023	Prusakiewicz, Joshua R	1.00	submittal review. RFI review, project management
005	Basic Services-Const	Labor		16-OCT-2023	Prusakiewicz, Joshua R	1.00	project management
005	Basic Services-Const	Labor		17-OCT-2023	Prusakiewicz, Joshua R	1.00	project management
005	Basic Services-Const	Labor		18-OCT-2023	Prusakiewicz, Joshua R	2.50	progress meeting and project management
005	Basic Services-Const	Labor		20-OCT-2023	Prusakiewicz, Joshua R	1.00	submittal and RFI review
005	Basic Services-Const	Labor		25-OCT-2023	Prusakiewicz, Joshua R	2.00	submittals and RFIs
005	Basic Services-Const	Labor		26-OCT-2023	Prusakiewicz, Joshua R	1.50	submittals and RFIs
005	Basic Services-Const	Labor		27-OCT-2023	Prusakiewicz, Joshua R	2.00	submittals and RFIs
005	Basic Services-Const	Labor		31-OCT-2023	Prusakiewicz, Joshua R	1.00	submittal/RFI reviews
005	Basic Services-Const	Labor		01-NOV-2023	Prusakiewicz, Joshua R	3.00	construction meeting, submittal/RFI reviews
005	Basic Services-Const	Labor		02-NOV-2023	Prusakiewicz, Joshua R	1.00	submittal/RFI reviews
005	Basic Services-Const	Labor		03-NOV-2023	Prusakiewicz, Joshua R	1.00	submittal/RFI reviews
005	Basic Services-Const	Labor		13-OCT-2023	Rickert, John S	4.00	
005	Basic Services-Const	Labor		18-OCT-2023	Rickert, John S	1.00	
005	Basic Services-Const	Labor		23-OCT-2023	Rickert, John S	1.00	
005	Basic Services-Const	Labor		02-NOV-2023	Rickert, John S	2.00	
005	Basic Services-Const	Labor		10-OCT-2023	Tourek, Kristopher M	1.00	
005	Basic Services-Const	Labor		04-OCT-2023	West, Ernest A (Ernie)	1.00	Review piping
005	Basic Services-Const	Labor		20-OCT-2023	West, Ernest A (Ernie)	1.00	coordination
005	Basic Services-Const	Labor		24-OCT-2023	West, Ernest A (Ernie)	1.00	Phase 2 meeting
007	Additional Services	Labor		09-OCT-2023	Magnussen, Svein K	1.00	
007	Additional Services	Labor		10-OCT-2023	Magnussen, Svein K	1.00	
007	Additional Services	Labor		13-OCT-2023	Magnussen, Svein K	1.00	
						117.50	
006	Resident Project Rep	Subcontractors-Other		12-SEP-2023	Coleman Engineering Company	5,445.00	Subconsultant for City of Ironwood
006	Resident Project Rep	Subcontractors-Other		16-OCT-2023	Coleman Engineering Company	11,165.00	Subconsultant for City of Ironwood
100	Coleman	Subcontractors-Other		12-SEP-2023	Coleman Engineering Company	2,446.50	Subconsultant for City of Ironwood
100	Coleman	Subcontractors-Other		16-OCT-2023	Coleman Engineering Company	4,667.75	Subconsultant for City of Ironwood
200	Short Elliott Hendri	Subcontractors-Other		09-OCT-2023	SEH Inc	2,172.66	Sub for City of Ironwood
005	Basic Services-Const	Airfare		21-AUG-2023	First National Bank of Omaha	634.44	10301947~006~PRUSAKIEWICZ/JO~KULGNE
005	Basic Services-Const	Airfare		21-AUG-2023	First National Bank of Omaha	15.00	10301947~006~PRUSAKIEWICZ/JO~KULGNE



Coleman Engineering Company  
635 Circle Dr  
Iron Mountain, MI 49801

Totals RPR = \$ 6191.50  
Other Eng = \$ 1700  
\$ 7891.50

Josh Prysakiewicz  
HDR, Inc.  
1000 Oakbrook Drive  
Suite 200  
Ann Arbor, MI 48104-6815

September 12, 2023  
Project No: 210444  
Invoice No: 48298

Project 210444 City of Ironwood Water Treatment Plant

**Services from August 13, 2023 to September 9, 2023**

-----  
Billing Group B Construction Services  
-----

Phase 1 Resident Project Representative

**Professional Services**

	Hours	Rate	Amount	
Engineer 11	49.50	110.00	5,445.00	RPR
Totals	49.50		5,445.00	
<b>Total Labor</b>				<b>5,445.00</b>
			<b>Total this Phase</b>	<b>\$5,445.00</b>

-----  
Phase 2 Project Management - Construction

**Professional Services**

	Hours	Rate	Amount	
Engineer 17	2.00	175.00	350.00	
Technician 23	3.25	110.00	357.50	RPR
Technician 17	.50	78.00	39.00	
Totals	5.75		746.50	
<b>Total Labor</b>				<b>746.50</b>
			<b>Total this Phase</b>	<b>\$746.50</b>

**Total this Billing Group \$6,191.50**

-----  
Billing Group C Other Engineering Services  
-----

Phase 3 Survey Services

Mark clearing limits.

**Professional Services**

	Hours	Rate	Amount	
One Man Survey Crew	1.00	105.00	105.00	Other Eng.
Totals	1.00		105.00	
<b>Total Labor</b>				<b>105.00</b>
			<b>Total this Phase</b>	<b>\$105.00</b>

-----  
Phase 5 Rural Development Assistance  
BABA and subsequent funding.

Other Eng.



**Professional Services**

	Hours	Rate	Amount	
Engineer 17	8.00	175.00	1,400.00	
Totals	8.00		1,400.00	
<b>Total Labor</b>				<b>1,400.00</b> <i>Other Eng.</i>
<b>Total this Phase</b>			<b>\$1,400.00</b>	

Phase 6 Materials Testing

**Professional Services**

	Hours	Rate	Amount	
Clerical 5	.25	73.00	18.25	
Technician 9	1.00	57.00	57.00	
Totals	1.25		75.25	
<b>Total Labor</b>				<b>75.25</b> <i>Other</i>

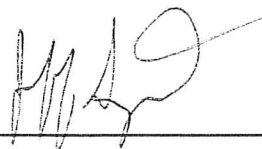
Mileage	13.0 Miles @ 0.75	9.75		
Particle Size Analysis Fine Aggregate	1.0 Test @ 110.00	110.00		
		<b>119.75</b>		<b>119.75</b> <i>Other</i>

**Total this Phase** **\$195.00** *Other*

**Total this Billing Group** **\$1,700.00**

**Total this Invoice** **\$7,891.50**

Authorized By:



Jeffrey Sjoquist

Date: 9/12/23

*Totals*  
*RPR* 6191.50  
*Other Eng.* 1700.00  
~~1500.00~~  
7891.50



Coleman Engineering Company  
635 Circle Dr  
Iron Mountain, MI 49801

Totals RPR \$14,830.00  
Other Eng. 1002.75  
Total \$15,832.75

October 16, 2023  
Project No: 210444  
Invoice No: 48747

Josh Prysakiewicz  
HDR, Inc.  
1000 Oakbrook Drive  
Suite 200  
Ann Arbor, MI 48104-6815

Project 210444 City of Ironwood Water Treatment Plant

**Services from September 10, 2023 to October 7, 2023**

-----  
Billing Group B Construction Services  
-----

Phase 1 Resident Project Representative

**Professional Services**

	Hours	Rate	Amount	
Engineer 11	101.50	110.00	11,165.00	
Totals	101.50		11,165.00	
<b>Total Labor</b>				<b>11,165.00 RPR</b>
			<b>Total this Phase</b>	<b>\$11,165.00</b>

-----  
Phase 2 Project Management - Construction

**Professional Services**

	Hours	Rate	Amount	
Engineer 17	20.00	175.00	3,500.00	
Technician 23	1.50	110.00	165.00	
Totals	21.50		3,665.00	
<b>Total Labor</b>				<b>3,665.00 RPR</b>
			<b>Total this Phase</b>	<b>\$3,665.00</b>

**Total this Billing Group \$14,830.00**

-----  
Billing Group C Other Engineering Services  
-----

Phase 6 Materials Testing

**Professional Services**

	Hours	Rate	Amount	
Clerical 5	1.50	73.00	109.50	
Technician 19	2.75	87.00	239.25	
Technician 13	5.50	68.00	374.00	
Totals	9.75		722.75	
<b>Total Labor</b>				<b>722.75 Other Eng.</b>

Modified Proctor Sand	1.0 Test @ 180.00	180.00	
Compressive Strength Concrete Cylinder	4.0 Tests @ 25.00	100.00	
		<b>280.00</b>	<b>280.00</b>

Project	210444	City of Ironwood Water Treatment Plant	Invoice	48747
			<b>Total this Phase</b>	<b>\$1,002.75</b>
			<b>Total this Billing Group</b>	<b>\$1,002.75</b>
			<b>Total this Invoice</b>	<b>\$15,832.75</b>

Authorized By: Jeff Sjoquist  
 Jeffrey Sjoquist

Date: 10-16-23

RPR Total \$14,830  
 Other Eng Total ~~722~~ 1002.75  


---

 15,832.75



**Change Order #1**

**Date:** November 7, 2023

**Contract:** **City of Ironwood 2023 Pavement Marking**

---

The Contract quantities came in higher than estimated in the bidding documents. The revised actual quantities are as per the attached sheet for a Change Order addition of \$11,463.50.

Signed:

\_\_\_\_\_  
City of Ironwood

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

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

## PK CONTRACTING CHANGE ORDER

BID ITEMS	CONTRACT QUANTITIES	CONTRACT UNIT PRICES	PROJECTED CONTRACT COST	TOTAL INSTALLED QUANTITIES	NON CONTRACT UNIT PRICE	REVISED PRICE	DIFFERENCE
WHITE EDGE LINE (FOGLINE) 4"	38000.00	\$0.08	\$3,116.00	49624		\$4,069.17	\$953.17
DOUBLE YELLOW (CENTERLINE) 4"	65000.00	\$0.17	\$11,050.00	82703		\$14,059.51	\$3,009.51
BICYCLE SYMBOLS (VARIOUS SIZES)	25.00	\$44.00	\$1,100.00	24		\$1,056.00	-\$44.00
TURN ARROWS (VARIOUS SIZES)	45.00	\$60.00	\$2,700.00	39		\$2,340.00	-\$360.00
WHITE CROSSWALKS (6INCH)	6500.00	\$0.85	\$5,525.00	8397		\$7,137.45	\$1,612.45
WHITE CROSSWALKS ( 12 WALKS)	1500.00	\$1.15	\$1,725.00	2040		\$2,346.00	\$621.00
SCHOOL ZONE CROSSWALKS ( 12 INCH)	100.00	\$6.05	\$605.00			\$0.00	-\$605.00
WHITE STOP BARS ( 18 INCH)	1800.00	\$1.70	\$3,060.00	2210		\$3,757.00	\$697.00
ONLY TEXT	4.00	\$94.50	\$378.00	5		\$472.50	\$94.50
YELLOW PAINTED CURBING	5000.00	\$1.05	\$5,250.00	4479		\$4,702.95	-\$547.05
CHARGING PARKING STALL	1.00	\$29.00	\$29.00	1		\$29.00	\$0.00
PARKING STALLS	150.00	\$10.00	\$1,500.00	141		\$1,410.00	-\$90.00
WATERBORNE ADA SYMBOL		\$23.00	\$0.00	14		\$322.00	\$322.00
REMOVE 6 INCH LESS	EXTRA NON CONTRACT			5924	\$0.95	\$5,627.80	\$5,627.80
WATERBORNE 4" YELLOW	EXTRA NON CONTRACT			2099	\$0.08	\$172.12	\$172.12
<b>TOTAL</b>			<b>\$36,038.00</b>			<b>\$47,501.50</b>	<b>\$11,463.50</b>

Contract Amount

Rev Contract Amt Change Order 1 Amt





**MAIN OFFICE**  
 1965 Barrett Drive  
 Troy, MI 48084-5372  
**PHONE** 248-362-2130  
**FAX** 248-362-4969

# INVOICE

TO: CITY OF IRONWOOD  
 IRONWOOD MEMORIAL BUILDING  
 213 S MARQUETTE STREET  
 IRONWOOD MI 49938

INVOICE DATE: 1-Nov-23  
 DUE DATE: UPON RECEIPT

**PK INVOICE # 236052-2**  
 CITY OF IRONWOOD 2023 MARKINGS

richardsb@cityofironwood.org

**PAVEMENT MARKINGS**

WORK OF: 6/7, 6/13, AND 8/28/23

LINE NO	DESCRIPTION	PK completed to date	Previously billed	Billing this period	UNIT Price	Due This Period	pymnt's rec'd to date	quantity Due	amount Due
	WATERBORNE 4" WHITE	49,624.00	49,624.00		\$ 0.082	\$ -		49,624.00	\$ 4,069.17
	WATERBORNE 4" DY	82,703.00	82,703.00		\$ 0.170	\$ -		82,703.00	\$ 14,059.51
	EXTRA WATERBORNE 4" YELLOW	2,099.00		<b>2,099.00</b>	\$ 0.082	\$ 172.12		2,099.00	\$ 172.12
	EXTRA REMOVE 6" LESS	5,924.00		<b>5,924.00</b>	\$ 0.950	\$ 5,627.80		5,924.00	\$ 5,627.80
	WATERBORNE BIKE SYMBOLS	24.00		<b>24.00</b>	\$ 44.000	\$ 1,056.00		24.00	\$ 1,056.00
	WATERBORNE TURN ARROWS	39.00		<b>39.00</b>	\$ 60.000	\$ 2,340.00		39.00	\$ 2,340.00
	WATERBORNE 6" WHITE CROSSWALKS	8,397.00		<b>8,397.00</b>	\$ 0.850	\$ 7,137.45		8,397.00	\$ 7,137.45
	WATERBORNE 12" WHITE CROSSWALKS	2,040.00		<b>2,040.00</b>	\$ 1.150	\$ 2,346.00		2,040.00	\$ 2,346.00
	WATERBORNE 12" SCHOOL CW	-		-	\$ 6.050	\$ -		-	\$ -
	WATERBORNE 18" WHITE STOP BARS	2,210.00		<b>2,210.00</b>	\$ 1.700	\$ 3,757.00		2,210.00	\$ 3,757.00
	WATERBORNE ONLY	5.00		<b>5.00</b>	\$ 94.500	\$ 472.50		5.00	\$ 472.50
	WATERBORNE YELLOW CURB PAINT	4,479.00		<b>4,479.00</b>	\$ 1.050	\$ 4,702.95		4,479.00	\$ 4,702.95
	WATERBORNE CHARGING STALL	1.00		<b>1.00</b>	\$ 29.000	\$ 29.00		1.00	\$ 29.00
	WATERBORNE PARKING STALL	141.00		<b>141.00</b>	\$ 10.000	\$ 1,410.00		141.00	\$ 1,410.00
	WATERBORNE ADA SYMBOL	14.00		<b>14.00</b>	\$ 23.000	\$ 322.00		14.00	\$ 322.00
						\$ -			
	<b>EARNED TO DATE</b>	<b>\$ 47,501.50</b>	\$ 18,128.68	<b>EARNED THIS PERIOD</b>		<b>\$ 29,372.82</b>			
	Less payment rec'd	\$ -							
	<b>BALANCE DUE PROJECT</b>	<b>\$ 47,501.50</b>				<b>\$ 29,372.82</b>			<b>\$ 47,501.50</b>



**IRONWOOD**  
MICHIGAN | *Find Your North*

**Change Order #1**

**Date:** November 3, 2023


**Contract:** Lowell St Sidewalk at the HIT 2023

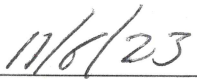
---

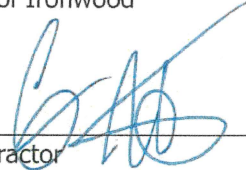
The following changes are hereby modified in the contract:

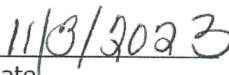
- a. See attached spreadsheet and supporting documentation from Contractor. Total addition is \$6,107.75.

Signed:

  
\_\_\_\_\_  
City of Ironwood

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Contractor

  
\_\_\_\_\_  
Date

Change Order 1 for Lowell St Sidewalk at the HIT 2023

		Original Contract				
Description	Quantity	Units	Unit Price	Price	Revised Quantity	Revised Price
<b>Original Contract items</b>						
Mobilization	1	EA	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00
Traffic Control	1	LS	\$ 500.00	\$ 500.00	1	\$ 500.00
Demo	1	LS	\$ 7,000.00	\$ 7,000.00	1	\$ 7,000.00
Concrete System	1	LS	\$ 40,000.00	\$ 40,000.00	1	\$ 40,000.00
Cut, remove and dispose existing asphalt pavement	260	SF	\$ 10.00	\$ 2,600.00	204	\$ 2,040.00
Backfill, 8" agg base, 4" new asphalt	260	SF	\$ 15.00	\$ 3,900.00	204	\$ 3,060.00
Temporary / Permanent Bracing of Roof Drain Pipe	1	LS	\$ 500.00	\$ 500.00	1	\$ 500.00
Detectable warning plate in sidewalk	1	EA	\$ 500.00	\$ 500.00	0	\$ -
Patch 3'x3' area of the ceiling above boilers	1	LS	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
<b>New Items being added</b>						
Deduct for cleaning			\$ (100.00)		1	\$ (100.00)
CO1 Additions, see attached			\$ 8,107.75		1	\$ 8,107.75
			<b>Original Contract</b>	58,500.00	<b>Revised Contract</b>	64,607.75

Change Order 1 Amount **6,107.75**

Contractor's Summary  
Change Order # 1



E5299 Hannu Road  
Ironwood, MI 49938  
O: 906.932.4314

Project Name: Ironwood Theater Additional Work  
Name: Ruotsala Construction Inc

Date: 11.2.23

Extra Work Description:  
Changes to the work as directed and required

Description	Materials			Labor			Equipment/Unit Prices			Total Cost		
	Item Description	Unit	Qty	Cost Per Unit	Total	Rate	# MH Hours	Total	Eq. Type		Qty	Rate
Waterproofing		LS		\$275.00	\$275.00	\$65.00	10.0	\$650.00				\$0.00
Regrading Reforming Due to meet ADA		SF	1200	\$2.50	\$3,000.00	\$65.00	7.5	\$487.50	Mini Excavator	7.5	\$95.00	\$712.50
Furnish and Install 2 Foam Horizontal		SF		\$0.00	\$0.00	\$0.00		\$0.00				\$0.00
Furnish and Install Vertical Foam		SF	480	\$2.50	\$1,200.00	\$65.00		\$0.00				\$0.00
Electrical Work				\$0.00	\$0.00	\$0.00		\$0.00		1.0	\$850.00	\$850.00
<b>Subtotals</b>					\$4,475.00		17.5	\$1,137.50				\$1,962.50
											Profit 10%	\$717.50
											Contractors Liability Insurance 1.75%	\$71.75
											Performance & Payment Bonds 2%	\$143.50
											<b>Total Change Order</b>	<b>\$8,107.75</b>

NOTES:

**REVISED**  
2:53 pm, Nov 03, 2023

Ruotsala Construction Inc

E5299 Hannu Road  
Ironwood MI 49938

# Invoice

Date	Invoice #
11/3/2023	536632

Bill To

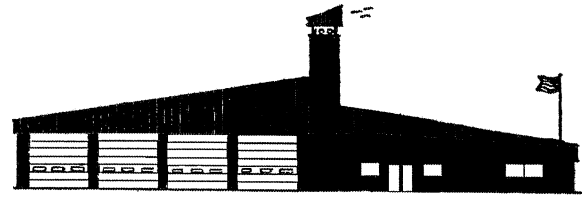
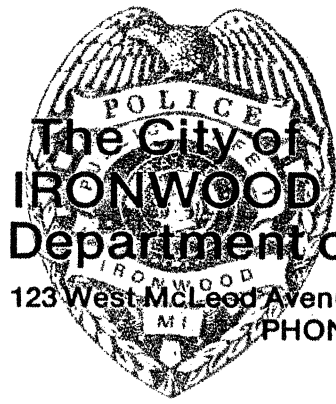
CITY OF IRONWOOD  
213 MARQUETTE ST.  
IRONWOOD, MI 49938

P.O. No.	Terms	Due Date	Account #	Project
	Due on receipt	11/3/2023		
Description	Qty	Rate	Amount	
PAY APPLICATION #2 LOWELL ST. SIDEWALK REPLACEMENT AT HISTORIC IRONWOOD THEATRE SEE SIGNED CONTRACT FOR DETAILS	1	58,500.00	58,500.00	
CHANGE ORDER	1	6,107.75	6,107.75	

Thank you for your business.

<b>Total</b>	\$64,607.75
<b>Payments/Credits</b>	-\$29,250.00
<b>Balance Due</b>	\$35,357.75

Thank you! 😊



**The City of  
IRONWOOD  
Department of Public Safety**  
123 West McLeod Avenue Ironwood, Michigan 49938  
PHONE: 906-932-1234

**Andrew DiGiorgio**  
*Director of Public Safety*

**DATE:** Oct 19, 2023

**TO:** Ironwood City Commission

**SUBJECT:** Adopt Guidelines Allowing PSO Norman to Obtain her Department Issued Service / Duty Weapon upon Retirement

**RECOMMENDATION:**

It is my recommendation that the City Commission authorize the Director of Public Safety to allow PSO Norman to obtain her duty weapon upon honorably retiring in good standing.

**BACKGROUND:**

PSO Norman has notified the city that she will be retiring in Nov 2023. PSO Norman has been a member in good standing with the Department for 21 years. The public interest will continue to be served by strengthening the retiree's community bond and commitment by rewarding her years of faithful service. In addition, the retention of the weapon by honorably retired officers will continue to serve as a deterrent to criminal activity in our community.

**FISCAL:**

The purchase of the weapon will be made by the Ironwood Professional Police Association in the amount of \$1.00.



**To:** Mayor Corcoran and City Commission

**From:** Paul Anderson, City Manager

**Date:** November 10, 2023

**Meeting Date:** November 13, 2023

**Re:** Xcel Easement

---

Xcel Energy is working on a voltage conversion project in the City of Ironwood. One section requiring line relocation to get it away from trees and provide easier access for future maintenance, storm and outage repair crosses City owned property south of the Ironwood Public Safety Building as shown on the attached maps.

Xcel Energy provided the attached easement, which has been approved by the City Attorney.

It is recommended that the Commission approve the maintenance Easement between the City and Xcel Energy.

**EASEMENT FOR ELECTRIC (TRANSMISSION) OR (DISTRIBUTION) LINE**  
(Michigan)

The Grantor City of Ironwood, who resides at 213 S Marquette Street, Ironwood MI 49938,

WHEREAS, the Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **Northern States Power Company**, a Wisconsin corporation (herein referred to as “NSP” or “Grantee”), duly authorized to transact business in the States of Wisconsin and Michigan, with an office at 1414 W. Hamilton Avenue, Eau Claire, Wisconsin 54702-0002, its successors and assigns, the perpetual right, privilege, and easement to: survey, construct, install, mark, inspect, operate, repair, alter, relocate, reconstruct, replace, remove, and maintain its facilities including the necessary poles, wires, guys, supports, conduits, vaults, pedestals, manholes, fixtures, devices, and other facilities and appurtenances (collectively referred to as “Facilities”) necessary for the purpose of conducting electric energy; light; and communication impulses, through, over, under, and across the following described lands, hereinafter called “Easement Area”, situated in the County of Gogebic, State of Michigan, to wit:

As per Exhibit “A” attached hereto and made a part hereof.

Together with the associated rights described above, NSP may: 1) erect reasonable signs for the purpose of monumenting boundaries of the Easement Area, 2) have reasonable ingress and egress for personnel, equipment, and vehicles to and from said Easement Area across the property of Grantor adjacent thereto, 3) trim, cut down, and remove all brush, tress, and overhanging branches now or hereafter existing on said Easement Area or in danger of falling into Easement Area, 4) apply herbicides in accordance with applicable laws, rules and regulations, for tree, and brush control, 5) trim, cut down, and remove trees now and hereafter existing on the property of Grantor located outside of said Easement Area which by falling might interfere or endanger the Facilities, 6) install additional Facilities on the existing structures for the distribution of energy, light, and communication impulses, 7) otherwise conduct, carryout, complete, construct, repair, or any other necessary action within the easement area to aid, assist, or help the Grantee in carrying out Grantee’s purpose as stated within this document.

Grantor shall disclose to NSP any pre-existing waste materials (“Pre-Existing Wastes”), that Grantor knows or reasonably suspects to be present in soils, water (surface or groundwater), vapors or air,

Parcel (s):



whether on, in, above, migrating to or from, or under the Easement Area and any other information that would help NSP assess the risks of working in the area.

NSP shall have the right to perform environmental sampling in the Easement Area at its discretion. If NSP encounters any Pre-Existing Wastes, NSP may stop work and Grantor shall retain its obligations to comply with all applicable laws and regulations related to such wastes. Grantor shall release NSP from any claims or responsibilities related to such Pre-Existing Wastes.

Except as otherwise provided herein between the Grantor and NSP covering the Easement Area, NSP shall pay for all damages to property, grain crops or vegetable crops, fences, livestock, roads, and fields in the Easement Area and adjoining lands of the Grantor that were caused by the construction or maintenance of said Facilities. Claims on account of such damages may be referred to the nearest NSP office. This damage right, as stated in this paragraph, does not apply to the Easement Area for trees, brush, or grass that were cut, trimmed, or removed for maintenance or safety reasons. This damage right, as stated in this paragraph does not apply to fruit bearing trees in the Easement Area.

NSP shall, after installation of the above described Facilities, or after the exercise of any rights granted herein, restore the Easement Area to as near its original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from or used in connection with said installation.

Grantor shall not be responsible for any injury to persons or property by the design, construction or upkeep of the Facilities.

Grantor reserves the right to dedicate and have or permit to be improved, maintained, and used for the purpose of streets, curbs and gutters, sewers, water and underground utilities (hereinafter called "improvements"), the portion of said Easement Area not occupied by the structures supporting NSP's electrical system, provided that said improvements do not in the opinion of NSP, impair the structural or electrical integrity of, or ability to maintain said electric system or materially alter the existing ground elevation; and provided further that all such improvements shall not result in a ground or other clearance of less than the minimum requirements specified by the National Electrical Safety Code or other applicable code or regulation. Grantor, its agents or assigns must submit plans of improvements or other installations within the Easement Area for review, and compliance by NSP prior to installation of the improvements. Grantor also reserves the right to cultivate, use and occupy said Easement Area, in a manner that is not inconsistent with NSP's rights granted herein.

Grantee shall carry a minimum of two million dollars in liability insurance with the policy naming Grantor as an additional insured and furnish proof of such insurance.

Grantee shall indemnify, defend, and hold Grantor harmless from any and all claims for bodily injury including death or property damages and all fees, costs, and expenses including reasonable attorney fees relating to or in any way arising out of Grantee's operations covered by this easement agreement.

The grant of easement herein contained shall also include the right of reasonable temporary use by NSP of Premises of the Grantor(s) adjacent to said Easement Area during construction, repair or replacement of said transmission lines, for additional construction area.

The grant herein contained shall also include the right of NSP from time to time to reconstruct or relocate said electric lines and supporting structures on said Easement Area with changed dimensions and/or to operate at different voltages.

Grantor warrant(s) and represent(s) that Grantor is/are the owner of the above described property and has/have the right to sell and convey an easement in the manner and form aforesaid.

This instrument and the covenants and agreements contained herein are binding upon the Grantor(s) and applicable personal representatives, heirs, successors and assigns and incorporates all agreements and stipulations between parties and that no prior representations or statements, verbal or written, shall modify, add or change the terms hereof.

This transfer is exempt from transfer taxation pursuant to MCLA 207.526 (a) and MCLA 207.505 (a).

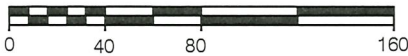
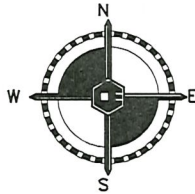
[signatures continue on the next page]





# EXHIBIT B SHEET 1 OF 2 SHEETS

Location: City of Ironwood, MI  
Grantor: City of Ironwood  
See sheet 2 of 2 for descriptions.



1 inch = 80 ft.

BEARINGS BASED ON:  
MICHIGAN STATE PLANE, NORTH ZONE,  
INTERNATIONAL FOOT, WITH  
REFERENCE TO THE SOUTH LINE OF  
SECTION 22 BEING N88°15'48"W.

### CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT SAID SURVEY AND  
THE ABOVE MAP WERE MADE IN ACCORDANCE  
WITH ACCEPTABLE PROFESSIONAL  
STANDARDS AND THAT THE INFORMATION  
CONTAINED THEREON IS, TO THE BEST OF  
MY KNOWLEDGE, INFORMATION AND BELIEF,  
A TRUE AND ACCURATE REPRESENTATION THEREOF.

*Ronald K. Jacobson* 8-28-2023  
RONALD K. JACOBSON, P.S. NO. 4001046671 DATE



CITY OF IRONWOOD  
PARCEL ID: 27-52-22-377-110  
Liber 170, Page 564

SE - SW

P.O.B. OF  
EASEMENT

DUE NORTH  
1065.29'

2534.61' (TOTAL) N88°15'48"W

609.84'

MEANDER  
CORNER  
SECTION 22

SOUTH  
QUARTER  
CORNER  
SECTION 22

THIS MAP DOES NOT NECESSARILY MEET THE "MINIMUM  
STANDARDS OF PRACTICE FOR PROFESSIONAL  
SURVEYING" IN THE STATE OF WISCONSIN.

LINE: PENOKEE PHASE 4  
PARCEL NO: CITY OF IRONWOOD  
PARCEL: SE 1/4 SW 1/4  
SEC. 22, T.47N., R.47W.  
CO.: GOGEBIC

### LEGEND

1. ALL DIMENSIONS ARE IN U.S. FEET.

DATE: 08-16-2023 SHEET 1 OF 2 Job Number: 230294



### COLEMAN ENGINEERING COMPANY

635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-774-3440  
200 EAST AYER STREET • IRONWOOD, MI • PHONE: 906-932-5048

### LINE TABLE

- L1 = N38°43'41"W 31.70'
- L2 = N51°25'22"E 66.81'
- L3 = N46°58'06"E 58.26'
- L4 = S38°41'59"E 13.41'
- L5 = S38°46'49"E 20.67'

N70°06'53"E 106.05'  
N51°25'22"E 129.52'  
100.75'  
S70°06'53"W  
134.56'  
S51°25'22"W  
124.89'  
S51°13'11"W

LOWELL STREET  
60' R/W

Location: City of Ironwood, MI  
Grantor: City of Ironwood

"Property":

Located in the City of Ironwood, Gogebic County, Michigan.  
All that part of the Southeast 1/4 of the Southwest 1/4, Section 22, Township 47 North, Range 47 West, more particularly described as follows:  
Commencing at the one quarter corner common to Sections 22 and 27, Township 47 North, Range 47 West; Thence S89°22'24"W along the line common to Sections 22 and 27 a distance of 568.86 feet; Thence Due North a distance of 966.03 feet to the Point of Beginning;  
Thence N48°55'00"E a distance of 230 feet; Thence N41°05'00"W a distance of 197.00 feet; Thence N48°55'00"E a distance of 93.52 feet to the South Line of the Original Plat of Ironwood; Thence Due West along the Plat line of distance of 117.44 feet; Thence S41°05'00"E a distance of 57.18 feet; Thence S48°55'00"W a distance of 40 feet; Thence N41°05'00"W a distance of 92.05 feet to the South line of the said Original Plat; Thence Due West a distance of 72.97 feet to the southerly right of way line of McLeod Avenue; Thence S48°55'00"W along the southerly right of way line of McLeod Avenue a distance of 180.00 feet; Thence S41°05'00"E a distance of 172 feet; Thence N48°55'00"E a distance of 40.00 feet; Thence S41°05'00"E a distance of 185 feet to the Point of Beginning.

And

Lot 5 and 6, Block 39, of the Original Plat of the City of Ironwood, according to the recorded plat thereof

"Easement Area":

That part of the herein before described "Property", more particularly described as:

Commencing at the South Quarter Corner of Section 22, Thence N88°15'48"W along the South Line of Section 22, a distance of 609.84 Feet; Thence Due North, a distance of 1065.29 Feet to the Point of Beginning of the Easement Description;  
Thence N38°43'41"W, a distance of 31.70 Feet; Thence N70°06'53"E, a distance of 106.05 Feet; Thence N51°25'22"E, a distance of 129.52 Feet; Thence N51°25'22"E a distance of 66.81 Feet; Thence N46°58'06"E, a distance of 58.26 Feet to the West Right of Way Line of Lowell Street; Thence S38°41'59"E along the West Right of Way Line of Lowell Street, a distance of 13.41 Feet; Thence S51°13'11"W, a distance of 124.89 Feet; Thence S38°46'49"E, a distance of 20.67 Feet; Thence S51°25'22"W, a distance of 134.56 Feet; Thence S70°06'53"W, a distance of 100.75 Feet to the Point of Beginning of the Easement Description.

"Summary of Areas":

Total Easement Area = 8332.11 Square Feet, more or less, (0.19 Acres, more or less).



LINE: PENOKEE PHASE 4  
PARCEL NO: CITY OF IRONWOOD  
PARCEL: SE 1/4 SW 1/4  
SEC. 22, T.47N., R.47W.  
CO.: GOGEBIC



COLEMAN ENGINEERING COMPANY

635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-774-3440  
200 EAST AYER STREET • IRONWOOD, MI • PHONE: 906-932-5048







PEN-PHASE4-CITYIRWD  
CITY OF IRONWOOD  
PARCEL ID: 27-52-22-377-050  
Liber 170, Page 564

PEN-PHASE4-CITYIRWD  
CITY OF IRONWOOD  
PARCEL ID: 27-52-22-377-110  
Liber 170, Page 564

PEN-PHASE4-IRWDLAUND  
IRONWOOD CLEANERS AND LAUNDROMAT, INC  
PARCEL ID: 27-52-22-377-040  
Liber 262, Page 615

PEN-PHASE4-ROVELSKY  
LARRY and BLISS ROVELSKY  
PARCEL ID: 27-52-22-377-120  
Liber 521, Page 772

PEN-PHASE4-ROVELSKY  
LARRY and BLISS ROVELSKY  
PARCEL ID: 27-52-22-377-010  
Liber 521, Page 772



**To:** Mayor Corcoran and City Commission

**From:** Tom Bergman, Community Development Director

**Date:** November 8, 2023

**Meeting Date:** November 13, 2023

**Re:** PC-Cases-2023-008 Enbridge purchase of vacant lot on Liberty Street in Industrial Park

---

### **Background**

Enbridge currently owns and operates out of a lot in the Industrial Park located at 501 Easy Street. They have grown out of the space and are looking to build a new pipeline maintenance building. There is one remaining lot in the Industrial park that will fit their needs. The lot is on Liberty Street just to the west of the Xcel Energy facility. Enbridge has performed a survey of the parcel and an appraisal as required by the City Surplus Property Policy. Attached is their letter of intent and concept plan for the lot. Once purchased they will need to go through a site plan approval process with the Planning Commission. The Economic Development Corp. and Planning Commission have reviewed this request and recommend moving forward with the sale. If approved, a development agreement will need to be created that lays out a timeline for the development. If the project isn't developed in that timeframe the property will revert back to the City. The appraisal is attached, however, the City Commission has the authority to set a price on a case by case basis as laid out in the City of Ironwood Surplus Property Policy.

### **Recommendation**

Approve or deny the sale of the Industrial Park property located on Liberty Street as described in attached survey. Buyer is responsible for all closing costs. If approved, authorize City Manager to sign all applicable documents.





**Eric Wegner**  
Advisor, Lands & ROW  
Great Lakes Region

**Enbridge Energy, Limited Partnership**  
3751 Mackinaw Road  
Bay City, MI 48706  
Tel 989-667-2510  
[eric.wegner@enbridge.com](mailto:eric.wegner@enbridge.com)

Letter of Intent

To Whom It May Concern:

Enbridge is looking to build a new Pipeline maintenance building and storage building on Liberty Street within the Ironwood Industrial Park. The larger of the 2 buildings will feature an attached office and shop space for a combined total of approximately 10,000 square feet. The second building will be a storage building and will be approximately 4,000 square feet in size.

Our current facility is located at 501 Easy Street in Ironwood and we are outgrowing the space.

If anyone has any questions, please contact me at the number below.

Respectfully,

**Eric Wegner** SR/WA  
Right of Way Advisor, Lands & Right of Way  
US Operations  
**ENBRIDGE ENERGY**  
3751 Mackinaw Rd.  
Bay City, MI 48706  
(989)667-2510  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect.**

**Attached Shop Space ~7,000sqft**

**Office Parking**

**PLM Office Space ~3,000sqft**

**Equipment Storage ~4,000qft**

**Remaining lot would be used for Equipment Storage and Future Equipment Storage Bldgs.**

52-13-351-100 WAUPACA FOUNDRY, LLC

52-13-351-030 ASOM TRUCKING, INC

52-24-102-330 RIGONI, GREG

LIBERTY ST

COPPER RD

LIBERTY ST

NEWPORT LOCATION

Current GIS Area: 16.20 ac

Parcel Number: 52-13-351-020

Owner Name: CITY OF IRONWOOD

Owner Name 2:

Owner Address:

Owner CSZ:

Property Address: LIBERTY ST

Property Desc: ALL THAT PART OF THE SE 1/4 OF THE SW 1/4

2022 Land Valuation

2022 Assessed Valuation

2022 Structure Valuation

2022 Sales

2021 Sales

2020 Sales

2019 Sales

2018 Sales

2017 Sales

Parcel Centroid Coordinates

Show Photos

Layers & Basemaps

Bing Roads

▲ N

mouse-position  
-90,1225581, 46.4654012

Features Print Options Search

QuickPrint Refresh Clear Show/Hide

Images of Enbridge facility in Bay City.







**APPRAISAL OF**



**THE PROPERTY**

**LOCATED AT:**

Liberty St  
Ironwood, MI 49938

**CLIENT:**

Enbridge Energy C/O Eric Wegner  
3751 Mackinaw Rd  
Bay City, MI, 48706

**AS OF:**

October 2, 2023

**R. T. WILLIAMS AGENCY, INC.**  
**IRONWOOD, MI 49938**

File No. wege01

October 25, 2023

Enbridge Energy C/O Eric Wegner  
3751 Mackinaw Rd  
Bay City, MI, 48706

File Number: wege01

Gentlemen:

In accordance with your request, I have appraised the real property at:

Liberty St  
Ironwood, MI 49938

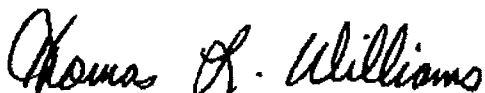
The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of October 2, 2023 is:

\$16,720  
Sixteen Thousand Seven Hundred Twenty Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely yours,



Thomas Williams  
R. T. Williams Agency, Inc.  
Ironwood, MI



# Land Appraisal Report

File No. wege01

**PURPOSE**

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User **Enbridge Energy C/O Eric Wegner** E-mail \_\_\_\_\_

Client Address **3751 Mackinaw Rd** City **Bay City** State **MI** Zip **48706**

Additional Intended User(s) **Parties deemed appropriate by the Client**

Intended Use **The Intended Use is to evaluate the Subject Property for possible purchasing purposes.**

**SUBJECT**

Property Address **Liberty St** City **Ironwood** State **MI** Zip **49938**

Owner of Public Record **City of Ironwood** County **Gogebic**

Legal Description **Sec. 13, T47N, R47W, Prt of SE1/4 of the SW1/4, 8.36 ac To be Split**

Assessor's Parcel # **Part of 52-13-351-020** Tax Year **2022** R.E. Taxes \$ **0.00**

Neighborhood Name **Ironwood Industrial Park** Map Reference **None** Census Tract **9505.00**

Property Rights Appraised  Fee Simple  Leasehold  Other (describe) \_\_\_\_\_

**SALES HISTORY**

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date \_\_\_\_\_ Price \_\_\_\_\_ Source(s) **Reg. of Deeds**

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **The Subject and Comparables were researched for prior Sales or Listings. This research did not reveal any prior Listing, Sale, or Transfer history for the Subject in the past 36 months, and no Sales or Transfers for the Comparables other than those shown in the 12 months prior to the effective date of this appraisal.**

Offerings, options and contracts as of the effective date of the appraisal **City is offering lots in the Industrial Park for \$2,000 per acre. This has been the case for several years and is still the case. Both sales from the city (Comparables 1 & 3 in the sales grid) sold for \$2,000 per acre.**

**NEIGHBORHOOD**

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	1 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	35 Low	1	Multi-Family	1 %
Neighborhood Boundaries	<b>North - Airport Rd; South - Harding Rd; East - Sec 12 Rd; West - US-51.</b>						650 High	140	Commercial		15 %
							90 Pred.	65	Other Indus		13 %

Neighborhood Description **See Attached Addendum.**

Market Conditions (including support for the above conclusions) **In recent years, employment has diversified and stabilized in the local market. Favorable interest rates and financing terms have also had a stabilizing impact on real estate values. It is anticipated that with relatively stable financing availability and employment that this stable trend in the real estate market will continue.**

Dimensions **Irregular** Area **8.36** Shape **Rectangular** View **Ave Rural/Wlds**

Specific Zoning Classification **Industrial** Zoning Description **Industrial**

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe) \_\_\_\_\_

Highest and best use of the subject property **See Attached Addendum.**

**SITE**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street <b>Asphalt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley <b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **2600810005B** FEMA Map Date **07/17/1978**

Site Comments **Site is heavily wooded and slopes up to the south (rear). There are commercial/industrial occupancies on both sides of the Subject and across the street.**

**MARKET DATA ANALYSIS**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	<b>Liberty St Ironwood, MI 49938</b>	<b>Liberty Street Ironwood, MI 49938</b>		<b>852 E. Ayer Street Ironwood, MI 49938</b>		<b>E. Ayer Street Ironwood, MI 49938</b>	
Proximity to subject		0.06 miles NW		0.53 miles SW		0.91 miles SW	
Sales Price	\$ <b>N/A</b>	\$ <b>31,400</b>		\$ <b>3,500</b>		\$ <b>4,614</b>	
Price \$/ Acre	<b>0</b>	<b>2,000</b>		<b>1,750</b>		<b>2,051</b>	
Data Source	<b>Inspec/Reg of Dds</b>	<b>Reg of Deeds</b>		<b>Reg of Deeds</b>		<b>Reg of Deeds</b>	
Date of Sale and Time Adjustment	DESCRIPTION <b>0</b>	DESCRIPTION <b>09/11/2015</b>	+(-) Adjust.	DESCRIPTION <b>05/10/2018</b>	+(-) Adjust.	DESCRIPTION <b>10/16/2013</b>	+(-) Adjust.
Location	<b>Industrial Park</b>	<b>Industrial Park</b>		<b>Industrial Park</b>		<b>Ave Resid</b>	
Site/View	<b>8.36 ac</b>	<b>15.70 ac</b>		<b>2.00 ac</b>		<b>2.25 ac</b>	
	<b>Ave Indus</b>	<b>Ave Indus</b>		<b>Ave Indus</b>		<b>Ave Indus</b>	
	<b>Yr-Rnd Access</b>	<b>Yr-Rnd Access</b>		<b>Yr-Rnd Access</b>		<b>Yr-Rnd Access</b>	
	<b>Utilities Avail</b>	<b>Utilities Avail</b>		<b>Utilities Avail</b>		<b>Utilities Avail</b>	
Sales or Financing Concessions	<b>None</b>	<b>ArmLth</b>		<b>ArmLth</b>		<b>ArmLth</b>	

## Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

## Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions



# Land Appraisal Report

File No. wege01

## Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

### Additional Certifications:

Definition of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Appraisal Institute: The Appraisal of Real Estate, 13th Edition, Page 23:

The most probable price, as of a specified date, in cash or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self interest, and assuming that neither is under duress.

ADDRESS OF THE PROPERTY APPRAISED:

Liberty St  
Ironwood, MI 49938

EFFECTIVE DATE OF THE APPRAISAL: October 2, 2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 16,720

APPRAISER

SUPERVISORY APPRAISER

Signature: \_\_\_\_\_

Name: Thomas Williams

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

## ADDENDUM

Client: Enbridge Energy C/O Eric Wegner

File No.: wege01

Property Address: Liberty St

Case No.:

City: Ironwood

State: MI

Zip: 49938

### Neighborhood Description

Subject Property is located on the south side of Liberty Street in the Ironwood Industrial Park. Neighborhood maintenance is average.

Schools, shopping, and other public amenities are located within 1 - 3 miles of the Subject Property.

Vacant land in the neighborhood consists mainly of forest land and agricultural land. This does not have a negative effect on marketability.

The term "neighborhood" in this report refers to the broader market area rather than a typical suburban neighborhood.

### Highest and Best Use

The Subject's current use is as industrial property and its Highest and Best Use is as a Industrial property because that is its greatest conformity and will bring the highest return. The appraiser used the Highest and Best Use tests described in USPAP in developing the Subject's Highest and Best Use: (1) legally permissible, (2) physically possible, (3) financially feasible, and (4) maximally productive.

### Comments on Sales Comparison

After Careful review of the sales data in the Subject Property's market area, the comparables used are believed to be the best available current sales of similar properties. All are believed to accurately reflect the Subject Property's Market Value.

NOTE: Sales 1 & 3 were sales from the City of Ironwood in the Industrial Park. Comparable 2 was a sale from a private party. Sales 1 & 3 were weighted most heavily @ 35% in the reconciliation of the Sales Comparison Approach to Value. Comparable 2 was weighted @ 30%.

NOTE: The distances between the Subject and Comparables in this report are typical and common in this market area made up of scattered sales in the Industrial Park.

NOTE: There are no freeways or highways in this market area that create artificial barriers or market divisions.

NOTE: All quantifiable adjustments reflected within the grid were derived either from a paired sales analysis of the bracketed sales contained within the report; paired sales within the 1004MC, historical sales analysis retained within the appraiser's work files, discussions with local Realtors in conjunction with the appraiser's geographical competency, and 51 years of experience calculating similar adjustments that are retained within the appraiser's work files, or a combination thereof. Sales concessions, if any, have been adjusted on a market impact basis.

NOTE: No employee, director, officer, or agent of the client, or any other third party acting as a joint venture partner, independent contractor, appraisal Management Company, or partner on behalf of the client has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (client as identified on the first page of the report), or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically.

**SUBJECT PROPERTY PHOTO ADDENDUM**

Client: Enbridge Energy C/O Eric Wegner	File No.: wege01
Property Address: Liberty St	Case No.:
City: Ironwood	State: MI Zip: 49938



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: October 2, 2023  
Appraised Value: \$ 16,720



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**



Client: Enbridge Energy C/O Eric Wegner

File No.: wege01

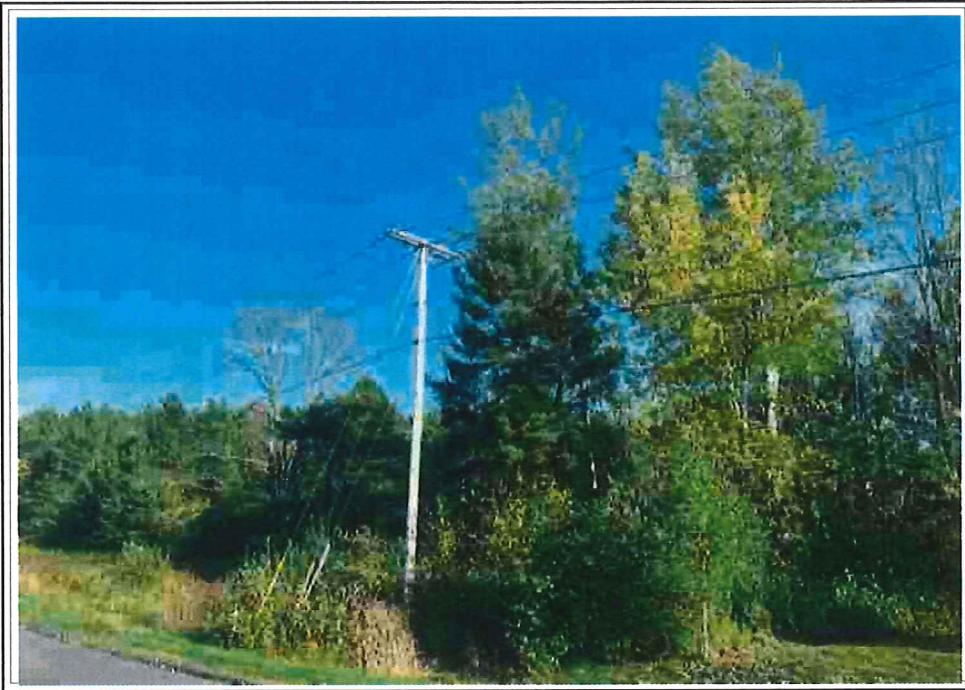
Property Address: Liberty St

Case No.:

City: Ironwood

State: MI

Zip: 49938



Additional View

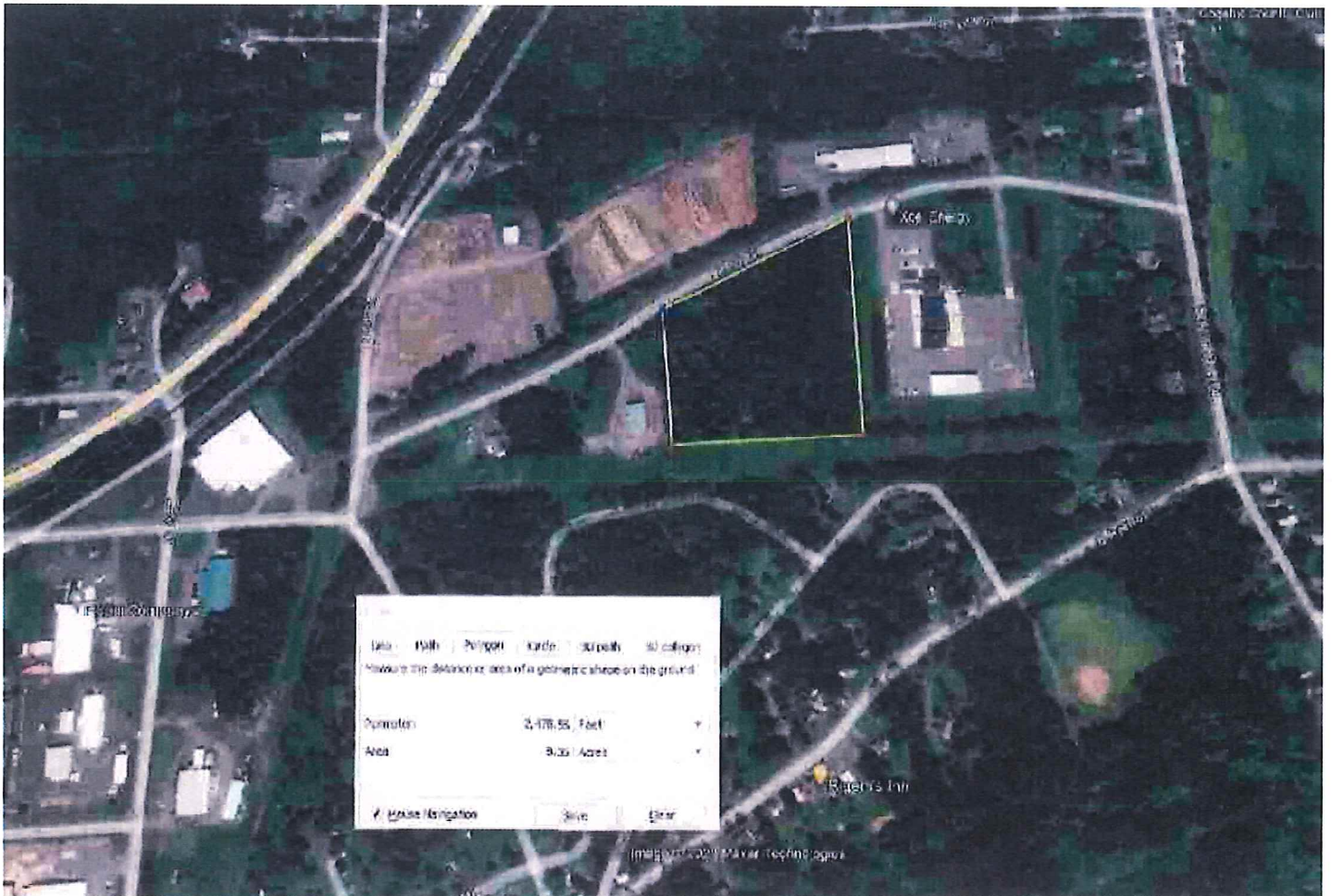


Additional View

PLAT MAP

Client: Enbridge Energy C/O Eric Wegner  
Property Address: Liberty St  
City: Ironwood

File No.: wege01  
Case No.:  
State: MI Zip: 49938





AERIAL MAP

Client: Enbridge Energy C/O Eric Wegner

File No.: wege01

Property Address: Liberty St

Case No.:

City: Ironwood

State: MI

Zip: 49938





LOCATION MAP

Client: Enbridge Energy C/O Eric Wegner  
Property Address: Liberty St  
City: Ironwood

File No.: wege01  
Case No.:  
State: MI  
Zip: 49938



Client: Enbridge Energy C/O Eric Wegner

File No.: wege01

Property Address: Liberty St

Case No.:

City: Ironwood

State: MI

Zip: 49938

GRETCHEN WHITAKER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF PROFESSIONAL LICENSING  
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER LICENSE

THOMAS L WILLIAMS

LICENSE NO.  
1204001393

EXPIRATION DATE  
07/31/2024

22159080643

THIS DOCUMENT IS DULY  
ISSUED UNDER THE LAWS OF  
THE STATE OF MICHIGAN



# CERTIFICATE OF SURVEY

PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4  
OF THE SW 1/4, SECTION 13, T47N-R27W, CITY OF  
IRONWOOD, GOGEBIC COUNTY, MICHIGAN

**RECORD LEGAL DESCRIPTIONS - PARENT PARCEL**

**LIBER 255, PAGE 748**

All of the Southeast Quarter of the Southwest Quarter (SE 1/4-SW 1/4) of Section Thirteen (13), Township Forty-seven (47) North, Range Forty-seven (47) West, containing 40 acres of land more or less, surface by IMC, minerals by KLA.

**AND**

**LIBER 345, PAGE 702**

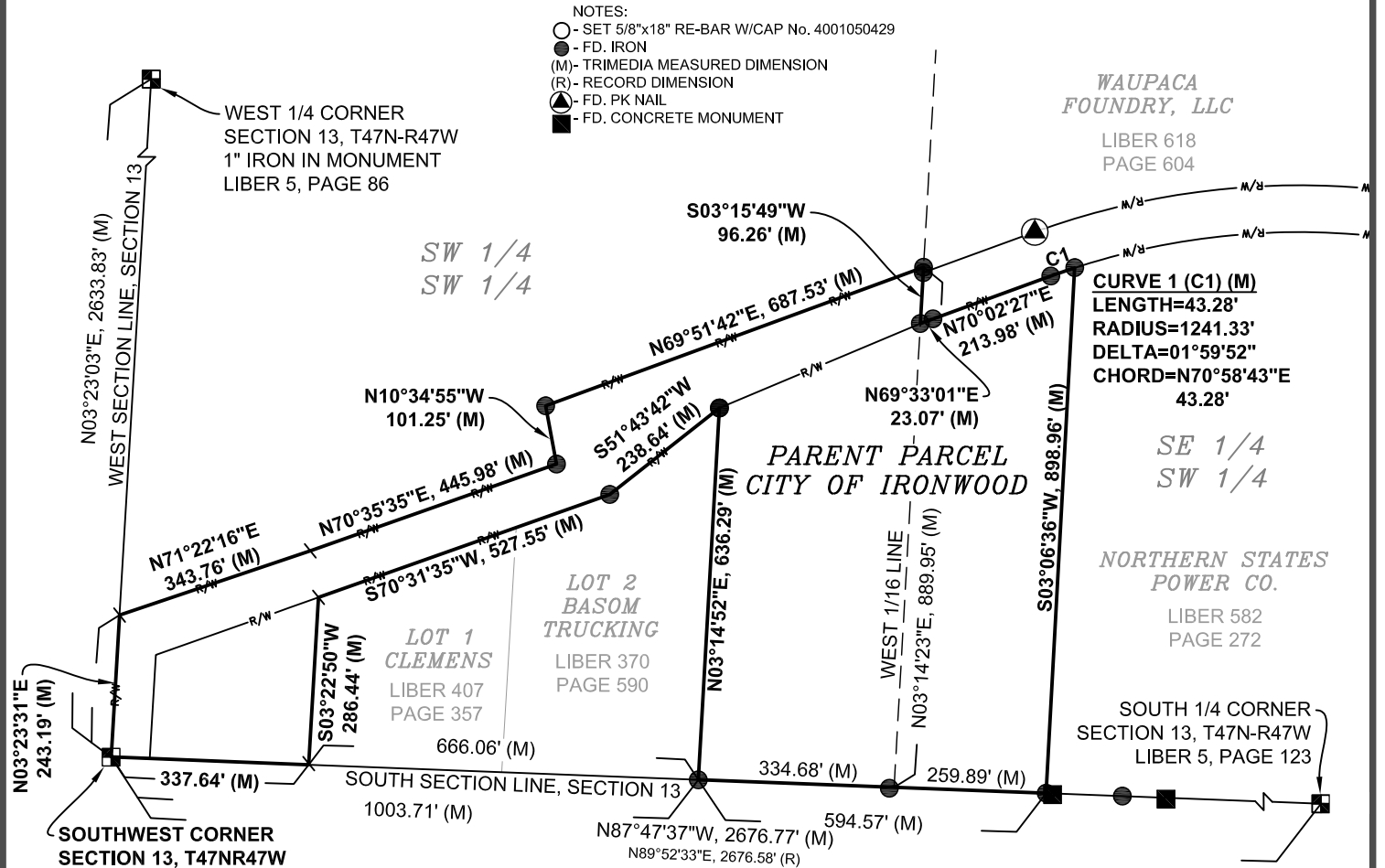
All that certain piece or parcel of land situated and being in City of Ironwood, County of Gogebic and State of Michigan, to wit:

All that part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), Section 13, Township 47 North, Range 47 West, more particularly described as follows:

Commencing at the Section corner common to Section 13, 14, 23 and 24, Township 47 North, Range 47 West, said corner being the POINT OF BEGINNING; thence N01°02'00" East along the West line of said Section 13, also being the West right-of-way of Keweenaw Access Road, 242.73 feet to a point being 10 feet off perpendicular to an existing fence line, (fence line being extended to the said right-of-way); thence North 69°00'38" East paralleling the existing fence line, 343.76 feet; thence North 68°12'26" East paralleling the existing fence line, 446.05 feet; thence North 12°54'15" West paralleling the existing fence line, 101.31 feet to the Northerly right-of-way of the abandoned Street Railway right-of-way; thence North 67°31'29" East along the Northerly right-of-way of the abandoned Street Railway, 687.46 feet to a point on the West 1/16th line of said Section 13; thence S00°53'26" West along the West 1/16th line 890.19 feet to the West 1/16th corner common to Sections 13 and 24; thence South 89°52'33" West along the South line of said Section 13, a distance of 1338.29 feet to the POINT OF BEGINNING. Subject, however, to any and all rights, reservations, restrictions, conditions and easements appearing in the recorded chain of title,

**EXCEPTING:**

Lot 1, Recorded in Liber 407, Page 357, AND Lot 2, Recorded in Liber 370, Page 590.



P:\2023\2023-3490 Enbridge - Liberty Street, Ironwood Survey\Drawings\2023-3490 Enbridge Ironwood Cert of Survey.dwg



830 WEST WASHINGTON STREET  
MARQUETTE, MICHIGAN 49855  
(906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA MARSHALL, MICHIGAN SUPERIOR, WISCONSIN

**SURVEYORS CERTIFICATE:** I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: 1"= 300'	CLIENT: ENBRIDGE
APPROVED BY: SJB	JOB NO.: 2023-3490
DRAWN BY: JBS	DATE: 11/02/2023



NORTH

BEARING BASIS:  
NAD 83 (2011)  
MICHIGAN STATE  
PLANE NORTH (2111)

SEC. TWP. RANGE  
13 47N 47W

MUNICIPALITY:  
CITY OF  
IRONWOOD

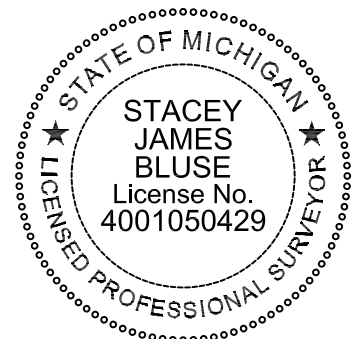
ENCROACHMENTS:  
NONE

SHEET 1 OF 4

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: Stacey J. Bluse  
Stacey J. Bluse, P.S. No. 4001050429

DATE: 11/02/2023



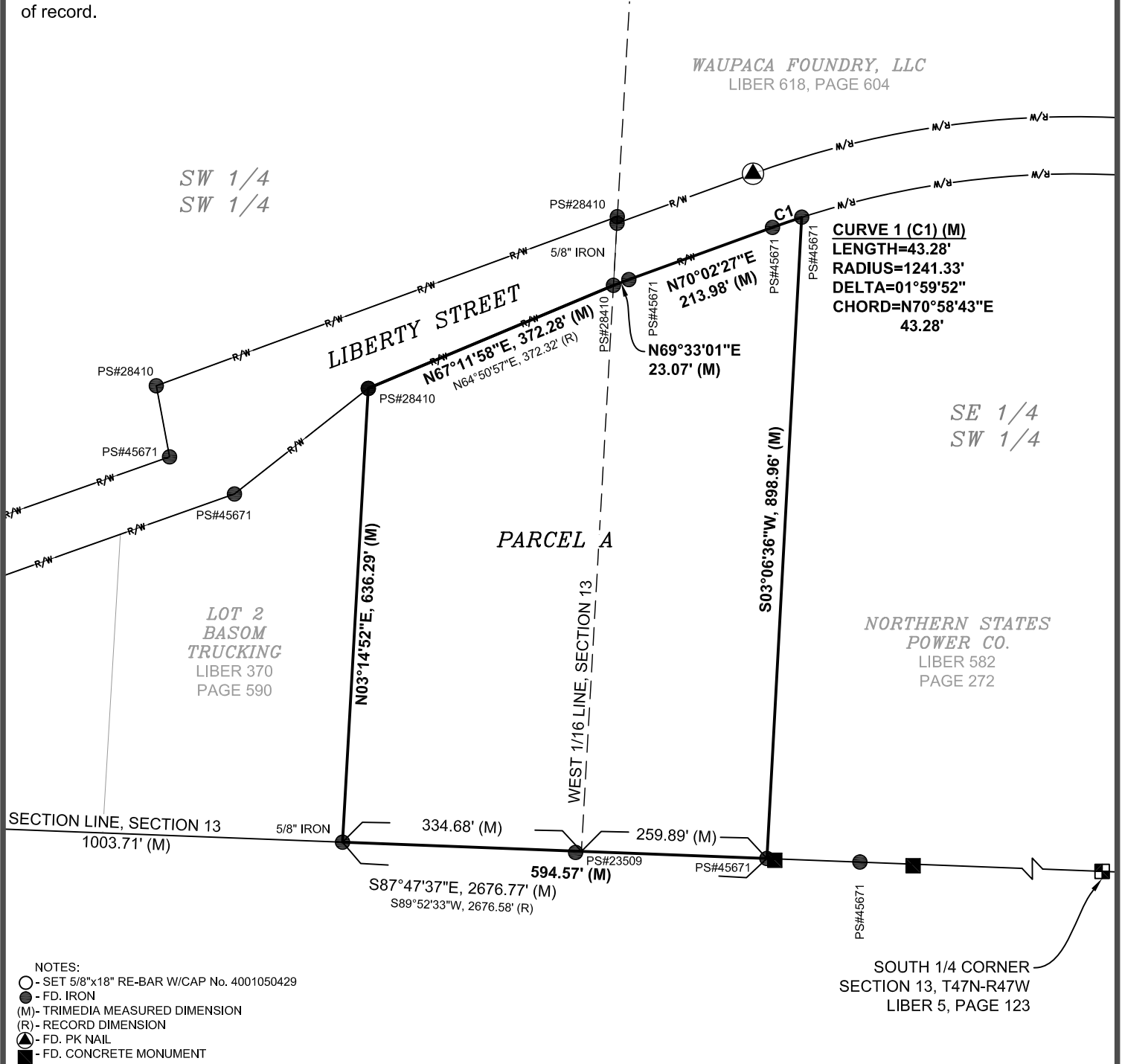
# CERTIFICATE OF SURVEY

PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4,  
SECTION 13, T47N-R27W, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN

## SURVEYED LEGAL DESCRIPTION



### PARCEL "A"

A parcel of land being part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), Section 13, T47N-R47W, City of Ironwood, Gogebic County, Michigan described as: Commencing at the Southwest corner of Section 13; thence S87°47'37"E, 1003.71 feet along the South line of Section 13 to the **Point of Beginning "A"**; thence N03°14'52"E, 636.29 feet to the South right of way line of Liberty Street; thence N67°11'58"E, 372.28 feet along South right of way line to the West 1/16 line of Section 13; thence N69°33'01"E, 23.07 feet along South right of way line; thence N70°02'27"E, 213.98 feet along South right of way line to a curve; thence 43.28 feet along the South right of way line on a curve to the **Right** having a **Radius of 1241.33 feet**, a **Delta angle of 01°59'52"** and a **Chord bearing N70°58'43"E, 43.28 feet** along South right of way line; thence S03°06'36"W, 898.96 feet to the South line of Section 13; thence N87°47'37"W, 594.57 feet along the South line of Section 13 to the **Point of Beginning "A"**, containing **10.525cres** and subject to restrictions, reservations, rights of way and easements of record.



- NOTES:
- - SET 5/8"x18" RE-BAR W/CAP No. 4001050429
  - - FD. IRON
  - (M) - TRIMEDIA MEASURED DIMENSION
  - (R) - RECORD DIMENSION
  - ▲ - FD. PK NAIL
  - - FD. CONCRETE MONUMENT

P:\2023\2023-3490 Enbridge - Liberty Street, Ironwood Survey\Drawings\2023-3490 Enbridge Ironwood Cert of Survey.dwg

 830 WEST WASHINGTON STREET MARQUETTE, MICHIGAN 49855 (906)228-5125  ESCANABA, MICHIGAN   PHOENIX, ARIZONA   MARSHALL, MICHIGAN   SUPERIOR, WISCONSIN	 NORTH	TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC BY: <u>Stacey J. Bluse</u> Stacey J. Bluse, P.S. No. 4001050429 DATE: <u>11/02/2023</u>
	BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)	SEC. TWP. RANGE 13 47N 47W
MUNICIPALITY: CITY OF IRONWOOD	ENCROACHMENTS:  NONE	
SCALE: 1"= 200'	CLIENT: ENBRIDGE	
APPROVED BY: SJB	JOB NO.: 2023-3490	SHEET 2 OF 4
DRAWN BY: JBS	DATE: 11/02/2023	

**SURVEYORS CERTIFICATE:** I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

# CERTIFICATE OF SURVEY

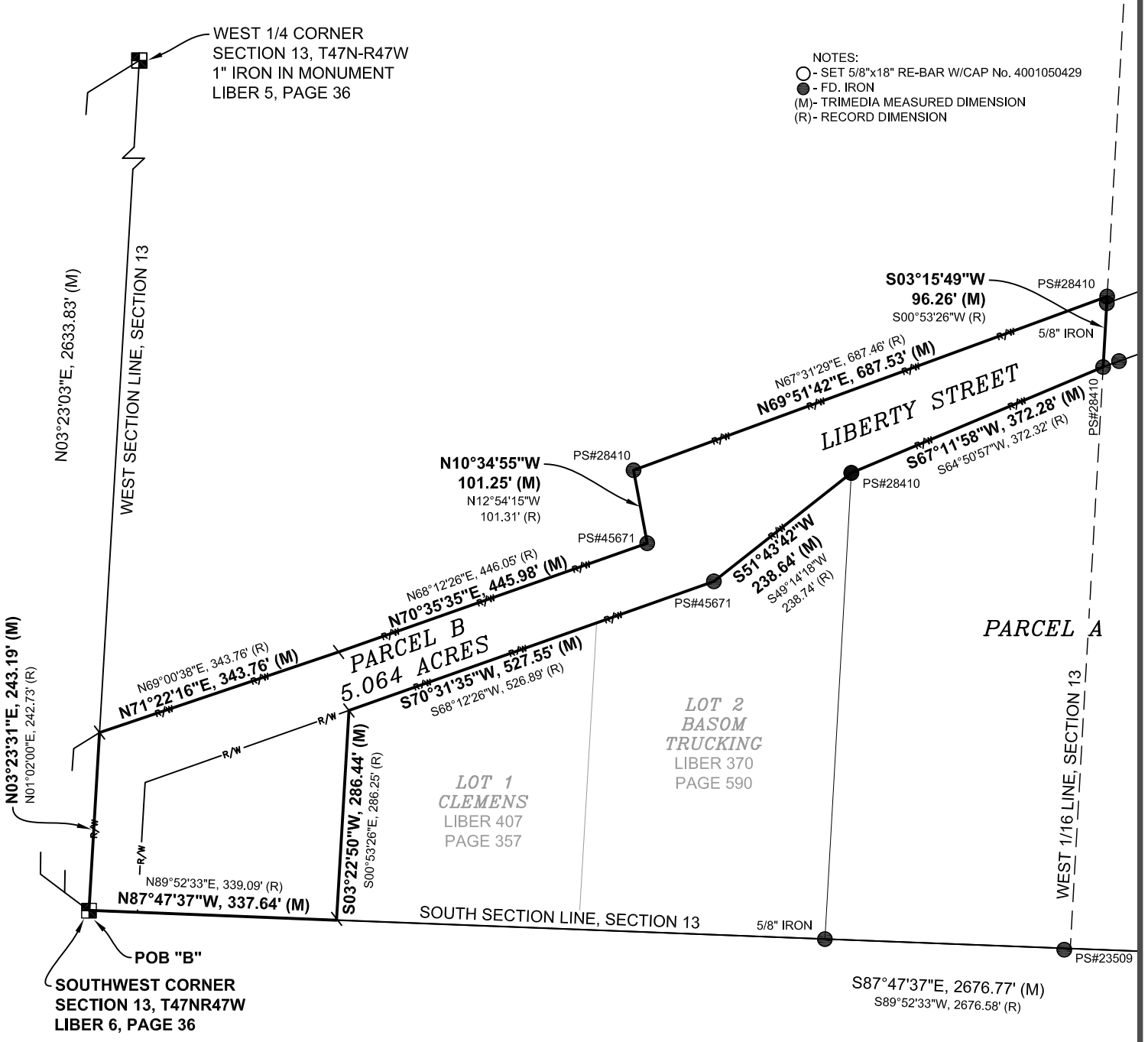
PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4,  
SECTION 13, T47N-R27W, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN

## SURVEYED LEGAL DESCRIPTION




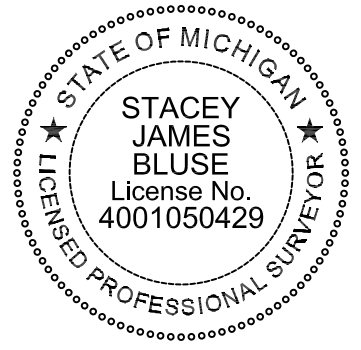
### PARCEL "B" - REMAINDER

A parcel of land being part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), Section 13, T47N-R47W, City of Ironwood, Gogebic County, Michigan described as:

**Beginning** at the Southwest corner of Section 13; thence **N03°23'31"E, 243.19 feet** along the West line of Section 13 and the West right of way line of Liberty Street; thence **N71°22'16"E, 343.76 feet** along North right of way line of Liberty Street; thence **N70°35'35"E, 445.98 feet** along North right of way line; thence **N10°34'55"W, 101.25 feet** along North right of way line; thence **N69°51'42"E, 687.53 feet** along North right of way line to the West 1/16 line of Section 13; thence **S03°15'49"W, 96.26 feet** along the West 1/16 line of Section 13 to the South right of way line of Liberty Street; thence **S67°11'58"W, 372.28 feet** along the South right of way line; thence **S51°43'42"W, 238.64 feet** along the South right of way line; thence **S70°31'35"W, 527.55 feet** along the South right of way line; thence **S03°22'50"W, 286.44 feet** to the South line of Section 13; thence **N87°47'37"W, 337.64 feet** along the South line Section 13 to the **Point of Beginning "B"**, containing **5.064 acres** and subject to restrictions, reservations, rights of way and easements of record.



P:\2023\2023-3490 Enbridge - Liberty Street, Ironwood Survey\Drawings\2023-3490 Enbridge Ironwood Cert of Survey.dwg

 830 WEST WASHINGTON STREET MARQUETTE, MICHIGAN 49855 (906)228-5125  ESCANABA, MICHIGAN   PHOENIX, ARIZONA   MARSHALL, MICHIGAN   SUPERIOR, WISCONSIN	 NORTH	TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC BY:  Stacey J. Bluse, P.S. No. 4001050429 DATE: 11/02/2023
<b>SURVEYORS CERTIFICATE:</b> I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.	BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)	
SCALE: 1"= 200' APPROVED BY: SJB DRAWN BY: JBS	SEC. TWP. RANGE 13 47N 47W  MUNICIPALITY: CITY OF IRONWOOD  ENCROACHMENTS: NONE	
CLIENT: ENBRIDGE JOB NO.: 2023-3490 DATE: 11/02/2023	SHEET 3 OF 4	



## **SURVEYED LEGAL DESCRIPTION**

### **PARCEL "A"**

A parcel of land being part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), Section 13, T47N-R47W, City of Ironwood, Gogebic County, Michigan described as: Commencing at the Southwest corner of Section 13; thence S87°47'37"E, 1003.71 feet along the South line of Section 13 to the **Point of Beginning "A"**; thence **N03°14'52"E, 636.29 feet** to the South right of way line of Liberty Street; thence **N67°11'58"E, 372.28 feet** along South right of way line to the West 1/16 line of Section 13; thence **N69°33'01"E, 23.07 feet** along South right of way line; thence **N70°02'27"E, 213.98 feet** along South right of way line to a curve; thence **43.28 feet** along the South right of way line on a curve to the **Right** having a **Radius** of **1241.33 feet**, a **Delta angle** of **01°59'52"** and a **Chord** bearing **N70°58'43"E, 43.28 feet** along South right of way line; thence **S03°06'36"W, 898.96 feet** to the South line of Section 13; thence **N87°47'37"W, 594.57 feet** along the South line of Section 13 to the **Point of Beginning "A"**, containing **10.525cres** and subject to restrictions, reservations, rights of way and easements of record.

## **SURVEYED LEGAL DESCRIPTION**

### **PARCEL "B" - REMAINDER**

A parcel of land being part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), Section 13, T47N-R47W, City of Ironwood, Gogebic County, Michigan described as: **Beginning** at the Southwest corner of Section 13; thence **N03°23'31"E, 243.19 feet** along the West line of Section 13 and the West right of way line of Liberty Street; thence **N71°22'16"E, 343.76 feet** along North right of way line of Liberty Street; thence **N70°35'35"E, 445.98 feet** along North right of way line; thence **N10°34'55"W, 101.25 feet** along North right of way line; thence **N69°51'42"E, 687.53 feet** along North right of way line to the West 1/16 line of Section 13; thence **S03°15'49"W, 96.26 feet** along the West 1/16 line of Section 13 to the South right of way line of Liberty Street; thence **S67°11'58"W, 372.28 feet** along the South right of way line; thence **S51°43'42"W, 238.64 feet** along the South right of way line; thence **S70°31'35"W, 527.55 feet** along the South right of way line; thence **S03°22'50"W, 286.44 feet** to the South line of Section 13; thence **N87°47'37"W, 337.64 feet** along the South line Section 13 to the **Point of Beginning "B"**, containing **5.064 acres** and subject to restrictions, reservations, rights of way and easements of record.