

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



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# IRONWOOD

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AGENDA  
REGULAR IRONWOOD CITY COMMISSION MEETING  
MONDAY, DECEMBER 11, 2023

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

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

**ZOOM OPTION AVAILABLE FOR THE PUBLIC**

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

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**PUBLIC HEARING**  
**5:25 P.M.**

1. Open Public Hearing.
2. Public Hearing: To hear comment on Ordinance Number 546, an Ordinance to vacate the Superior Street right of way between Francis Street and Cloverland Drive.
3. Close Public Hearing.

**REGULAR MEETING**  
**5:30 P.M.**

- A. Regular Meeting Called to Order.  
Pledge of Allegiance to the United States of America.
- B. Recording of the Roll.
- C. Approval of the Consent Agenda. \*  
*All items with an asterisk (\*) are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*

\*1) Approval of Minutes:

- a. Regular City Commission Meeting Minutes of November 27, 2023.
- b. Special City Commission Meeting Minutes of November 29, 2023.



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



\*2) Review and Place on File:

- a. Planning Commission Meeting Minutes of September 7, 2023.
- b. Planning Commission Meeting Minutes of November 2, 2023.
- c. Planning Commission Special Meeting Minutes of November 16, 2023.
- d. Economic Development Committee Meeting Minutes of November 1, 2023.

D. Approval of the Agenda.

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

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

**OLD BUSINESS**

G. Discuss and consider approval of the Rural Development Pay Package #5 in the amount of \$492,745.41 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize Mayor to sign all applicable documents.

H. Discuss and consider approving Change Order #2 for CD Smith, which is an increase of \$11,766.56 for the Water Treatment Plant Phase I Project.

**NEW BUSINESS**

I. Discuss and consider the Ironwood Area Schools donation of the Norrie School property to the City.

J. Discuss and acknowledge introduction of Ordinance Number 546, an Ordinance to vacate the Superior Street right of way between Francis Street and Cloverland Drive.

K. Discuss and consider authorizing City Staff to go out for bids for the following projects:

- a. 2024 Curry Park Electrical Upgrade
- b. 2024 Curry Park Site Amenities
- c. 2024 Asphalt Patching
- d. 2024 Concrete Patching
- e. 2024 Crack Sealing
- f. 2024 Pavement Striping
- g. 2024 Road Improvements
- h. 2024 Tub Grinding at the Compost Site
- i. 2024 Cemetery Grass Cutting
- j. 2024 Jessievile Water Tank Maintenance Work

L. Discuss and consider the City Employee Gratuity for the Holiday Season.

M. Mayor's Appointments.

N. Manager's Report.

O. Other Matters.

P. Adjournment.

## Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on November 27, 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, Korpi, Mildren, Semo, and Mayor Corcoran

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of November 13, 2023.

2) Review and Place on File:

a. Pat O'Donnell Civic Center Special Meeting Minutes of October 12, 2023.

b. Carnegie Library Board Meeting Minutes of October 17, 2023.

c. Parks and Recreation Committee Meeting Minutes of August 7, 2023.

d. Parks and Recreation Committee Meeting Minutes of October 2, 2023.

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

D. Approval of the Agenda.

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

E. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

*Motion was made by Semo, seconded by Mildren, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending October 31, 2023, and the Cash and Investment Summary Report for October 2023.*

F. Approval of Monthly Check Register Report.

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

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

Michael Meyer, Executive Director of the Chamber of Commerce, spoke in favor of Agenda Item O, encouraging the Commission to proceed forward with adopting Ordinance Number 545. Mr. Meyer's stated he worked for several years on the Downtown Development and Tax Increment Finance Plan and said approval of the Plan is imperative for Cinnaire Solutions to apply for funding to develop property in our Downtown District.

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 approving Change Order #2, for Jakes Excavating, which is an increase of \$463.50 for the Lead Service Line Replacement Project.

*Motion was made by Mildren, seconded by Andresen, to approve Change Order #2, for Jakes Excavating, which is an increase of \$463.50 for the Lead Service Line Replacement Project. Unanimously passed by roll call vote.*

J. Discuss and consider approval of Payment #1, for Jake’s Excavating, in the amount of \$74,590.16 for the Lead Service Line Replacement Project and authorize Mayor to sign all applicable documents.

*Motion was made by Mildren, seconded by Korpi, to approve Payment #1, for Jake’s Excavating, in the amount of \$74,590.16 for the Lead Service Line Replacement Project and authorize Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approval of a proposal from Fahrner Excavating for the use of the Compost Site as a Commercial Snow Dump requiring a \$500.00 deposit for the 2023-2024 Winter Season.

*Motion was made by Semo, seconded by Andresen, to approve the proposal from Fahrner Excavating for the use of the Compost Site as a Commercial Snow Dump requiring a \$500.00 deposit for the 2023-2024 Winter Season. Unanimously passed by roll call vote.*

**NEW BUSINESS**

L. Discuss and consider approving the 2024 Summer Tax Collection Agreement with the Gogebic Ontonagon Intermediate School District Board and authorize the City Treasurer/Finance Director to sign.

*Motion was made by Mildren, seconded by Semo, to approve the 2024 Summer Tax Collection Agreement with the Gogebic Ontonagon Intermediate School District Board and authorize the City Treasurer/Finance Director to sign. Unanimously passed by roll call vote.*

M. Discuss and consider sale of property at 238 E. Ayer Street.

*A brief discussion on the sale of property at 238 E. Ayer Street took place. There was a question with property addresses, and how many lots were being requested to sell. It was the consensus of the Commission to move forward with obtaining an appraisal of two adjacent properties that are currently being leased to UP-in Smoke barbecue for future consideration of selling the property.*

N. Discuss and consider sale of property at 205 W. Aurora Street.

*Motion was made by Mildren, seconded by Semo, to approve the sale of property at 205 W. Aurora Street for \$115,000 as described in the Purchase Agreement between Cinnaire Solutions and the City of Ironwood. Unanimously passed by roll call vote.*

O. Discuss and consider introduction of Ordinance Number 545, an Ordinance to adopt the Ironwood Downtown Development and Tax Increment Finance Plan.

*Motion was made by Semo, seconded by Mildren, and carried, to acknowledge the introduction of Ordinance Number 545, an Ordinance to adopt the Ironwood Downtown Development and Tax Increment Finance Plan, and schedule a Special Meeting for Wednesday, November 29, 2023 at 4:30 PM to take action on Ordinance Number 545.*

P. Discuss and consider approving a 5-year agreement with Axon for Public Safety Body Cameras in the amount of \$8,990.84/yr.

*Motion was made by Andresen, seconded by Korpi, to approve a 5-year agreement with Axon for Public Safety Body Cameras in the amount of \$8,990.84/yr. Unanimously passed by roll call vote.*

Q. Discuss and consider declaring Department of Public Works Equipment as Surplus, approving the sale of Surplus Equipment and authorizing advertisement to bid.

*Motion was made by Mildren, seconded by Semo, to declare the following equipment as surplus equipment, authorize the sale of the equipment and set the minimum bids:*

<i>DESCRIPTION OF EQUIPMENT</i>	<i>Minimum Bid Amount</i>
<i>1979 Oshkosh 2-Man Plow truck w/wing</i>	<i>\$3,000</i>
<i>2002 Case 580 Super M Backhoe</i>	<i>\$12,000</i>
<i>2007 Sterling Vactor truck</i>	<i>\$30,000* min. bid approved 8/28/23</i>
<i>Everady walk behind saw</i>	<i>\$50</i>
<i>Almar power roller</i>	<i>\$50</i>
<i>MB walk behind powered broom</i>	<i>\$1,200</i>
<i>Ground Pounder GP4000 Compactor Honda Engine</i>	<i>\$50</i>
<i>Ground Pounder Compactor Subaru Engine</i>	<i>\$50</i>
<i>QTY:3 Homelite 3" trash pumps</i>	<i>\$50 each</i>
<i>CHE 3" diaphragm pump</i>	<i>\$50</i>

R. Consider appointments to the Gogebic-Iron Wastewater Authority and Board for a two-year term, expiring June 30, 2025.

Mayor Corcoran reappointed Bob Tervonen and Paul Anderson to the Gogebic-Iron Wastewater Authority Board for a two-year term, expiring June 30, 2025.

*Motion was made by Semo, seconded by Mildren, and carried, to approve the Mayor's reappointments of Bob Tervonen and Paul Anderson to the Gogebic-Iron Wastewater Authority Board for a two-year term, expiring June 30, 2025.*

S. Manager's Appointment.

City Manager Paul Anderson appointed Steve Lunday to the Ironwood Housing Commission for a 5-year term, expiring on June 30, 2028.

***Motion** was made by Semo, seconded by Mildren, and carried, to approve the Manager's appointment of Steve Lunday to the Ironwood Housing Commission for a 5-year term, expiring on June 30, 2028.*

T. City Manager's Report.

*City Manager Paul Anderson provided the following verbal updates:*

*Manager Updates*

- *Mother nature finally turned on the winter switch these last 24 hours. The warm weather has helped projects go late into fall conditions. This has been good for construction but unfortunate for winter sports and our winter tourism economy.*
- *I hope everyone is having a good time during hunting season. Sounds like it's been a tough year for the deer harvesting. Hopefully next year is goes better.*
- *City Deer Hunt starts again on 12/1 and continues through 12/31. We currently have 9 hunters participating and three does have been harvested thus far.*
- *Hopefully everyone had a good Thanksgiving last week. With Christmas falling on a City Commission night, the second meeting in December will be held on 12/27.*
- *I mentioned the winter sports:*
  - a. *the large snowmobile sno-cross race at Mt Zion on December 15-17th. I understand that Mt Zion started making snow last Friday and now that Mother Nature is helping with some natural snow, organizers are planning on the event as expected. This 3 day event is slated to bring in thousands of people to the area, so everyone is excited for a great event.*
  - b. *The ski hills are also making snow and rumor is some of them may be opening this weekend.*
- *The compost site is now closed for the season.*
- *Mt Zion access drive is closed for the season.*
- *The Cemetery is closed for burials for the season.*
- *Reminder from Republic Services who does our garbage pickup: please place carts in your cleared driveway with accessible cart spacing. Do not have them buried in the snowbank or on top of the snowbank, too far into your driveway, or too far out into the road, or your garbage will not be picked up. The schedules throughout the holidays are planned to remain the same as normal. Any changes and the City will put out notice.*
- *Jack Frost Festival continues this weekend with the Jack Frost Parade! We have 38 units participating in the parade and all the 10,000 raffle tickets are sold.*
- *Friday night check out the Frost Friday event with a Vendor Crawl downtown Ironwood from 330 to 6:30 PM. Check out the Chambers website or Facebook page for more event information, as there is stuff happening many days a week for the next month.*
- *Santa's Headquarters is in their 18th year of providing support to those in need of gifts for their children at Christmas. The deadline to return gifts is December 1, 2023. The Memorial Building has tags and is a drop point for gifts.*

- *SISU registration is closed. Congratulations to all of us racers who are registered and best of luck with your abbreviated training schedule over the next 5 weeks!*
- *The City staff would like to congratulate and thank Sheryl Norman from her retirement from IPSD after 21 years of dedicated service. Her last day was last week.*
- *This Thursday is Tim Pertile's last day of work for the City of Ironwood before he begins his retirement after 17 years of service. Tim most recently served as the City's Water Plant operator and has done an excellent job in running the plant, cleaning things up at the Pump station and keeping the plant running until this new plant can get brought online in a few more years. Tim has been training in Bill Tregembo for the past several months to take over his role in operating the water plant.*

#### *Engineering Updates*

- *Phase 1 of the water plant project continues with CD Smith Construction. Concrete pours are continuing almost daily the last couple weeks. One of the main slabs of 75 CY of concrete is being poured this week on Wednesday.*
- *The \$3MIL lead service line replacement project continues with Jakes. They have done about 57 addresses so far and plan to perform 1-2 per day until winter snow conditions set in.*
- *I'm making some good progress on the Curry Park electrical project. The CT cabinet is a long lead time item that I am ordering now so it will be here mid-summer next year. We will be bidding the rest of the project out once the DNR approves the bid specs. That should happen in Dec and January.*
- *I had a meeting on Phase 2 of the water plant design w/ HDR last week. We hope to have a contract for you to approve in December. Design will occur from January through March, bidding April and May. Then construction will have to wait until Phase 1 construction wraps up by June of 2025. Phase 2 construction would be June 2025- Fall 2026.*

#### U. Other Matters.

Commissioner Semo mentioned that the Miner's Trail was rolled for the first time yesterday and the trails are already seeing some early use.

Commissioner Mildren gave a shout out to the local businesses who continue to take part in the First Friday events. He also commented on the great work by both the Historic Ironwood Theatre and Theatre North with their shows.

#### V. Adjournment.

***Motion*** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:24 P.M.

Kim S. Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

### **Proceedings of the Special Ironwood City Commission Meeting**

A Special Meeting of the Ironwood City Commission was held on Wednesday, November 29, 2023 at 4:30 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

The purpose of the special meeting was to discuss and consider the following items:

1. Ordinance Number 545, an Ordinance to adopt the Ironwood Downtown Development and Tax Increment Finance Plan.
2. The Gogebic County Land Bank Access and Demolition Agreement as a condition of the State Lane Bank Grant and authorize the City Manager to sign.

A. Mayor Corcoran called the Special Meeting to Order at 4:30 P.M.

B. Recording of the Roll.

PRESENT: Commissioners Korpela, Semo, and Mayor Corcoran.

ABSENT: Commissioners Andresen (*excused*)

*Motion was made by Mildren, seconded by Semo, and carried, to excuse Commissioner Andresen.*

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

Michael Meyer, Executive Director of the Chamber of Commerce, spoke in favor of Agenda Item D, encouraging the Commission to proceed forward with adopting Ordinance Number 545.

D. Discuss and consider Ordinance Number 545, an Ordinance to adopt the Ironwood Downtown Development and Tax Increment Finance Plan.

*Motion was made by Mildren, seconded by Semo to adopt Ordinance Number 545, an Ordinance to adopt the Ironwood Downtown Development and Tax Increment Finance Plan. Unanimously passed by roll call vote.*

E. Discuss and consider the Gogebic County Land Bank Access and Demolition Agreement as a condition of the State Lane Bank Grant and authorize the City Manager to sign.

*Motion was made by Semo, seconded by Mildren, to approve the Gogebic County Land Bank Access and Demolition Agreement as a condition of the State Lane Bank Grant and authorize the City Manager to sign. Unanimously passed by roll call vote.*

F. Adjournment.

*Motion was made by Semo, seconded by Korpi, and carried to adjourn the meeting at 4:46 P.M.*

Kim S. Corcoran, Mayor

Jennifer L. Jacobson, City Clerk





**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, September 7, 2023**

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A Regular Meeting of the Planning Commission was held on Thursday, September 7, 2023 in the City of Ironwood Memorial Building Women’s Club Room.

1. Call to Order: Vice-Chairman Jenkins called the meeting to Order at 6:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey		X	X	
Scott Bissell	X			
Stephanie Holloway		X	X	
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Vacant				
David Andresen ex-officio, non-voting member		X	X	
	<b>4</b>	<b>3</b>		

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

3. Approval of the July 6, 2023 Meeting Minutes.

**Motion by Spence to approve the Meeting Minutes. Second by Bissell. Motion Carried 4 to 0.**

4. Approval of the Agenda:

**Motion by Silver to approve the Agenda amended agenda. Second by Spence. Motion Carried 4 to 0.**

5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): None.

6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): None.

7. Items for Discussion and Consideration.

A. Request by Rize UP for Site Plan Extension on Grow Facility for 18 months: Bergman presented the site plan extension request. The Commission asked about other businesses that had site plan extensions. If the extension isn't granted, Rize UP retail facility won't be in compliance.

**Motion by Spence to approve an extension of 18 months for the grow facility. Second by Silver. Motion Carried 4 to 0.**

B. High Profile (QPS Holdings) Sign approval: Director Bergman presented the site plan.

**Motion by Silver to approve the sign changes as presented in the new site plan. Second by Bissell. Motion Carried 4 to 0.**

C. Site Plan Change RaushCo Microbusiness-green space and loading dock location: Director Bergman presented the plan change. Ken Raush discussed the reason for the request. Bergman discussed snow storage and that the plan meets the 10% requirement.

D. Review of Dog Ordinance: Director Bergman introduce the issue. Spence talked about some issues to the ordinance that need to be changed and some potential next steps. Getting community members together with public safety, animal control, and the animal shelter to review changes to the ordinance and changes to enforcement.

E. Social District Discussion: Director Bergman presented the concept. Staff will research other plans. Angle parking and one-way streets in downtown was discussed to create a more pedestrian friendly area.

F. PC-Case 023-005 – Review of Alley Vacation request at 117 N Hemlock Street: Director Bergman presented the request.

**Motion by Silver to recommend to the City Commission to approve the request. Second by Spence. Motion Carried 4 to 0.**

G. Zoning Ordinance discussion on fence height requirements: Director Bergman presented the issue. Staff will move forward with modifying the ordinance language to change fence height limits to 7' from grade.

H. Comprehensive Plan Implementation Status of Priority Action Items.

I. Strategy 4.2 Prepare a Wayfinding Master Plan: No update.

II. Downtown Development Plan and TIF Plan Project: The TIF plan numbers have changed and will be adopted soon.

8. Other Business: None.

9. Next Meeting: Thursday, October 5, 2023 at the Ironwood Memorial Building.

10. Adjournment:

**Motion by Silver to adjourn the meeting. Second by Spence. Motion carried 4 to 0.**

Adjournment at 7:07 p.m.

Respectfully submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant



**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, November 2, 2023**

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A Regular Meeting of the Planning Commission was held on Thursday, November 2, 2023 in the City of Ironwood Memorial Building Women’s Club Room.

1. Call to Order: Chair Davey called the meeting to Order at 6:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell	X			
Stephanie Holloway	X			
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Vacant				
David Andresen ex-officio, non-voting member	X			
	<b>7</b>	<b>0</b>		

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

3. Approval of the September 7, 2023 Meeting Minutes.

**Motion by Silver to approve the Meeting Minutes. Second by Bissell. Motion Carried 6 to 0.**

4. Approval of the Agenda:

**Motion by Jenkins to approve the Agenda. Second by Spence. Motion Carried 6 to 0.**

5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): None.

6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): Damar Jackson from frosted lakes asked for any updates for additional marijuana licenses.

7. Items for Discussion and Consideration.

A. Sale of Surplus Property at 238 E. Ayer Street: Nate Price addressed the Commission and presented his proposed site plan for consideration. The Commission asked about how many food trucks can be located on the site, timeframe for completion, appraisal process, surplus property sale process, and the future taxes.

**Motion by Silver to recommend to the City Commission to sell the property. Second by Bissell. Motion Carried 6 to 0.**

B. Norrie School lot Purchase: Director Bergman presented the map of the site. The intention would be to pursue housing development on this location.

**Motion by Silver to recommend to the City Commission to purchase the property. Second by Jenkins. Motion Carried 6 to 0.**

C. Purchase of Vacant Industrial Park Lot on Liberty Street by Enbridge: Director Bergman presented the letter along with the site plan. Eric Wegner from Enbridge addressed the Commission. The EDC also recommended to the City Commission to recommend the sale.

**Motion by Silver to recommend to the City Commission to sell the property to Enbridge. Second by Spence. Motion Carried 6 to 0.**

D. PC-Case 023-009 – Review of Street Right-of-Way Vacation request, Superior Street: Director Bergman presented the parcel map.

**Motion by Bissell to approve the request. Second by Holloway. Motion Carried 6 to 0.**

E. RauchCo Sign Approval: Director Bergman presented the site plans.

**Motion by Spence to approve the sign. Second by Jenkins. Motion Carried 6 to 0.**

F. Site Plan Extension Three Twins: Director Bergman presented the request for extension. Ben Thompson addressed the Commission to explain the need for the request. Josh from the businesses discussed a signed letter of intent from investors. The Commission already issued a six-month extension but has the option to issue an extension up to 12 more months.

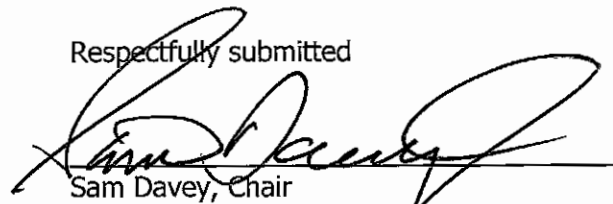
**Motion by Bissell to grant an extension to November 2nd 2024. Second by Spence. Motion Carried 6 to 0.**

8. Other Business: Next meeting is a special meeting.
9. Next Meeting: Thursday, November 16, 2023 at 6:00 p.m. at the Ironwood Memorial Building.
10. Adjournment:

**Motion by Jenkins to adjourn the meeting. Second by Holloway. Motion carried 6 to 0.**

Adjournment at 6:37 p.m.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Sam Davey", written over a horizontal line.

Sam Davey, Chair

A handwritten signature in black ink, appearing to read "Tim Erickson", written over a horizontal line.

Tim Erickson, Community Development Assistant



**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, November 16, 2023**

---

A Regular Meeting of the Planning Commission was held on Thursday, November 16, 2023 in the City of Ironwood Memorial Building Women’s Club Room.

1. Call to Order: Chair Davey called the meeting to Order at 6:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell	X			
Stephanie Holloway	X			
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Vacant				
David Andresen ex-officio, non-voting member	X			
	<b>7</b>	<b>0</b>		

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

3. Approval of the November 2, 2023 Meeting Minutes.

**Motion by Silver to approve the Meeting Minutes. Second by Bissell. Motion Carried 6 to 0.**

4. Approval of the Agenda:

**Motion by Jenkins to approve the Agenda. Second by Spence. Motion Carried 6 to 0.**

5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): Gianni Badami 245 E. Pine St. – Addressed the Animal Control Ordinance and asked for

a change to the barking ordinance and tying the noise requirement to later in the evening or earlier in the morning. He is asking for specificity within the ordinance.

6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): None.

7. Items for Discussion and Consideration.

A. Public Hearing: PC Case-2023-012 Site Plan Review for Apartment building at 205 W Aurora Street: Davey read the public comment procedures and opened up for public comment. There was no public comment.

Director Bergman introduced the project and the applicant went over the site plan.

**Motion by Bissell to approve the site plan. Second by Jenkins. Motion Carried 6 to 0.**

B. Statue approval and parking for Higher Love: The applicant presented the site plan.

**Motion by Silver to approve the statue and parking. Second by Spence. Motion Carried 6 to 0.**

C. PC-Case 023-010 – Zoning Ordinance Amendment for Fences and Snow Storage: Director Bergman discussed the reason for an amendment.

**Motion by Jenkins to set public hearing date for the January meeting. Second by Silver. Motion Carried 6 to 0.**

D. Animal Control Ordinance: Director Bergman asked the Commission for their input. Spence asked about looking at other communities along with asking Public Safety to address any questions. He would like the public to know their responsibility. The Commission discussed doing some public listening sessions. Holloway asked for better clarity throughout the ordinance and brought up rabies section as an example. A survey can be made and sent out by social media.

8. Other Business: None.

9. Next Meeting: Thursday, December 7, 2023 at 6:00 p.m. at the Ironwood Memorial Building.

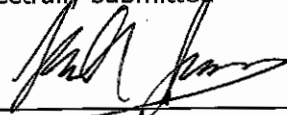
10. Adjournment.

**Motion by Jenkins to adjourn the meeting. Second by Spence. Motion carried 5 to 0.**

Adjournment at 6:55 p.m.

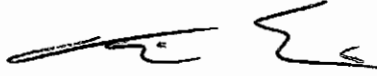


Respectfully submitted



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Sam Davey, Chair



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Tim Erickson, Community Development Assistant



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

**Proceedings of the Economic Development Corporation Meeting  
Wednesday, November 1, 2023**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, November 1, 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		
Ackerman-Behr, Glen		X		
Libby, Carolyn	X			
<b>Quorum</b>	<b>6</b>	<b>3</b>	<b>Quorum</b>	

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

3. Approval of the October 4, 2023 Meeting Minutes.  
**Motion by Korpela to accept the meeting minutes. Second by Corcoran. Motion Carried 6 to 0.**
4. Approval of the Agenda.  
**Motion by Corcoran to approve the Agenda. Second by Korpela. Motion Carried 6 to 0.**
5. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit): None.
6. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit): None.
7. Items for Discussion and Consideration.

- A. Recommendation on Enbridge lot purchase in Industrial Park: Director Bergman presented the letter and the map. Since the IIDC no longer exists, the EDC and the Planning Commission are the official recommending bodies. The EDC asked about their intentions with the lot that is currently owned by Enbridge. Discussion about availability to marijuana growers was had. Since the industrial park was federally funded, the City can't sell to growers.

**Motion by Corcoran to Corcoran to recommend to the City Commission to approve the sale to Enbridge. Second by Lehto. Motion Carried 6 to 0.**

- B. Housing Update – review of City Commission work session: Director Bergman presented the attached memo. Hearing from the Ironwood Housing Commission would be beneficial.
- C. Marketing booklet for Developers (Home and Commercial Building Rehab) Rural Readiness Grant: This project hasn't been started.
- D. Update on Downtown Development Plan and TIF Plan: The plan will be adopted in November.
- E. Redevelopment Ready Communities Update: The tasks are completed.
8. Other Business: Libby asked about the ambulance situation and if there are any issues with more people coming into the community. Beacon had previously looked into building a new facility to increase capacity. Bergman will provide more info at the next meeting.

Meyer invited the board to come to the volunteer fair next week.

9. Next Meeting: December 6, 2023 at 10:00 a.m.
10. Adjournment. **Motion** by Corcoran to adjourn at 10:34 a.m. **Second** by Lehto. **Motion Carried 6 to 0.**

  
\_\_\_\_\_  
Michael Meyer, President

  
\_\_\_\_\_  
Tim Erickson, Community Development Assistant

ADMINISTRATIVE AND LEGAL INVOICES

Items	Amount of Funds
Construction:	
\$459,016.25	
<b>Construction Total:</b>	<b>\$459,016.25</b>
Legal/Admin:	
<b>Legal/Admin Total:</b>	<b>\$0.00</b>
Engineering Fees:	
Basic:	\$18,305.07
Inspection:	\$12,494.75
Additional Services:	\$2,929.34
<b>Engineering Fees Total:</b>	<b>\$33,729.16</b>
<b>Total:</b>	<b>\$0.00</b>
<b>TOTAL:</b>	<b>\$492,745.41</b>

Prepared by: City of Ironwood

Name of Borrower

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

Kim S. Corcoran, Mayor

Date: 12/11/23

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. 3	\$459,016.25	Construction
HDR Michigan, Inc. Invoice #1200576163	\$18,305.07	Engineering - Basic
HDR Michigan, Inc. Invoice #1200576163	\$2,929.34	Engineering - Other
HDR Michigan, Inc. Invoice #1200576163	\$12,494.75	Engineering - RPR
<b>Total:</b>	<b>\$492,745.41</b>	<b>---</b>

Ayes: \_\_\_\_\_  
 Naves: \_\_\_\_\_  
 Absent: \_\_\_\_\_  
 Motion: Passed \_\_\_\_\_

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

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

Date: December 11, 2023 \_\_\_\_\_

# Contractor's Application for Payment No. 3

<b>Application Period:</b> Nov 1st thru Nov 30th	<b>Application Date:</b> 11/30/2023	
<b>From (Contractor):</b> CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	<b>Via (Engineer):</b> HDR	
<b>Contract:</b>		
<b>Owner's Contract No.:</b> 230034	<b>Engineer's Project No.:</b> 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>			<b>\$70,852.65</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)..... \$ 1,493,801.00
5. RETAINAGE:
  - a. 5% X \$1,493,801.00 Work Completed..... \$ 74,690.05
  - b. 5% X \_\_\_\_\_ Stored Material..... \$ \_\_\_\_\_
  - c. Total Retainage (Line 5.a + Line 5.b)..... \$ 74,690.05
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 1,419,110.95
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 960,094.70
8. AMOUNT DUE THIS APPLICATION..... \$ 459,016.25
9. BALANCE TO FINISH, PLUS RETAINAGE  
(Column G total on Progress Estimates + Line 5.c above)..... \$ 8,205,741.70

**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.

**Contractor Signature**  
By:  Date: 12/6/2023

Payment of: \$ \_\_\_\_\_  
(Line 8 or other - attach explanation of the other amount)

is recommended by: Prusakiewicz, Joshua R. (Engineer) \_\_\_\_\_ (Date)

Payment of: \$ \_\_\_\_\_  
(Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_ (Owner) \_\_\_\_\_ (Date)

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

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE 1		Application Number: 3			
Application Period:		Nov 1st thru Nov 30th		Application Date: 11/30/2023			
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)
			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	60000	20000		80000	32.7% \$ 165,000.00
01	MANAGEMENT	\$ 165,000.00	39750	13000		52750	32.0% \$ 112,250.00
01	TEMPORARY FACILITIES	\$ 130,000.00	28000	8000		36000	27.7% \$ 94,000.00
01	EQUIPMENT (CONTRACTORS MACHINERY)	\$ 248,667.00	43000	25000		68000	27.3% \$ 180,667.00
01	SUBSTANCE	\$ 160,000.00	13000	8000		21000	13.1% \$ 139,000.00
01	PERMITS	\$ 8,000.00	8000			8000	100.0% \$ -
01	LEAKAGE TESTING	\$ 6,000.00	1500			3000	50.0% \$ 3,000.00
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		4000	8.3% \$ 44,000.00
01	SNOW REMOVAL	\$ 20,000.00		200		200	1.0% \$ 19,800.00
01	GENERAL CLEANUP AND DUMPSTERS	\$ 65,000.00	1500	1500		3000	4.6% \$ 62,000.00
01	FINAL CLEANING	\$ 10,000.00					\$ 10,000.00
03	CONCRETE REINFORCING MATERIAL	\$ 230,000.00	137076	9075		146151	63.5% \$ 83,849.00
03	CONCRETE FORMWORK MATERIAL	\$ 85,000.00	9500	15000		24500	28.8% \$ 60,500.00
03	PUMP CLEARWELL CONCRETE	\$ 315,000.00	210000	15000		225000	71.4% \$ 90,000.00
03	FILTER ROOM CONCRETE	\$ 265,000.00	8000	200000		208000	78.5% \$ 57,000.00
03	CHEMICAL ROOM AREA CONCRETE	\$ 212,000.00		65000		65000	30.7% \$ 147,000.00
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		40000		40000	63.5% \$ 23,000.00
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
07	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 1		Application Number:	3		
Application Period:		Nov 1st thru Nov 30th		Application Date:	11/30/2023		
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			
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	100000			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	22500			22500	\$ -
08	LOUVERS AND OPENINGS	\$ 7,000.00					\$ 7,000.00
22	UG PLUMBING	\$ 59,000.00	5900			17700	\$ 35,400.00
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: 3			
Application Period:		Nov 1st thru Nov 30th		Application Date: 11/30/2023			
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)
			From Previous Application (C+D)	D This Period			
		\$ -					
		\$ -					
		\$ -					
<b>Totals</b>		\$9,624,852.65	\$1,010,626.00	\$483,175.00		\$1,493,801.00	\$8,131,051.65
							15.52%
							#DIV/0!
							#DIV/0!
							#DIV/0!



# Invoice

HDR Michigan Inc.  
Ann Arbor, MI 48104-6815

City of Ironwood  
Invoices will be emailed.

Reference Invoice Number with Payment

HDR Invoice No. 1200576163  
Invoice Date 05-DEC-2023  
Invoice Amount Due \$33,729.16  
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: 05-NOV-2023 To: 02-DEC-2023

Professional Services Summarization		Hours	Billing Rate	Amount
Senior Engineer	Trapp, Scott J	1.00	217.29	217.29
Engineer	Kaner, Andrew D	4.00	179.70	718.80
Senior Technical Consultant	Mulvihill, Jerome Wayne	6.00	237.14	1,422.84
Senior Technical Consultant	Prusakiewicz, Joshua R	24.00	235.88	5,661.12
Senior Technical Consultant	Rickert, John S	6.00	212.51	1,275.06
Senior Technical Consultant	West, Ernest A (Ernie)	1.00	289.31	289.31
Technical Consultant	Marion, Marcia L	1.00	156.70	156.70
		<b>43.00</b>		<b>\$9,741.12</b>
			<b>Total Professional Services</b>	<b>\$9,741.12</b>

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company		RPR- \$10,865.00 Other: 2,547.25	13,412.25
Subcontractors-Other	SEH Inc		BASIC Eng	7,446.91
				\$20,859.16
			Subs - Markup	3,128.88
				\$23,988.04
			<b>Total Expenses</b>	<b>\$23,988.04</b>

Basic: \$1117.04 RPR: 1629.75 Other: 382.09

Amount Due This Invoice (USD) \$33,729.16

Totals  
Basic : 18,305.07  
RPR : 12,494.75  
Other: 2,929.34  
\$33,729.16

# Invoice

HDR Invoice No. 1200576163  
Invoice Date 05-DEC-2023

Fee Amount	\$1,240,700.00
Fee Invoiced to Date	\$866,131.22
Fee Remaining	\$374,568.78

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	107,445.58	112,554.42
Resident Project Representative	192,000.00	30,791.25	161,208.75
Additional Services	170,000.00	71,064.46	98,935.54
	<b>Total:</b>	<b>866,131.21</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	17-NOV-2023	Kaner, Andrew D	1.00	
005	Basic Services-Const	Labor	29-NOV-2023	Kaner, Andrew D	1.00	
005	Basic Services-Const	Labor	01-DEC-2023	Kaner, Andrew D	2.00	
005	Basic Services-Const	Labor	08-NOV-2023	Marion, Marcia L	1.00	
005	Basic Services-Const	Labor	06-NOV-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	09-NOV-2023	Mulvihill, Jerome Wayne	2.00	
005	Basic Services-Const	Labor	14-NOV-2023	Mulvihill, Jerome Wayne	1.00	
005	Basic Services-Const	Labor	30-NOV-2023	Mulvihill, Jerome Wayne	1.00	submittal/RFI review
005	Basic Services-Const	Labor	06-NOV-2023	Prusakiewicz, Joshua R	1.00	submittal/RFI review
005	Basic Services-Const	Labor	07-NOV-2023	Prusakiewicz, Joshua R	2.00	submittal/RFI review
005	Basic Services-Const	Labor	08-NOV-2023	Prusakiewicz, Joshua R	2.00	submittal/RFI review
005	Basic Services-Const	Labor	09-NOV-2023	Prusakiewicz, Joshua R	2.00	submittal/RFI review
005	Basic Services-Const	Labor	14-NOV-2023	Prusakiewicz, Joshua R	6.00	project management, submittal/RFI reviews
005	Basic Services-Const	Labor	16-NOV-2023	Prusakiewicz, Joshua R	1.00	project management, submittal/RFI reviews
005	Basic Services-Const	Labor	21-NOV-2023	Prusakiewicz, Joshua R	2.00	submittal/RFI reviews
005	Basic Services-Const	Labor	28-NOV-2023	Prusakiewicz, Joshua R	2.00	submittal and RFI review
005	Basic Services-Const	Labor	29-NOV-2023	Prusakiewicz, Joshua R	2.00	construction meeting
005	Basic Services-Const	Labor	30-NOV-2023	Prusakiewicz, Joshua R	2.00	submittal and RFI review
005	Basic Services-Const	Labor	01-DEC-2023	Prusakiewicz, Joshua R	2.00	submittal/RFI support
005	Basic Services-Const	Labor	06-NOV-2023	Rickert, John S	1.00	
005	Basic Services-Const	Labor	27-NOV-2023	Rickert, John S	2.00	
005	Basic Services-Const	Labor	28-NOV-2023	Rickert, John S	1.00	
005	Basic Services-Const	Labor	30-NOV-2023	Rickert, John S	1.00	
005	Basic Services-Const	Labor	01-DEC-2023	Rickert, John S	1.00	
005	Basic Services-Const	Labor	17-NOV-2023	Trapp, Scott J	1.00	
005	Basic Services-Const	Labor	09-NOV-2023	West, Ernest A (Ernie)	1.00	Piping call and discussion
					43.00	
006	Resident Project Rep	Subcontractors-Other	12-NOV-2023	Coleman Engineering Company	10,165.00	Subconsultant for City of Ironwood
100	Coleman	Subcontractors-Other	12-NOV-2023	Coleman Engineering Company	3,247.25	Subconsultant for City of Ironwood
200	Short Elliott Hendri	Subcontractors-Other	06-NOV-2023	SEH Inc	7,446.91	Sub for City of Ironwood



**Coleman Engineering Company**  
**635 Circle Dr**  
**Iron Mountain, MI 49801**

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

November 12, 2023  
Project No: 210444  
Invoice No: 49061

Project 210444 City of Ironwood Water Treatment Plant

**Services from October 8, 2023 to November 4, 2023**

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

Phase 1 Resident Project Representative

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Engineer 11	90.50	110.00	9,955.00	
One Man Survey Crew	2.00	105.00	210.00	
Totals	92.50		10,165.00	
<b>Total Labor</b>				<b>10,165.00</b>

**Total this Phase \$10,165.00**

-----  
Phase 2 Project Management - Construction  
-----

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Engineer 17	4.00	175.00	700.00	
Totals	4.00		700.00	
<b>Total Labor</b>				<b>700.00</b>

**Total this Phase \$700.00**

**Total this Billing Group \$10,865.00**

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

Phase 4 Cost Tracking

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Engineer 17	6.00	175.00	1,050.00	
Totals	6.00		1,050.00	
<b>Total Labor</b>				<b>1,050.00</b>

**Total this Phase \$1,050.00**

-----  
Phase 6 Materials Testing  
-----

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Clerical 5	2.25	73.00	164.25
Technician 19	4.00	87.00	348.00

Project	210444	City of Ironwood Water Treatment Plant	Invoice	49061
Technician 13		8.75 68.00	595.00	
Totals		15.00	1,107.25	
<b>Total Labor</b>				<b>1,107.25</b>
Hold Specimen (Not Tested)		4.0 Each @ 10.00	40.00	
Compressive Strength Concrete Cylinder		14.0 Tests @ 25.00	350.00	
			<b>390.00</b>	<b>390.00</b>
		<b>Total this Phase</b>		<b>\$1,497.25</b>
		<b>Total this Billing Group</b>		<b>\$2,547.25</b>
		<b>Total this Invoice</b>		<b>\$13,412.25</b>

Authorized  
By:

J.FF Sjoquist

Date:

11-12-23

Jeffrey Sjoquist



# Invoice

Invoice Number: 456151

Short Elliott Hendrickson, Inc. FEIN: 41-1251208 | 651.490.2000 | 800.325.2055



<b>BILL TO:</b>
Attn: Accounts Payable HDR Engineering Inc Michigan 5405 Data Ct Ann Arbor MI 48108
<b>REMIT PAYMENT TO:</b>
Short Elliott Hendrickson, Inc. PO Box 64780 Saint Paul, MN 55164-0780

<b>Pay This Amount</b>	<b>\$7,446.91</b>
Due Date	06-DEC-23
Invoice Date	06-NOV-23
Bill Through Date	28-OCT-23
Terms	30 NET
SEH Customer Acct #	84084
Customer Project #	HRD Project #10301947
Agreement / PO #	174851
Authorized Amount	\$40,400.00
Authorized Amount Remaining	\$30,780.43
Project Manager	Chris Larson clarson@sehinc.com 651.490.2000
Client Service Manager	Chris Larson clarson@sehinc.com 651.490.2000
Accounting Representative	Justin Oelschlager joelschlager@sehinc.com 651.490.2000

Project #	Project Name	Project Description
174851	HDRMI Ironwood WTP Phase 1 CA	Ironwood WTP - Phase 1 Construction Admin

**Notes:**

**CC:**

josh.prusakiewicz@hdrinc.com  
Marcia.Marion@hdrinc.com

**Direct**

Personnel	Hours	Rate	Amount
Senior Project Engineer	6.50	249.08	\$1,619.02
Senior Project Engineer	1.50	249.09	\$373.63
Senior Project Engineer	2.50	249.08	\$622.71
Senior Project Engineer	11.00	257.07	\$2,827.77
Staff Engineer	8.00	140.64	\$1,125.16
Staff Engineer	5.00	140.65	\$703.23
Staff Engineer	1.00	140.64	\$140.64
Senior Admin Assistant	0.25	139.00	\$34.75
	<b>35.75</b>		<b>\$7,446.91</b>

Invoice total \$7,446.91





# Invoice

Invoice Number: 456151

Short Elliott Hendrickson, Inc. FEIN: 41-1251208 | 651.490.2000 | 800.325.2055

## Project Billing Summary

	<u>Current Amount Due</u>	Previously Invoiced	Cumulative
Totals	\$7,446.91	\$2,172.66	\$9,619.57

**CHANGE ORDER NO.: 2**

Owner: City of Ironwood  
 Engineer: HDR of Michigan  
 Contractor: C.D. Smith  
 Project: Water Treatment Plant Phase I  
 Contract Name: Water Treatment Plant Phase I  
 Date Issued: 11/30/23

Owner's Project No.: N/A  
 Engineer's Project No.: 10301947  
 Contractor's Proj. No.: 230034

Effective Date of Change Order: 11/30/23

The Contract is modified as follows upon execution of this Change Order:

**Description:**

Changes as described in Work Change Directive 1 from HDR which is attached. The changes are needed to better prepare the east building wall for the future garage that will be constructed in Phase II construction which is expected immediately subsequent to Phase I construction. The phase I bid anticipated there would be a longer duration between Phase I and Phase II construction periods.

No Engineering Amendment is needed in regard to this Change Order.

**Attachments:**

PCI #COR002 from CD Smith and WCD 1 from HDR

Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: \$ <u>9,554,000</u>	Original Contract Times: Substantial Completion: <u>September 15, 2024</u> Ready for final payment: <u>November 30, 2024</u>
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1: \$ <u>70,852.65</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price prior to this Change Order: \$ <u>9,624,852.65</u>	Contract Times prior to this Change Order: Substantial Completion: <u>September 15, 2024</u> Ready for final payment: <u>November 30, 2024</u>
[Increase] [Decrease] this Change Order: \$ <u>11,766.56</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price Incorporating this Change Order: \$ <u>9,636,619.21</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 15, 2024</u> Ready for final payment: <u>November 30, 2024</u>

**Recommended by Engineer (if required)**

By: \_\_\_\_\_  
 Title: Prusakiewicz, Joshua R  
 Date: \_\_\_\_\_

**Authorized by Owner**

By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Accepted by Contractor**

By: *Justin R...*  
 Title: Project Manager  
 Date: 12/6/2023

**Approved by Funding Agency (if applicable)**

By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_



PCI #COR002

C.D. Smith Construction, Inc.  
 125 Camelot Drive  
 Fond du Lac WI, 54935  
 Phone: 1 920 924.2900

Project: 230034 - Ironwood Water Treatment Facility  
 N11493 Pump Station Road  
 Ironwood, MI 49938

Potential Change Item #COR002

Work Change #1

<b>To:</b>	City of Ironwood 213 S Marquette Street Ironwood, MI 49938	<b>From:</b>	C.D. Smith Construction, Inc. 125 Camelot Drive Fond du Lac WI, 54935
<b>Status:</b>	Submitted-Not Proceeding/No Forecast	<b>Created Date</b>	2023-10-20
<b>Schedule Impact:</b>		<b>OCO Number:</b>	

POTENTIAL CHANGE ITEM SCOPE DESCRIPTION: *(The Contract Is Changed As Follows)*

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Omni - Fire Rate class	082001	S	1	LS	\$1761	\$1,761.00
Block Iron - hardware changes	082001	S	1	LS	\$587	\$587.00
Misc Metals Changes	051000	M	1	LS	\$3667	\$3,667.00
Masonry Control Joint Install	055000	L	12	HR	\$8.355	\$100.26
Concrete - Material Footing	035000	M	13	CY	\$146	\$1,898.00
Reinforcing Bars Material Footing	032100	M	1	TN	\$1600	\$1,600.00
Reinforcing Bars Install Footing	032100	S	1	TN	\$1400	\$1,400.00
Pour Walls and footings	035800	L	7.5	HR	\$97.31 07	\$729.83
Concrete - Material Rake	035000	M	-7	CY	\$146	\$-1,022.00
Reinforcing Bars Rake (already onsite)	032100	M	0	TN	\$0	\$0.00
Reinforcing Bars Rake	032100	S	-1	TN	\$1400	\$-1,400.00
Pour Walls	035800	L	-3.75	HR	\$97.30 93	\$-364.91
Form Walls	030300	L	-16	HR	\$97.31	\$-1,556.96
Steel Stud and Gyp	092500	M	1	LS	\$600	\$600.00
Framing Labor	061410	L	24	HR	\$97.31	\$2,335.44
<b>Bond:</b>						\$116.50
<b>Subcontract markup:</b>						\$117.40
<b>Self Perform Markup:</b>						\$1,198.00
<b>Grand Total:</b>						<b>\$11,766.56</b>



# BLOCK IRON

## & Supply Company

Architectural Doors & Hardware

Change Order

**Block Iron & Supply Co. Inc. Oshkosh**

PO BOX 557, 1016 Witzel Ave, Oshkosh, WI 54903  
Tel: 920-231-8645 Fax: 920-231-3051

Order # 365018  
Order Name 365018 (RS) Ironwood Water Treatment Plant

**Contemplated Change Order #1**  
**Work Change Directive #1 received 10/18**

-1	Single Door #109A	CORRIDOR 114 to RESTROOM 109			90° LH
1	Single Door #109A	CORRIDOR 114 to RESTROOM 109			90° LH
-1	3070 1-3/4" EDGEWATER F Balsa Custom FRP ES SERIES LH (86E; Curries; HW453; SCR; TCIF)				
1	3072 1-3/4" EDGEWATER F Balsa Custom FRP ES SERIES LH (86E; Curries; HW453; SCR; TCIF)				
-1	3070 SGL 534 M FRP ResWeld 4 LH (478LS; Curries; EQRabbit; HW453; MW6; RACR)				
1	3072 SGL 534 M FRP ResWeld 2 LH (478LS; Curries; EQRabbit; HW453; MW6; RACR)				
-1	Pair Doors #114C	EXTERIOR from CORRIDOR 114			90° RHRA
1	Pair Doors #114C	EXTERIOR from CORRIDOR 114			90° RHRA
-1	Pair 3072 1-3/4 HM 707T 16 A60 FNV-ENG QMAX RHRA (CL; E1; G12; H1; HW PREP NOTE; SH; T10 FNV*; TWF 16; U453; UC 3/8IN HW)				
1	Pair 3072 1-3/4 HM W 707T A 16 A60 FNV-ENG QMAX RHRA (CL; E1; G12; H1; HW PREP NOTE; SH; T8 FNV*; TWF 16; U453; UC 3/8IN HW)				
-1	6072 DBL 534 M 16 RK KD RHRA (6; H5; U453; 5 3/4" PS; 5350 Lok/Bolt; BI E11; BI FW; BI SH; BI WPS - each)				
1	6072 DBL 534 M 16 RK KD RHRA (6; H5; U453; 5 3/4" PS; 5350 Lok/Bolt; BI E11; BI FW; BI SH; BI WHI Rated Frame; BI WPS - each)				
-1	Exit Device	31 LC 8913 F ETL 589 Door Width	RHR	32D	SA
1	Exit Device	12 31 LC 8913 F ETL 589 Door Width	RHR	32D	SA

Pre-Tax Total: 553.77

Taxes

MI MICHIGAN STATE SALES TAX 33.23

Tax Total: 33.23

Grand Total: 587.00



City of Ironwood  
213 S Marquette Street  
Ironwood, MI 49938

C.D. Smith Construction, Inc.  
125 Camelot Drive  
Fond du Lac WI, 54935

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE



**BLOCK IRON**  
**& Supply Company**  
Architectural Doors & Hardware

Change Order

**Block Iron & Supply Co. Inc. Oshkosh**

PO BOX 557, 1016 Witzel Ave, Oshkosh, WI 54903  
Tel: 920-231-8645 Fax: 920-231-3051

Order # 365018  
Order Name 365018 (RS) Ironwood Water  
Treatment Plant

**Contemplated Change Order #1**  
**Work Change Directive #1 received 10/18**

Respectfully submitted \_\_\_\_\_  
Karin Van Strien – Block Iron & Supply Co. Inc. Oshkosh

Accepted by \_\_\_\_\_

**TERMS AND CONDITIONS**

1. This proposal is for material only. No installation or erection unless specifically stated.
2. This proposal is made for immediate acceptance, and is void thirty (30) days after date of this quotation unless extended by us in writing.
3. Orders are accepted subject to strikes, accidents and other causes beyond our control.
4. This quote is net. Based on credit approval, payment in full is due the 10th day of the month following invoice. Invoices not fully paid by the end of the month following invoice will be considered delinquent and interest shall be charged on the unpaid balance at a rate of 1 1/2% per month or 18% per annum.
5. Credit card payments will be accepted only when terms are negotiated prior to payment. Without prior approval, appropriate service charges will be added.
6. Taxes hereafter levied by Federal, State or Local Authorities, upon sales of this material, are not included in this quotation unless so stated.
7. All claims for damages against carriers must be made by consignee.
8. No verbal commitments to alter or change the foregoing Terms and Conditions will be binding on the seller unless such changes are confirmed in writing and signed by authorized personnel.
9. Deliveries to be made to ground floor, accessible by truck.
10. We reserve the right to pass along any material surcharges and price increases which may be imposed during construction.
11. CB pricing is based on review of the narrative and clouded areas (must be noted in both areas). Should additional changes be required then additional charges may apply. Block Iron & Supply is not responsible for any changes not clouded or in the narrative.

OMNI GLASS & PAINT, LLC  
3530 OMNI DRIVE \* OSHKOSH, WISCONSIN 54904  
PHONES: OSHKOSH (920) 233-3333 FAX: (920) 236-7890  
GREEN BAY (920) 434-7772 SCHOFIELD (715) 355-8938

## GLASS CHANGE – JOB

Project: Ironwood WWTP  
Location: Gogebic County, Michigan  
Job No: gl43520  
Date: October 17, 2023

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REFERENCE: Fire Rated glass instead of Insolated

Please add the sum of .....\$1761.00 tax included to furnish and install the following:

**PRICE INCLUDES:**

- 2 – 4”x 34” Premium Firelite NT IGU 3 hour rated safety glass for door #114C

Thank you for the opportunity to work on this project.

If you have any questions, please call me at our office.

Derek Fus, Project Manager PH: 920-236-2314  
Jason Fritsche, Glass Estimator PH: 920-236-2309

## EXCEPTIONS – IMPORTANT – PLEASE READ!

Our quotation is based upon the use of your cranes, hoists, and/or elevators to place materials on floors, and use of all jobsite utilities, without charge to Omni Glass & Paint, Inc.

### OUR PROPOSAL DOES NOT INCLUDE THE FOLLOWING:

- Dumpster or disposal fees.
- Cleaning or washing of any glass, aluminum or other items covered in this proposal, protection of same after installation, and replacement or repair of material damaged by others.
- Furnishing or installation of any wood, masonry, steel, subframes, blocking, etc., required for the subsequent installation of our materials, or the installation of any electrical, heating, plumbing, or other work which may be required, except as noted in our quotation.
- Barricades of all sorts against weather, pilferage, or for other reasons.
- Any temporary enclosures, whether or not they are due to window manufacturer's delivery.
- Back charges for any services not specifically previously agreed to in writing, and/or back charges of any nature for delays to the project caused by conditions beyond our control.
- Special shifts or overtime unless agreed to in writing.

### OTHER CONDITIONS:

- Any work done on owner's glass will be done at owner's risk.
- It is understood that if you use your own contract form, the conditions of the quotation fully apply, unless specifically written out and mutually agreed upon.
- Delivery to jobsite is understood to be transported to jobsite only, not unloaded, or spotted.
- Any warranty on materials, expressed or implied, is from the manufacturer only.
- Seller warrants labor for one year from date of installation.
- Any work done on owner's existing window sash, framing, trim and stops, will be done at owner's risk. Seller assumes no responsibility for damage of above.

### TERMS

- No discount – due 10<sup>th</sup> prox.
- Past due accounts subject to interest charge of 1-1/2%, per month (annual rate of 18%).
- Seller reserves right to stop work or delivery whenever an account is in arrears, without recourse by affected parties.

Retainages (when allowed) are due immediately upon receipt from owner.

### WARRANTY

- Omni Glass & Paint, Inc. warrants its labor for one (1) year from date work completed.
- All materials used are under warranty by the manufacturer. Warranties may vary by manufacturer. Omni Glass & Paint, Inc. does not warranty materials.

Accepted \_\_\_\_\_

OMNI GLASS & PAINT, INC.

Date \_\_\_\_\_

By \_\_\_\_\_



365018 (RS) Ironwood Water Treatment Plant

365018

Heading #HW9-2

1 Pair Doors #114C

Provide 3 Hour Fire Rated Door and Frame and hardware per upcoming WCD

CO 1

EXTERIOR from CORRIDOR 114

Opening Description: 2 - 3' 0" x 7' 2" x 1-3/4" x HM Type N x HMF Type 1

H001	6 Hinges	T4A3386 4 1/2 X 4 1/2 NRP	32D		90° RHRA
E004	1 Exit Device	LC 8913 F ETL Door Width	32D	RHR	MC SA
A002	1 Mortise Cylinder	CR1080-114-A02-6 MK	630		CR
M001	1 Automatic Flush Bolt Set	2842	US32D		RO
C003	1 Closer	CLP7500 SRI	689		NO
S006	1 Overhead Stop	9-336	630		RX
F012	2 Protection Plate	Note: Mount stop on push side of Inactive door K1050 8" x 35" CSK	US32D		RO
M003	1 Dust Proof Strike	570	US26D		RO
W002	1 Smoke Seal	S88 C 21'			PE
W004	2 Astragal	305 DN 86"			PE
W003	2 Door Bottom	3151 DN 36"			PE
W001	1 Threshold	2005 AT 72"			PE

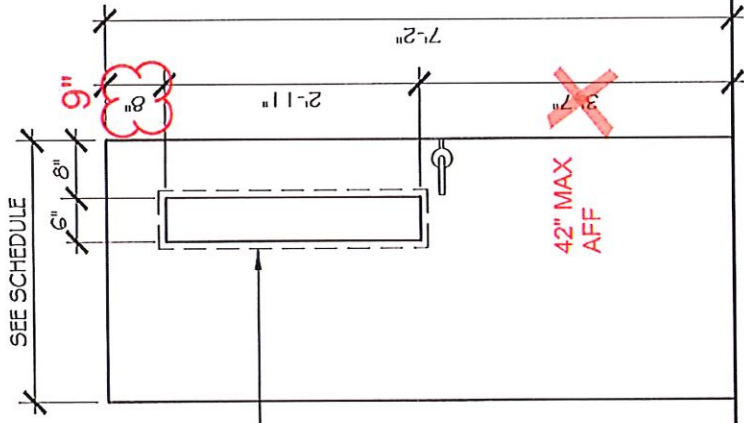
Heading #HW11

1 Single Door #114A

EXTERIOR from CORRIDOR 114

Opening Description: 3' 0" x 7' 2" Type ALUM Type ALUM

A001	1 IC Rim	CR3080-178-6 MK	630		90° LHR
M005	1 Hardware By Others(By Others)	BALANCE OF HARDWARE BY ALUMINUM SUPPLIER			CR MISH



6" X 35" Visible Glass Size w/ Type IO Metal Lite Kit. by Curmes  
 1" Insulated Glass. by Others

CO 1

Fire Rated

ELEVATION HM-FNV-A  
 Architect Type: N

New Office Oakleaf Office 1016 Walnut Avenue Oakleaf, WI 54502 920-231-2645 Fax: 920-231-3051	New Berlin Office 16925 W. Victor Rd New Berlin, WI 53151 262-439-2200 Fax: 262-439-2205	Madison Office 3121 Syrac Rd. Madison, WI 53713 608-799-0499 Fax: 608-271-5622	Wausau Office 5903 Prairie Street Schofield, WI 54476 608-799-0499 Fax: 715-359-1004	PROJECT: IRONWOOD WATER TREATMENT PLANT	PROJECT NUMBER: 365018RS	SHEET CONTENTS: HOLLOW METAL DOOR ELEVATION	PAGE: x
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Daigle Brothers, Inc

Date : 10/23/2023

Page 1 of 1

CO #: 1

Job #: 2183

Ironwood WTP

Customer PO #: 230034-008

Job Location: Ironwood, MI

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**Change Order**

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**To: Nick Beil**  
C.D. Smith Construction Inc.  
N 11451 Lake Rd.  
Ironwood, MI 49938  
Phone: 920-960-0798

**Subject: Work Change Directive 1**

---

Change Requested By:

Sent Via: E-mail

**Description of Change:**

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This change order reflects changes in scope of work outlined in Work Change Directive 1

- change plate size on concrete lintel detail 8/01S502
  - addition of MCJ on East Exterior Elevation 01A202
- 

The change will cause an increase of \$3,667.00 to the contract amount.

A signature below indicates acceptance of all changes shown herein. Any work associated with this change will begin upon receipt of a signed copy of this C.O. in our office. Please respond by 10/23/2023.

If the requested response time is not met, the project may be delayed.

---

Accepted By

---

Daigle Brothers, Inc



## Memo

Date: 10/18/23  
Project: City of Ironwood WTP – Phase 1  
To: C.D. Smith (Nick Beil, Brian Orr)  
From: HDR (Josh Prusakiewicz)  
Subject: Work Change Directive 1 – Request for Quote

C.D. Smith,

On behalf of the City of Ironwood Water Treatment Plant Phase 1 project, we would like to provide this Work Change Directive 1 based on the City's desire to include Phase 2 construction items in the Phase 1 construction scope of work. HDR is requesting a quote from CD Smith to perform work identified in the attached drawings such that this work be completed under Phase 1 of the project rather than the future phase. All of the items identified are either changes to the existing scope or new scope items. Once pricing is understood and accepted, the project team would then direct CD Smith to complete the work.

The changes/additions are noted in clouded bubbles on each of the drawings and are designated with a triangle and the number 1 inside. The following list provides a summary of the drawings and the changes/additions that were made so that CD Smith understands what costs they are providing:

- 01S101 – Extending out East building wall foundation by 4 inches and wall thickness by 8 inches to the East.
- 01S102 – Change height of Top of Wall
- 01S105 – Indication of Metal Stud Wall System and referencing Architectural Drawing
- 01S302 – Wall to slab transition modification and dowel updates along with corbel.
- 01S304 - Extending out foundation by 4 inches and East wall thickness by 8 inches to the East and corbel/brick veneer and insulation notes.
- 01S305 – East building wall foundation updates and brick veneer and insulation notes.
- 01S502 – Updates to Detail 8 – Concrete Lintel – Typical
- 01A202 – Update to Section 3 – East Exterior Elevation – Clarification of control joint.
- 01A311 – Metal Stud Product Information
- 01A601 – Door Schedule updates based on submittal review.

Upon your review, if you have any questions on the above or what is shown in the drawings, please let us know and we would be happy to discuss. Please provide a quote within 2 weeks.

Thank you,

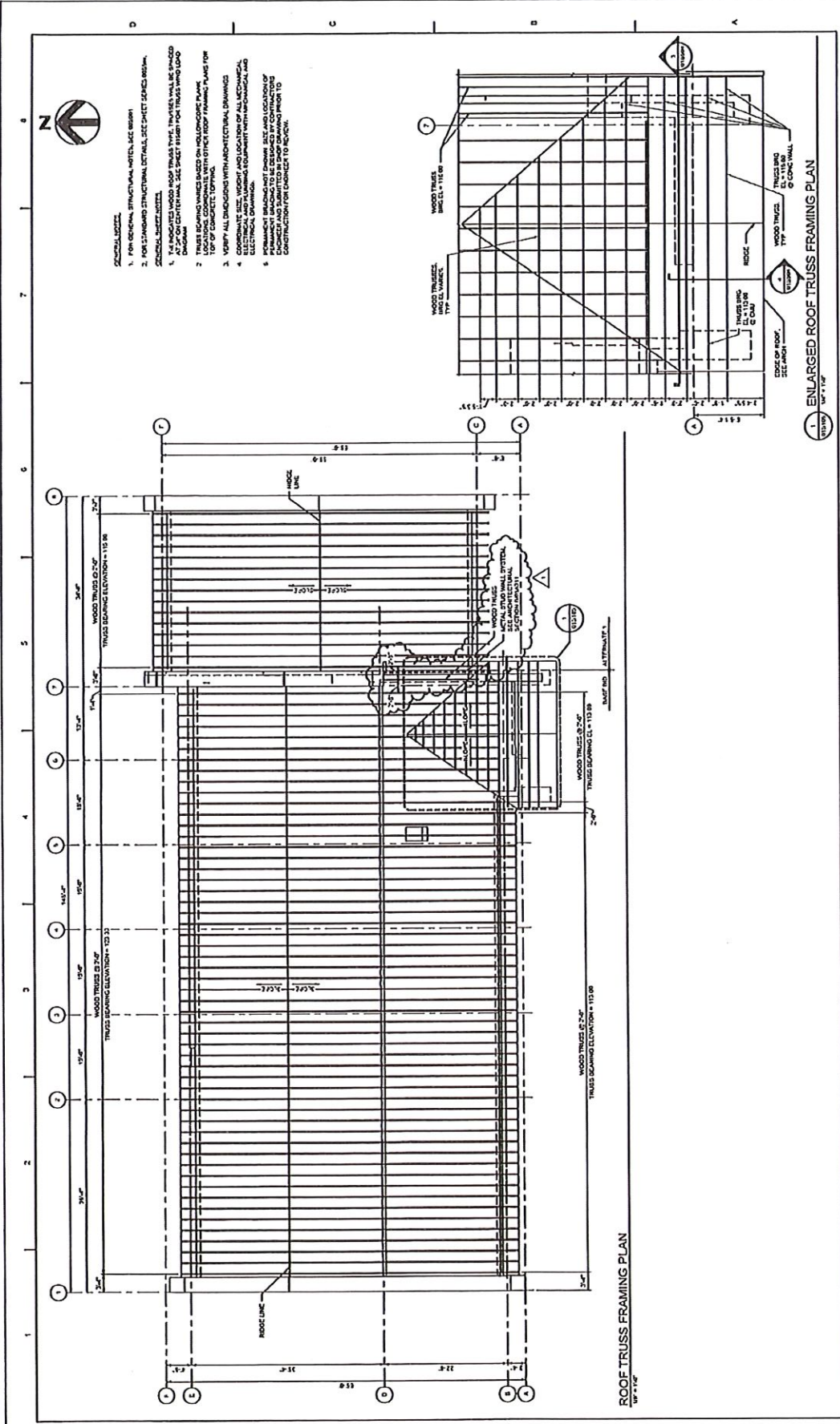
Josh Prusakiewicz

Project Manager  
[Josh.Prusakiewicz@hdrinc.com](mailto:Josh.Prusakiewicz@hdrinc.com)  
734-332-6393

Correspondence:  
1000 Oakbrook, Ste 200,  
Ann Arbor, MI 48104  
T 734.761.9130 F 734.761.9881







- GENERAL NOTES:**
1. FOR GENERAL STRUCTURAL NOTES, SEE SHEET 01S105.
  2. FOR STANDARD STRUCTURAL DETAILS, SEE SHEET 01S105.
  3. FOR STANDARD CONNECTIONS, SEE SHEET 01S105.
  4. PROVIDE WOOD ROOF TRUSSES TYPE 19. TRUSSES SHALL BE SPACED AT 24" ON CENTER MAX. SEE SHEET 01S105 FOR TRUSS WIND LOAD DESIGN.
  5. PROVIDE WOOD TRUSS BRACES FOR WIND RESISTANCE. BRACE LOCATIONS COORDINATE WITH OTHER ROOF FRAMING PLANS FOR TOP OF CONCRETE TOPPING.
  6. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
  7. PROVIDE ALL WOOD TRUSSES WITH PROPER END CONNECTIONS AND ELECTRICAL DRAINAGE.
  8. PROVIDE ALL WOOD TRUSSES WITH PROPER END CONNECTIONS AND ELECTRICAL DRAINAGE.
  9. PROVIDE ALL WOOD TRUSSES WITH PROPER END CONNECTIONS AND ELECTRICAL DRAINAGE.
  10. PROVIDE ALL WOOD TRUSSES WITH PROPER END CONNECTIONS AND ELECTRICAL DRAINAGE.

WATER TREATMENT PLANT - PHASE 1  
STRUCTURAL ROOF FRAMING PLAN

ISSUED FOR CONSTRUCTION

CITY OF IRONWOOD  
WATER TREATMENT PLANT - PHASE 1

PROJECT NUMBER: 1001782

ISSUE	DATE	DESCRIPTION
1	01/15/20	ISSUED FOR CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

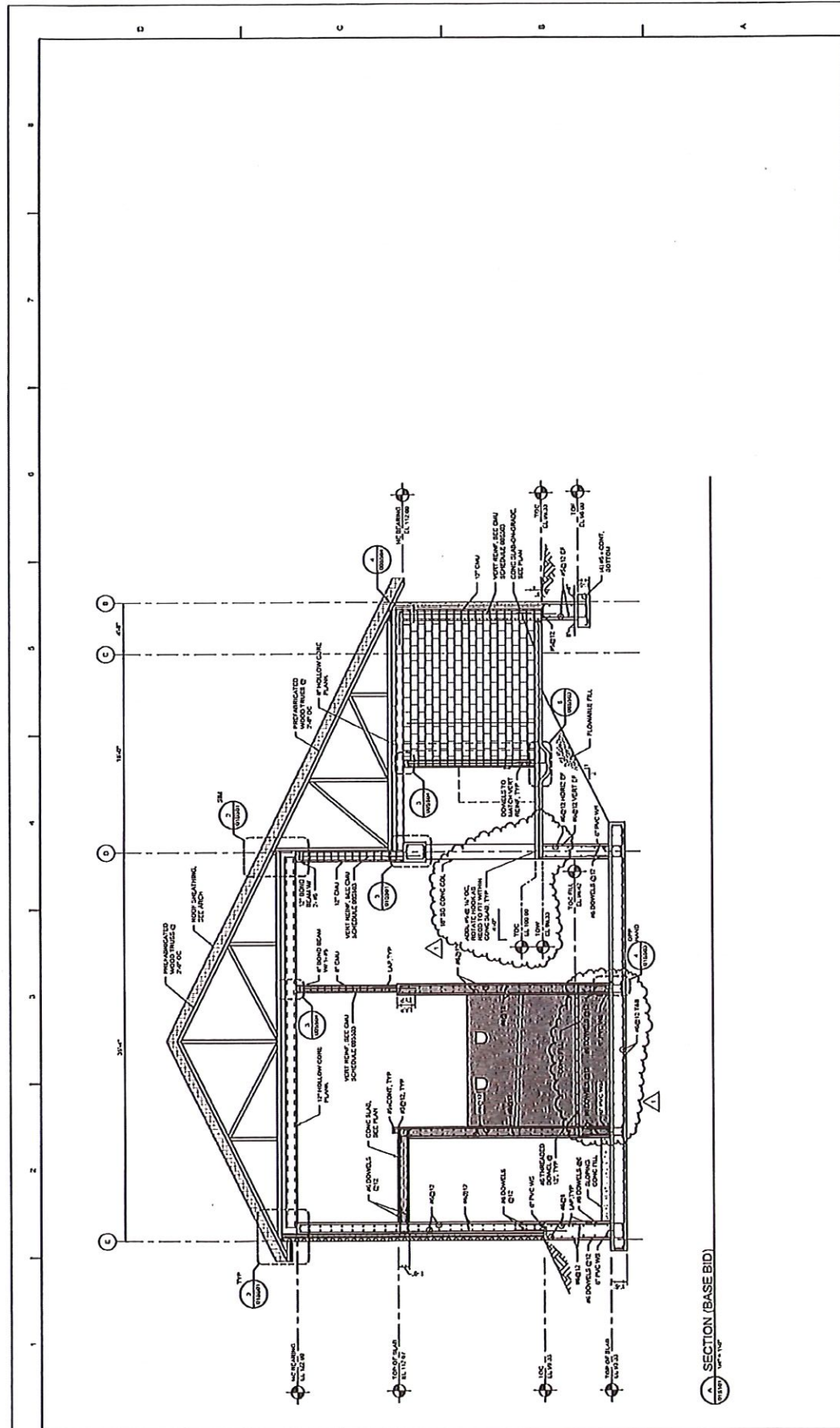
PROJECT MANAGER	CONTRACTOR	DATE
JOHN J. KOSCIUSKO	CH2M HILL	01/15/20
JOHN J. KOSCIUSKO	CH2M HILL	01/15/20
JOHN J. KOSCIUSKO	CH2M HILL	01/15/20
JOHN J. KOSCIUSKO	CH2M HILL	01/15/20
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JOHN J. KOSCIUSKO	CH2M HILL	01/15/20
JOHN J. KOSCIUSKO	CH2M HILL	01/15/20



PROJECT NUMBER: 1001782

SCALE: AS NOTED

01S105



SECTION (BASE BID)  
1/2" = 1'-0"

WATER TREATMENT PLANT - PHASE 1  
SECTION

CITY OF IRONWOOD  
WATER TREATMENT PLANT -  
PHASE 1

ISSUED FOR  
CONSTRUCTION

PROJECT MANAGER	CHRISTOPHER LAMON
DIR. LEFT SUBMIT	
STRUCTURAL ENGINEER	REYNOLDS & REYNOLDS
ARCHITECT	REYNOLDS & REYNOLDS
MECHANICAL	REYNOLDS & REYNOLDS
ELECTRICAL	REYNOLDS & REYNOLDS
PLUMBING	REYNOLDS & REYNOLDS
PRODUCT NUMBER	1001001

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR CONSTRUCTION		
2	REVISED FOR CONSTRUCTION		
3	REVISED FOR CONSTRUCTION		
4	REVISED FOR CONSTRUCTION		
5	REVISED FOR CONSTRUCTION		
6	REVISED FOR CONSTRUCTION		
7	REVISED FOR CONSTRUCTION		
8	REVISED FOR CONSTRUCTION		
9	REVISED FOR CONSTRUCTION		
10	REVISED FOR CONSTRUCTION		



SCALE: 1/2" = 1'-0"

PROJECT NUMBER: 1001001

DATE: 01/23/2010

PROJECT: WATER TREATMENT PLANT - PHASE 1

ISSUED FOR CONSTRUCTION

CITY OF IRONWOOD  
WATER TREATMENT PLANT -  
PHASE 1

SECTION

WATER TREATMENT PLANT - PHASE 1

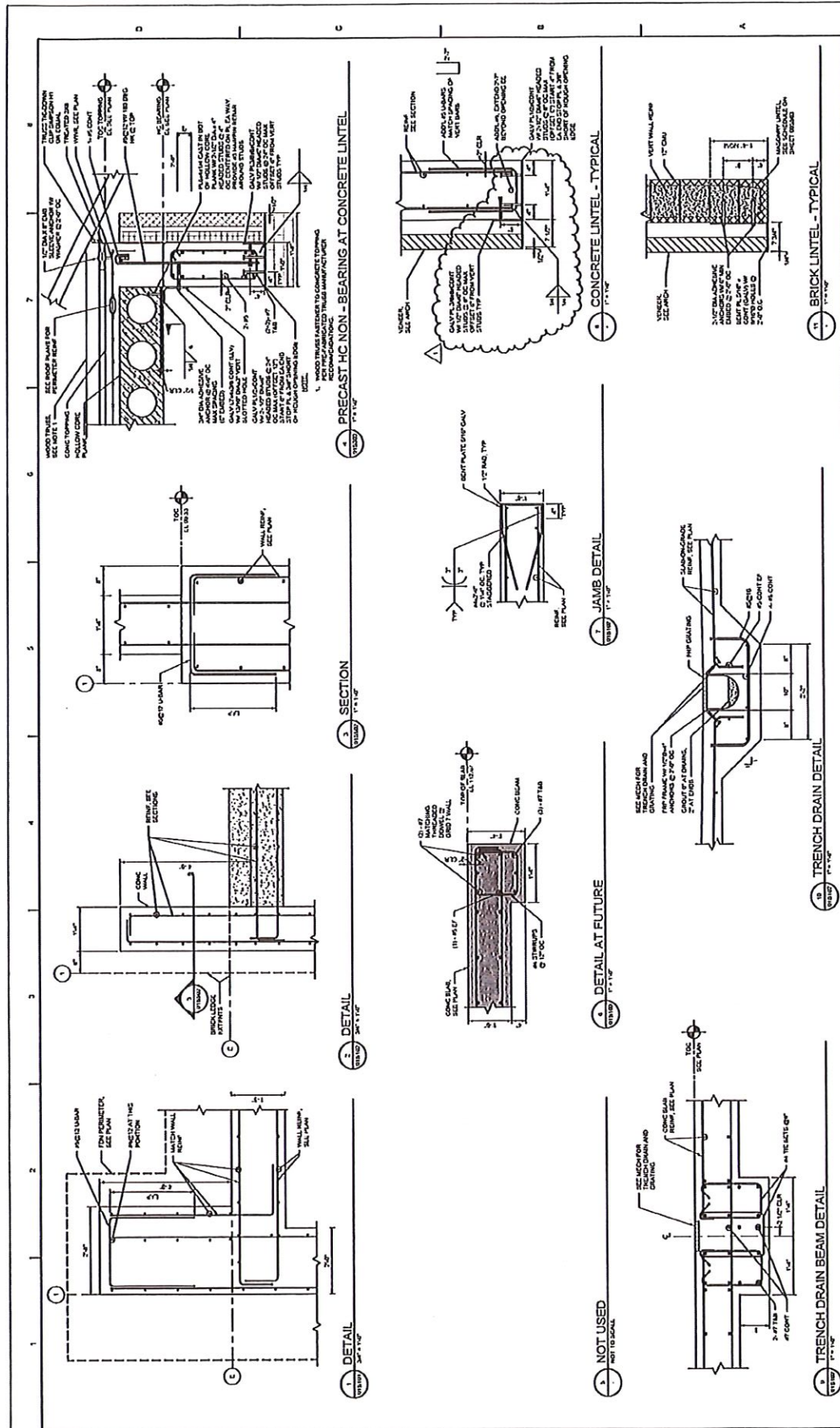
1/2" = 1'-0"

01S302









1. NOT USED  
NOT TO SCALE

2. TRENCH DRAIN BEAM DETAIL  
1" = 1'-0"

3. TRENCH DRAIN DETAIL  
1" = 1'-0"

4. DETAIL AT FUTURE  
1" = 1'-0"

5. JAMB DETAIL  
1" = 1'-0"

6. PRECAST HC NON-BEARING AT CONCRETE LINTEL  
1" = 1'-0"

7. CONCRETE LINTEL - TYPICAL  
1" = 1'-0"

8. BRICK LINTEL - TYPICAL  
1" = 1'-0"

ISSUED FOR CONSTRUCTION

CITY OF IRONWOOD  
WATER TREATMENT PLANT -  
PHASE 1

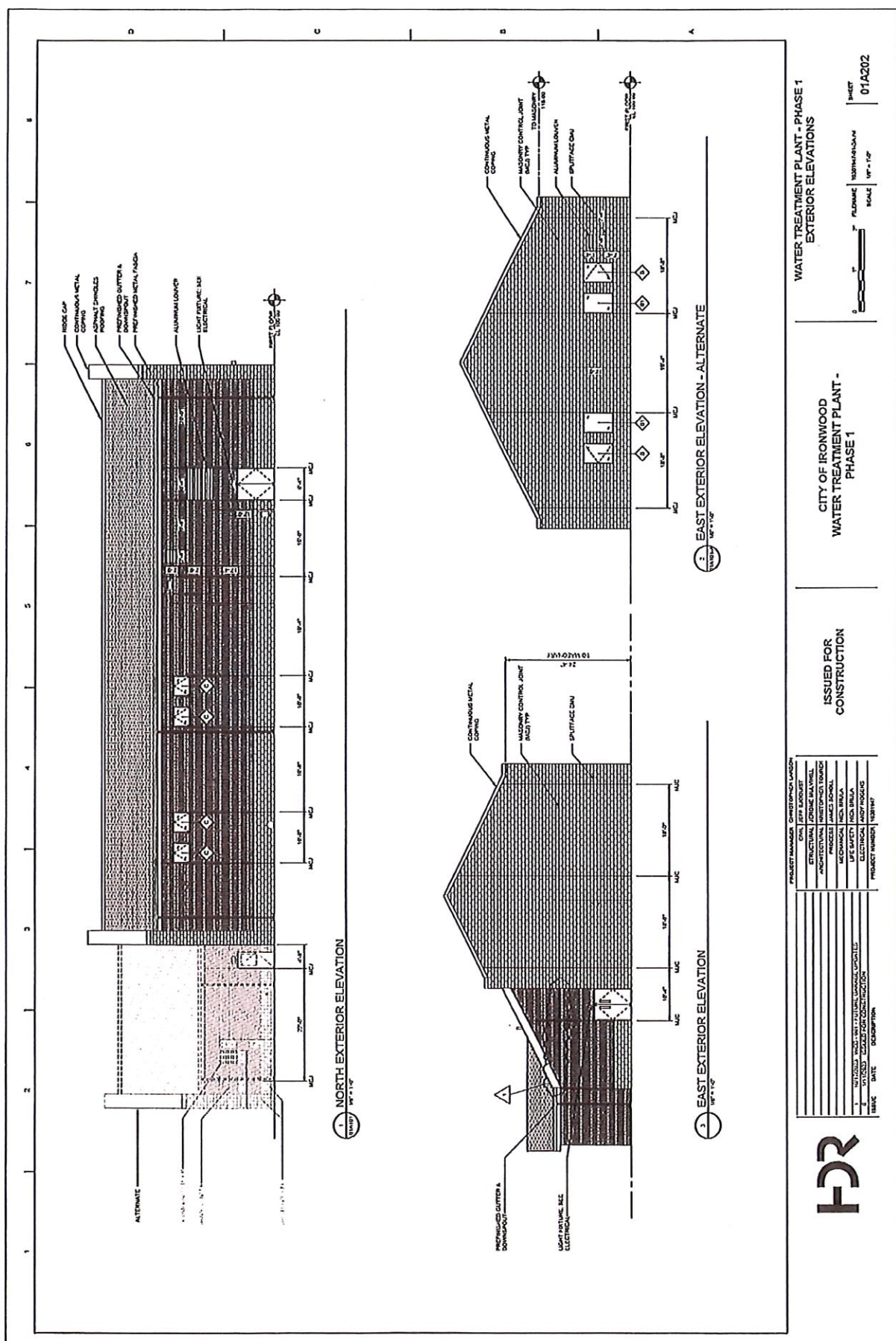
WATER TREATMENT PLANT - PHASE 1  
STRUCTURAL DETAILS

PROJECT MANAGER	CHRISTOPHER LANDON
OWNER	JEFF SLOTTMET
STRUCTURAL ENGINEER	JEFFREY W. BROWN
ARCHITECT	JEFFREY W. BROWN
MECHANICAL ENGINEER	JAMES J. BROWN
ELECTRICAL ENGINEER	ANDY FOSTER
DATE	NOV. 10, 2010
SCALE	AS NOTED

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR CONSTRUCTION		



15152320 000 0000  
15152320 000 0000



WATER TREATMENT PLANT - PHASE 1  
EXTERIOR ELEVATIONS

0' 1' 2' 3'  
SCALE 1/8" = 1'-0"

FLUORINE  
13031418-01-04-M  
SHEET 01A202

CITY OF IRONWOOD  
WATER TREATMENT PLANT -  
PHASE 1

ISSUED FOR  
CONSTRUCTION

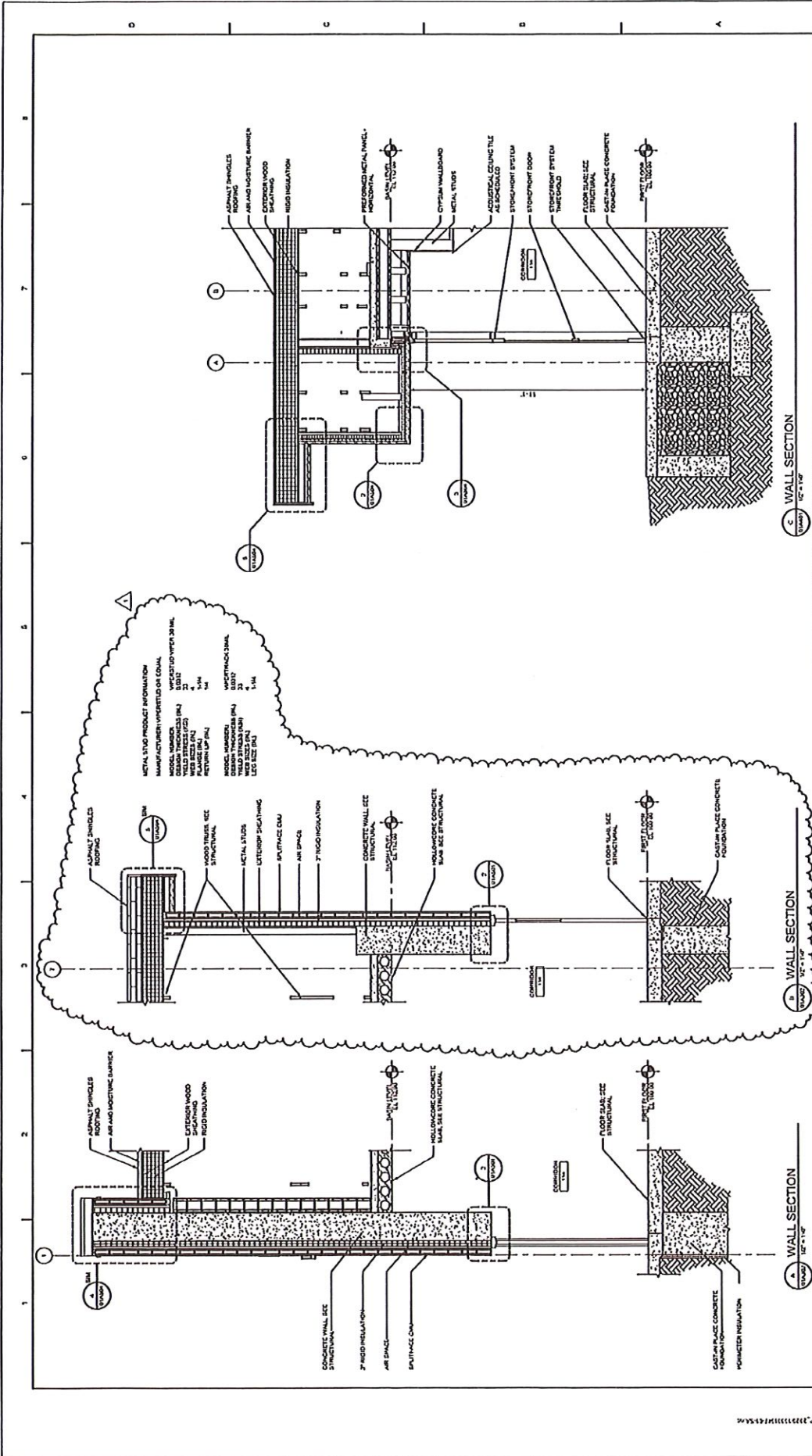
PROJECT NUMBER	CLIENT/OWNER
	CON. JEFFERSON
	ARCHITECT
	PROFESSIONAL ENGINEER
	MECHANICAL
	ELECTRICAL
	PRODUCT NUMBER

DATE	DESCRIPTION



2 EAST EXTERIOR ELEVATION - ALTERNATE  
1/8" = 1'-0"

1 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



PROJECT NUMBER: 1018174  
 DATE: 10/18/17  
 DRAWN: JACQUES BOULANGER  
 CHECKED: JACQUES BOULANGER  
 PROJECT: WATER TREATMENT PLANT - PHASE 1  
 SCALE: 1/2" = 1'-0"

**CITY OF IRONWOOD**  
**WATER TREATMENT PLANT - PHASE 1**

ISSUED FOR CONSTRUCTION

WATER TREATMENT PLANT - PHASE 1  
 WALL SECTIONS

NO.	DATE	DESCRIPTION
1	10/18/17	ISSUED FOR CONSTRUCTION
2		
3		



PROJECT NUMBER: 1018174  
 DATE: 10/18/17  
 DRAWN: JACQUES BOULANGER  
 CHECKED: JACQUES BOULANGER  
 PROJECT: WATER TREATMENT PLANT - PHASE 1  
 SCALE: 1/2" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	WALLS	CEILING	FLOORING	PAINTS	REMARKS
101	RECEPTION	1	101	101	101	101	
102	CONFERENCE	1	102	102	102	102	
103	OFFICE	1	103	103	103	103	
104	RESTROOM	1	104	104	104	104	
105	STORAGE	1	105	105	105	105	
106	MEETING	1	106	106	106	106	
107	TRAINING	1	107	107	107	107	
108	LABORATORY	1	108	108	108	108	
109	WORKSHOP	1	109	109	109	109	
110	OFFICE	1	110	110	110	110	
111	OFFICE	1	111	111	111	111	
112	OFFICE	1	112	112	112	112	
113	OFFICE	1	113	113	113	113	
114	OFFICE	1	114	114	114	114	
115	OFFICE	1	115	115	115	115	
116	OFFICE	1	116	116	116	116	
117	OFFICE	1	117	117	117	117	
118	OFFICE	1	118	118	118	118	
119	OFFICE	1	119	119	119	119	
120	OFFICE	1	120	120	120	120	

DOOR SCHEDULE

DOOR NUMBER	DOOR NAME	FLOOR	TYPE	FINISH	FRAME	GLASS	HOLDING	REMARKS
101	RECEPTION	1	101	101	101	101	101	
102	CONFERENCE	1	102	102	102	102	102	
103	OFFICE	1	103	103	103	103	103	
104	RESTROOM	1	104	104	104	104	104	
105	STORAGE	1	105	105	105	105	105	
106	MEETING	1	106	106	106	106	106	
107	TRAINING	1	107	107	107	107	107	
108	LABORATORY	1	108	108	108	108	108	
109	WORKSHOP	1	109	109	109	109	109	
110	OFFICE	1	110	110	110	110	110	
111	OFFICE	1	111	111	111	111	111	
112	OFFICE	1	112	112	112	112	112	
113	OFFICE	1	113	113	113	113	113	
114	OFFICE	1	114	114	114	114	114	
115	OFFICE	1	115	115	115	115	115	
116	OFFICE	1	116	116	116	116	116	
117	OFFICE	1	117	117	117	117	117	
118	OFFICE	1	118	118	118	118	118	
119	OFFICE	1	119	119	119	119	119	
120	OFFICE	1	120	120	120	120	120	

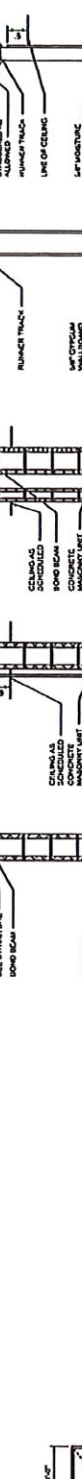
MATERIAL AND FINISH LEGEND

NO.	DESCRIPTION	FINISH
1	CONCRETE	101
2	WOOD	102
3	PAINT	103
4	GLASS	104
5	CEILING	105
6	FLOORING	106
7	FRAME	107
8	GLASS	108
9	CEILING	109
10	FLOORING	110
11	FRAME	111
12	GLASS	112
13	CEILING	113
14	FLOORING	114
15	FRAME	115
16	GLASS	116
17	CEILING	117
18	FLOORING	118
19	FRAME	119
20	GLASS	120



NOTES:  
 1. SEE DRAWINGS FOR WALL TYPES.  
 REMARKS:  
 1. FINISHES CONCRETE FINISHES 1 WHICH CONCRETE WALLS ARE INDICATED TO BE FINISHED SEE SPECIFICATION.  
 2. ALL DOOR TYPES SHALL BE AS SHOWN IN THIS SCHEDULE.

GENERAL WALL TYPE NOTES:  
 1. WALL TYPES SHOWN ARE GENERAL NOTATIONS TO INDICATE MATERIALS OF CONSTRUCTION. SEE PLANS FOR ADDITIONAL DETAILS.  
 2. SEE ROOM SCHEDULE FOR MATERIALS OF CONSTRUCTION. FINISHES APPLIED TO FACE OF WALL.  
 3. SEE PLANS FOR THE MATERIAL WALL LOCATIONS AND FINISH REQUIREMENTS.  
 4. SEE FINISH SCHEDULE FOR ALL MATERIALS OF CONSTRUCTION.  
 5. PROVIDE THE STOPPING AND THE FINISH REQUIREMENTS AS REQUIRED FOR ACCESSORIES INDICATED AT THE FINISH WALLS.



NOTES:  
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 5. PROVIDE THE STOPPING AND THE FINISH REQUIREMENTS AS REQUIRED FOR ACCESSORIES INDICATED AT THE FINISH WALLS.

PROJECT MANAGER: CONSTRUCTION LANCER

NO.	DESCRIPTION	DATE
1	STRUCTURAL	10/10/2017
2	MECHANICAL	10/10/2017
3	ELECTRICAL	10/10/2017
4	PLUMBING	10/10/2017
5	INTERIOR FINISHES	10/10/2017
6	EXTERIOR FINISHES	10/10/2017
7	LANDSCAPE	10/10/2017
8	UTILITIES	10/10/2017
9	AS BUILT	10/10/2017

PROJECT NUMBER: 01A601

CITY OF IRONWOOD  
 WATER TREATMENT PLANT - PHASE 1  
 ISSUED FOR CONSTRUCTION

WATER TREATMENT PLANT - PHASE 1  
 SCHEDULES  
 SCALE AS NOTED  
 SHEET 01A601





**To:** Mayor Corcoran and City Commission

**From:** Paul Anderson, City Manager

**Date:** October 16, 2023

**Meeting Date:** December 11, 2023

**Re:** Norrie School Site

---

Ironwood Area Schools (IAS) demolished the Norrie School Building about a decade ago. They have no plans to use the 2.2 acre property and are looking to donate it to the City of Ironwood. City staff believes that taking over this property is in the best interest of the City at this time for two different reasons. First, we do not want the property to fall into disrepair should IAS put the property out for sale on the open market and sell to a property owner whom does not have the best of intentions for the property. This could create unsightly blight on a key parcel right in the middle of the residential neighborhood. Secondly, through the City's surplus property process, the City will have oversight on how the property will be developed in the future. With the housing shortage in the area, there is a high likelihood that this property would be ripe for development within the somewhat near term. Maintenance costs of mowing the grass are expected to be under \$2,000 per year. To be determined if our own DPW / summer help would mow it or if we would hire it out. But it's a two-hour mowing approximately 6 times per summer season. The school building's concrete foundation still exists just under the ground surface. To be determined if that could be left in place and housing built around the perimeter, or if it would have to be excavated out. City staff would like the Commissions direction on if we should proceed with entering into an agreement with IAS to take over control of this property.



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



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## MEMO

**To:** Mayor Corcoran and The City Commission

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

**Date:** December 5, 2023

Meeting Date: December 11, 2023

**Re:** Superior Street Vacation Public Hearing and Introduction of Ordinance Number 546.

---

John and Paula Aijala are requesting to vacate the Superior Street right of way between Francis Street and Cloverland Drive just east of Broadway Automotive as described in the attached map and application. Part of the right of way is wetland, but a portion of it would be used to expand the parking area of Broadway Automotive.

This request is consistent with Strategy 6.11(c) of the Comprehensive Plan which discusses pursuing alternative strategies to encourage, fund and facility redevelopment projects. Putting underutilized City property back into private ownership will accomplish this strategy.

### Recommendation

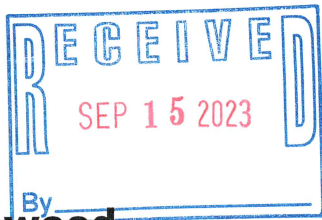
Recommend City Commission acknowledge the Introduction of Ordinance 546 to vacate the Superior Street Right of Way as described in the application and attached Ordinance.



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







PAID  
check 1979

**City of Ironwood**  
**Municipal Zoning Application**

Case No.  
Date Filed:

**Type of Request:**

**Zoning Board of Appeals**

- Appeal (\$400.00)
- Residential Variance (\$350.00 Fee)
- Non-Residential Variance (\$400.00 Fee)

**City Commission**

- Vacate Right-of-Way (\$350.00 Fee)
- Vacate Plat/Subdivision (\$350.00 Fee)

**Planning Commission**

- Special Land Use Permit (\$350.00 Fee)
- Planned Unit Development (\$750.00 Fee)
- Re-Zoning (\$350.00 Fee)
- Site Plan (\$450.00 Fee)
- Temporary Structure for Storage/Sales (\$100.00 Fee)
- Zoning Text Amendment (\$350.00 Fee)

**Administrative Staff Review**

- Administrative Approval (Towers) (\$250.00 Fee)

**Public Notice and Hearing Requirements Apply to all requests except for Temporary Structure for Storage/Sales and Administrative Approvals**

Address of property: \_\_\_\_\_

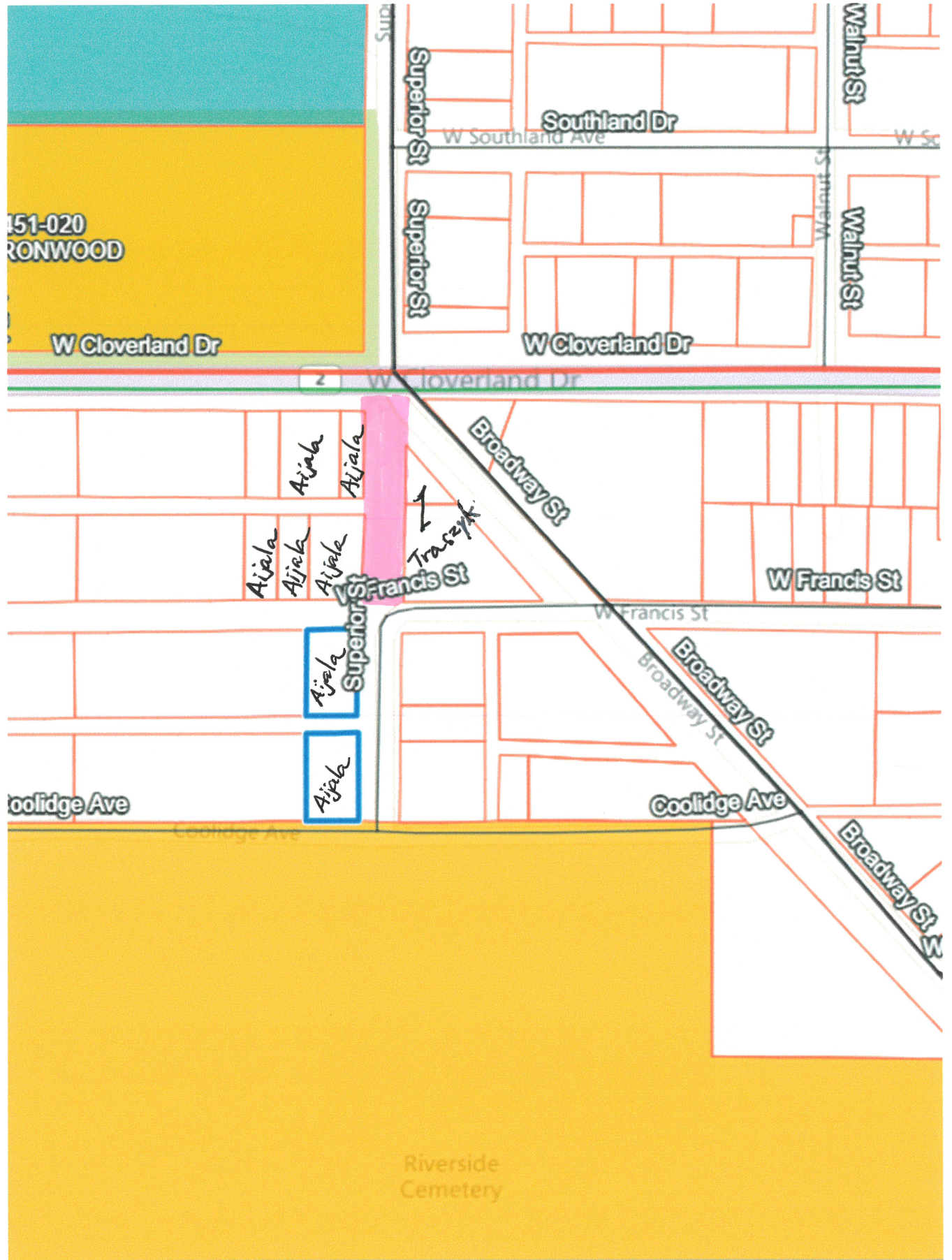
Parcel Number(s) and Legal Description: \_\_\_\_\_

Area of Parcel(s) (Acres): \_\_\_\_\_

Current Zoning: NA Proposed Zoning: NA

Is the request consistent with the Comprehensive Plan? Yes

Description of Request to vacate Superior Street right of way North of West Francis St and South of West Cloverland Drive. SEE attached.



If seeking a **Nonuse Variance** please indicate if the following criteria have been met:

Per Section 34-285(6)(b) A nonuse variance may be allowed by the ZBA only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and that all of the following conditions are met:

i. *Extraordinary circumstances.* There are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions include:

1. Exceptional narrowness, shallowness or shape of a specific property on the effective date of the ordinance from which this chapter is derived.
2. By reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure.
3. By reason of the use or development of the property immediately adjoining the property in question; whereby the literal enforcement of the requirements of this chapter would involve practical difficulties.
4. Any other physical situation on the land, building or structure deemed by the ZBA to be extraordinary.

ii. *Practical difficulty/substantial justice.* Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

iii. *Impact on surrounding neighborhood.* The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood or interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

iv. *Public safety and welfare.* The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the city.

v. *Not self created.* The immediate practical difficulty causing the need for the variance request was not self-created by the applicant.

If seeking a **Use Variance** please indicate if the following criteria have been met:

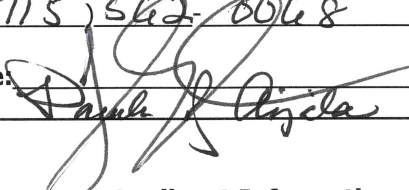
**Per Section 34-285(6)(c)** A use variance may be allowed by the ZBA only in cases where there is reasonable evidence of unnecessary hardship in the official record of the hearing that all of the following conditions are met:

- i. *Unreasonable current zoning designation.* The applicant has demonstrated that the site cannot reasonably be used for any of the uses allowed within the current zoning district designation.
- ii. *Unique circumstances.* That the condition or situation of the specific parcel of property or the intended use of such property for which the variance is sought is unique to that property and not commonly present in the general vicinity or in the zone district. The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return without some adjustment. Such unique conditions or situations include:
  1. Exceptional narrowness, shallowness or shape of a specific property on the effective date of the ordinance from which this chapter is derived.
  2. Exceptional topographic conditions or other extraordinary situation on the land, building or structure.
  3. The use or development of the property immediately adjoining the property in question.
  4. Any other physical situation on the land, building or structure deemed by the ZBA to be extraordinary.
- iii. *Character of neighborhood.* The use variance will not alter the essential character of the neighborhood or the intent of the comprehensive development plan, or be a detriment to adjacent properties.
- iv. *Capacity of roads, infrastructure and public services.* The capacity and operations of public roads, utilities, other facilities and services will not be significantly compromised.
- v. *Not self-created.* The immediate practical difficulty causing the need for the variance request was not self-created by the applicant.

**Plan Submittal Requirements**

1. One (1) hard copy of site plan, survey and any and all other documents that may be required to complete an appropriate review of the request. Minimum size shall be 24" x 36" unless otherwise noted by staff.
2. One (1) PDF of site plan, survey and any and all other documents that may be required to complete an appropriate review of the request. Minimum size shall be 24" x 36" unless otherwise noted by staff.

**Property Owner Information**

Name: John and Paula Aijala  
Address: 601 W Francis St  
Email: John-Aija@hotmail.com  
Phone: (715) 562-0068 Fax: (N/A)  
Signature:  Date: 9-14-2023

**Applicant Information (If different than Property Owner)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

***A Pre-Application meeting is required. Please contact staff at 906-932-5050 x 126 or [bergmant@cityofironwood.org](mailto:bergmant@cityofironwood.org) to set up a time to meet and discuss your application and project. All fees shall be paid and all documents required by ordinance shall be submitted with this application in order to be reviewed and considered for approval.***

**ORDINANCE NO. 546, BOOK 5**

AN ORDINANCE PROVIDING FOR THE VACATION OF THE SUPERIOR STREET RIGHT OF WAY BETWEEN FRANCIS STREET AND CLOVERLAND DRIVE WEST OF BROADWAY STREET, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPTING AND RESERVING IN SAID PORTION OF SAID STREET RIGHT OF WAY THEREIN FOR PUBLIC UTILITY PURPOSES WITHIN THE RIGH-OF-WAY OF SAID STREET SO VACATED.

**WHEREAS**, John and Paula Aijala, petitioned for the vacation of Superior Street between Francis Street and Cloverland Drive, City of Ironwood, Gogebic County, Michigan, according to the recorded plat thereof.

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

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

**NOW, THEREFORE, THE CITY OF IRONWOOD ORDAINS:**

Section 1. The for the vacation of Superior Street between Francis Street and Cloverland Drive, City of Ironwood, Gogebic County, Michigan, according to the recorded plat thereof, hereby is vacated, and said street so vacated shall vest in the rightful proprietors owning lands adjacent thereto and bordering thereon as shown in the Plat of said Addition in accordance with MCLA 560.227a.

Section 2. The City Clerk of the City of Ironwood, Michigan is hereby directed within thirty (30) days after the adoption of said ordinance to record a certified copy of this Ordinance giving the name of the plat affected by this ordinance, with the Gogebic County (Michigan) Register of Deeds, and further shall send a copy of said Ordinance to the State Treasurer of the State of Michigan.

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

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

Adopted and approved by the City Commission of the City of Ironwood, Michigan this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Effective: \_\_\_\_\_, 2023

\_\_\_\_\_  
KIM S. CORCORAN, MAYOR

ATTEST:

\_\_\_\_\_  
JENNIFER L. JACOBSON, CITY CLERK



**To:** Mayor Corcoran and City Commission

**From:** Paul Anderson, City Manager

**Date:** December 7, 2023

**Meeting Date:** December 11, 2023

**Re:** Employee Holiday Gratuity

---

### Recommendation

Each year the City Commission considers awarding a holiday gratuity to city employees. For the past two years, the amount has been \$100 per employee. From 2013 through 2021, the amount was \$75.

It is recommended that the gratuity be given in the amount of \$100.00 per employee. The funding for this is in the current budget.