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

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AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
July 14, 2025

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

Public Hearing - 5:00 P.M. - 125 May St. Blight
Public Hearing - 5:03 P.M. - 129 May St. Blight
Public Hearing - 5:06 P.M. - 141 May St. Blight
Public Hearing - 5:09 P.M. – 136 May St. Blight
~~**Public Hearing - 5:12 P.M. – 918 Washington St. Blight**~~
~~**Public Hearing - 5:15 P.M. – 901 Washington St. Blight**~~
Public Hearing - 5:18 P.M. – 1103 Washington St. Blight
Public Hearing - 5:21 P.M. – 301 Kennedy St. Blight
Public Hearing - 5:24 P.M. – 601 Kennedy St. Blight
Public Hearing - 5:27 P.M. – 103 Harris St. Blight
Regular Meeting – 5:30 P.M.

ZOOM OPTION AVAILABLE FOR THE PUBLIC
(Please visit the City website at www.ironwoodmi.gov or the notice posted at the Memorial Building for Zoom Webinar login instructions.)

PUBLIC HEARING
5:00 P.M.

1. Open Public Hearing.

2. Roll Call.

3. Public Hearing: To receive public comment relative to a Blight Violation at 125 May St, (52-23-152-060).

4. Close Public Hearing.

PUBLIC HEARING
5:03 P.M.

1. Open Public Hearing.

2. Public Hearing: To receive public comment relative to a Blight Violation at 129 May St., (52-23-152-170).

3. Close Public Hearing.

PUBLIC HEARING
5:06 P.M.

1. Open Public Hearing.

2. Public Hearing: To receive public comment relative to a Blight Violation at 141 May St., (52-23-152-200).

3. Close Public Hearing.

PUBLIC HEARING
5:09 P.M.

1. Open Public Hearing.

2. Public Hearing: To receive public comment relative to a Blight Violation at 136 May St., (52-23-153-020).

3. Close Public Hearing.

PUBLIC HEARING - Cancelled
5:12 P.M.

1. ~~Open Public Hearing.~~

2. ~~Public Hearing: To receive public comment relative to a Blight Violation at 918 Washington St., (52-23-104-020).~~

3. ~~Close Public Hearing.~~

PUBLIC HEARING - Cancelled
5:15 P.M.

1. ~~Open Public Hearing.~~

2. ~~Public Hearing: To receive public comment relative to a Blight Violation at 901 Washington St., (52-23-108-010).~~

3. ~~Close Public Hearing.~~

PUBLIC HEARING
5:18 P.M.

1. Open Public Hearing.

2. Public Hearing: To receive public comment relative to a Blight Violation at 1103 Washington St., (52-23-136-040).

3. Close Public Hearing.

PUBLIC HEARING
5:21 P.M.

1. Open Public Hearing.

2. Public Hearing: To receive public comment relative to a Blight Violation at 301 Kennedy St., (52-24-314-010).

3. Close Public Hearing.

PUBLIC HEARING
5:24 P.M.

1. Open Public Hearing.

2. Public Hearing: To receive public comment relative to a Blight Violation at 601 Kennedy St., (52-24-336-010).

3. Close Public Hearing.

PUBLIC HEARING
5:27 P.M.

1. Open Public Hearing.

2. Public Hearing: To receive public comment relative to a Blight Violation at 103 Harris St., (52-23-476-080).

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 June 23, 2025.

*2) Review and Place on File:
 a. Ironwood Housing Commission Meeting Minutes of June 10, 2025.
 b. Ironwood Carnegie Library Meeting Minutes of May 20, 2025.
 c. Pat O'Donnell Civic Center Meeting Minutes of June 2, 2025.
 d. Economic Development Corporation Meeting Minutes of April 2, 2025.
 e. Economic Development Corporation Meeting Minutes of May 7, 2025.
 f. Economic Development Corporation Meeting Minutes of June 4, 2025.

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).

UNFINISHED BUSINESS

G. Discuss and consider approving a one-year lease extension with United Parcel Service, Inc., at the current rate of $1,800 per month, effective November 1, 2025, for 201 Penokee Road and authorize the City Manager to sign all applicable documents.

H. Discuss and consider approving Change Order #2, for Jake's Excavating and Landscaping, LLC., which is an increase of $4,654.00 for the TMF Water Service Line Project and authorize the Mayor to sign all applicable documents.

I. Discuss and consider approving Payment #1, for Jake's Excavating, in the amount of $226,718.32 for the Phase 5B Water Project and authorize the Mayor to sign all applicable documents.

J. Discuss and consider approving the Rural Development Pay Package #23 in the amount of $240,798.61 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.

K. Discuss and consider approving Change Order #8, for C.D. Smith, which is an increase of $27,703.50 for the Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

L. Discuss and consider approving Payment #7, for C.D. Smith, in the amount of $940,273.82 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

NEW BUSINESS

M. Discuss and consider approving a three-year contract between the Pat O'Donnell Civic Center Board and the Ironwood Lumberjacks for facility rental and ice usage.

N. Discuss and consider approving the Michigan Municipal Risk Management Authority Liability and Property Pool annual Insurance Coverage Proposal for $199,927 and authorize the City Manager to sign all applicable documents.

O. Discuss and consider adopting Resolution #025-020-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 125 May St., (52-23-152-160).

P. Discuss and consider adopting Resolution #025-021-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 129 May St., (52-23-152-170).

Q. Discuss and consider adopting Resolution #025-022-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 141 May St., (52-23-152-200).

R. Discuss and consider adopting Resolution #025-023-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 136 May St., (52-23-153-020).

S. Discuss and consider adopting Resolution #025-026-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 1103 Washington St., (52-23-136-040).

T. Discuss and consider adopting Resolution #025-027-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 Kennedy St., (52-24-314-010).

U. Discuss and consider adopting Resolution #025-028-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 601 Kennedy St., (52-24-336-010).

V. Discuss and consider adopting Resolution #025-029-B, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 103 Harris St., (52-23-476-080).

W. Mayor’s Appointments.

X. Manager’s Report.

Y. Other Matters.

Z. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on June 23, 2025, at 5:30 P.M., preceded by Public Hearings at 5:25 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

1. Mayor Corcoran opened the Public Hearing at 5:25 P.M.

2. Roll Call:
   PRESENT: Commissioners Korpi, Mildren, Semo, and Mayor Corcoran
   ABSENT: Commissioner Andresen (excused)

3. Public Hearing: To hear comments relative to Ordinance Number 556. City Clerk Jennifer Jacobson briefly reviewed Ordinance Number 556, which is to repeal Section 21, entitled Photographers, of the Code of Ordinances. The Clerk informed the Commission and Public that this Ordinance pertains to Transient Photographers. To remove the fee from the City's 2025-26 Fiscal Year Fee schedule, staff are recommending this Section be repealed in its entirety, primarily due to Transient Photography being a very outdated profession. Two comments were heard regarding Ordinance Number 556. Garron Stenstrom asked what the fee was for Transient Photographers and Lydia Christensen spoke in favor the adopting the Ordinance.

4. Mayor Corcoran closed the Public Hearing at 5:27 P.M.

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

B. Recording of the Roll.
   PRESENT: Commissioners Korpi, Mildren, Semo, and Mayor Corcoran
   ABSENT: Commissioner Andresen (excused)

C. Approval of the Consent Agenda.
   1) Approval of Minutes:
      a. Regular City Commission Meeting Minutes of June 9, 2025.
      b. Special City Commission Meeting Minutes of June 16, 2025.

   2) Review and Place on File:
      a. Ironwood Planning Commission Meeting Minutes of May 1, 2025.

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

D. Approval of the Agenda.

***Motion** was made Mildren, seconded by Korpi, and carried, to amend the Agenda to add New Business Agenda Item HH. Discuss and consider approving an annual cost of living salary adjustment for non-union employees.*

E. Review and Place on File:
   1. Revenue & Expenditure Report.
   2. Cash and Investment Summary Report.

***Motion** was made by Mildren, seconded by Semo, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending May 2025, and the Cash and Investment Summary Report for May 2025.*

F. Approval of Monthly Check Register Report.

***Motion** was made by Mildren, seconded by Korpi, to approve the Check Register Report for May 2025 as presented. Unanimously passed by roll call vote.*

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
Lydia Christensen commented in support of Agenda Item O.
Garron Stenstrom commented on the May Street property blight violations.
Steve Frank commented on the 210 S. Suffolk Street Property.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
Steve Frank provided a timeline of events for the Josephson's Nursing Home from 2007 to demolition that occurred last week.
Garron Stenstrom commented on the City's spring clean-up date.

UNFINISHED BUSINESS

I. Discuss and consider approving Change Order #1, for Jake's Excavating and Landscaping, LLC., which is an increase of $4,850 for the TMF Water Service Line Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Mildren, to approve Change Order #1, for Jake's Excavating and Landscaping, LLC., which is an increase of $4,850 for the TMF Water Service Line Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

J. Discuss and consider approving Payment #4, for Jake's Excavating and Landscaping, LLC., in the amount of $108,777.47 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Korpi, to approve Payment #4, for Jake's Excavating and Landscaping, LLC., in the amount of $108,777.47 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approving Payment #17, for Jake's Excavating and Landscaping, LLC., in the amount of $48,105.65 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Semo, to approve Payment #17, for Jake's Excavating and Landscaping, LLC., in the amount of $48,105.65 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

L. Discuss and consider approving Payment #1, for Jake's Excavating and Landscaping, LLC., in the amount of $90,834.54 for the Phase 5C Drinking Water State Revolving Fund Water System Upgrades Project.

Motion *was made by Semo, seconded by Korpi, to approve Payment #1, for Jake's Excavating and Landscaping, LLC., in the amount of $90,834.54 for the Phase 5C Drinking Water State Revolving Fund Water System Upgrades Project. Unanimously passed by roll call vote.*

M. Discuss and consider adopting Ordinance Number 556, an Ordinance to repeal Chapter 21, entitled Photographers, of the Code of Ordinances.

Motion *was made by Mildren, seconded by Semo, to adopt Ordinance Number 556, an Ordinance to repeal Chapter 21, entitled Photographers, of the Code of Ordinances. Unanimously passed by roll call vote.*

N. Discuss and consider granting a timeline extension on the roof drain disconnection requirement for 15 buildings, changing the completion deadline from July 1st to August 15th, 2025.

Motion *was made by Mildren, seconded by Semo, and carried, to grant a timeline extension on the roof drain disconnection requirement for 15 buildings, changing the completion deadline from July 1st to August 20th, 2025.*

O. Discuss and consider financial support to the Friends of the Library fundraising campaign for the library addition.

Motion *was made by Mayor Corcoran, seconded by Mildren, to donate $10,000 to the Ironwood Carnegie Library to help offset expenses related to the library addition. Library Director Lynne Wiercinski informed the Commission that the Friends of the Library were successful in raising over $58,000 in funds through their Patronicity Grant program to date and have one week left to receive donations. Unanimously passed by roll call vote.*

NEW BUSINESS

P. Discuss and consider adopting Resolution #025-020-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:00 P.M., to hear comment on a blight violation at 125 May St, (52-23-152-060).

Motion *was made by Mildren, seconded by Korpi, to adopting Resolution #025-020-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:00 P.M., to hear comment on a blight violation at 125 May St, (52-23-152-060). Unanimously passed by roll call vote.*

Q. Discuss and consider adopting Resolution #025-021-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:03 P.M., to hear comment on a blight violation at 129 May St., (52-23-152-170).

Motion *was made by Semo, seconded by Korpi, to adopt Resolution #025-021-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:03 P.M., to hear comment on a blight violation at 129 May St., (52-23-152-170). Unanimously passed by roll call vote.*

R. Discuss and consider adopting Resolution #025-022-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:06 P.M., to hear comment on a blight violation at 141 May St., (52-23-152-200).

***Motion** was made by Korpi, seconded by Mildren, to adopt Resolution #025-022-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:06 P.M., to hear comment on a blight violation at 141 May St., (52-23-152-200). Unanimously passed by roll call vote.*

S. Discuss and consider adopting Resolution #025-023-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:09 P.M., to hear comment on a blight violation at 136 May St., (52-23-153-020).

***Motion** was made by Korpi, seconded by Semo, to adopt Resolution #025-023-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:09 P.M., to hear comment on a blight violation at 136 May St., (52-23-153-020). Unanimously passed by roll call vote.*

T. Discuss and consider adopting Resolution #025-024-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:12 P.M., to hear comment on a blight violation at 918 Washington St., (52-23-104-020).

***Motion** was made by Semo, seconded by Mildren, to adopt Resolution #025-024-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:12 P.M., to hear comment on a blight violation at 918 Washington St., (52-23-104-020). Unanimously passed by roll call vote.*

U. Discuss and consider adopting Resolution #025-025-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:15 P.M., to hear comment on a blight violation at 901 Washington St., (52-23-108-010).

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #025-025-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:15 P.M., to hear comment on a blight violation at 901 Washington St., (52-23-108-010). Unanimously passed by roll call vote.*

V. Discuss and consider adopting Resolution #025-026-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:18 P.M., to hear comment on a blight violation at 1103 Washington St., (52-23-136-040).

***Motion** was made by Korpi, seconded by Mildren, to adopt Resolution #025-026-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:18 P.M., to hear comment on a blight violation at 1103 Washington St., (52-23-136-040). Unanimously passed by roll call vote.*

W. Discuss and consider adopting Resolution #025-027-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:21 P.M., to hear comment on a blight violation at 301 Kennedy St., (52-24-314-010).

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #025-027-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:21 P.M., to hear comment on a blight violation at 301 Kennedy St., (52-24-314-010). Unanimously passed by roll call vote.*

X. Discuss and consider adopting Resolution #025-028-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:24 P.M., to hear comment on a blight violation at 601 Kennedy St., (52-24-336-010).

***Motion** was made by Korpi, seconded by Mildren, to adopt Resolution #025-028-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:24 P.M., to hear comment on a blight violation at 601 Kennedy St., (52-24-336-010). Unanimously passed by roll call vote.*

Y. Discuss and consider adopting Resolution #025-029-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:27 P.M., to hear comment on a blight violation at 103 Harris St., (52-23-476-080).

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #025-029-A, to schedule a Public Hearing on Monday, July 14, 2025, at 5:27 P.M., to hear comment on a blight violation at 103 Harris St., (52-23-476-080). Unanimously passed by roll call vote.*

Z. Discuss and consider adopting Resolution #025-030, Amending the General Appropriation Act for Fiscal Year 2024-2025.

***Motion** was made by Mildren, seconded by Korpi, to adopt #025-030, Amending the General Appropriation Act for Fiscal Year 2024-2025. Unanimously passed by roll call vote.*

AA. Discuss and consider approving Resolution #025-031, a Loan Resolution for incurring indebtedness with United States Department of Agriculture (USDA) Rural Development for the Phase 5B Sewer Project in the amount of $1,540,000.00 and authorize the Mayor to sign.

***Motion** was made by Semo, seconded by Korpi, to adopt #025-031, a Loan Resolution for incurring indebtedness with United States Department of Agriculture (USDA) Rural Development for the Phase 5B Sewer Project in the amount of $1,540,000.00 and authorize the Mayor to sign. Unanimously passed by roll call vote.*

BB. Discuss and consider approving a Grant Agreement between the USDA Rural Development and the City of Ironwood for a $3,348,000.00 grant awarded to help fund the Phase 5B Sewer Project and authorize the Mayor and Clerk to sign.

***Motion** was made by Mildren, seconded by Semo, to approve the Grant Agreement between the USDA Rural Development and the City of Ironwood for a $3,348,000.00 grant awarded to help fund the Phase 5B Sewer Project and authorize the Mayor and Clerk to sign. Unanimously passed by roll call vote.*

CC. Discuss and consider adopting Ordinance Number 555, Revenue Bonds for the Phase 5B Sewer Project.

***Motion** was made by Semo, seconded by Korpi, to adopt Ordinance Number 555, Revenue Bonds for the Phase 5B Sewer Project. Unanimously passed by roll call vote.*

DD. Discuss and consider adopting Resolution #025-032, approving the Payment Package for the Rural Development Closing regarding the Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #025-032, approving the Payment Package for the Rural Development Closing regarding the Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

EE. Discuss and consider approving Water Treatment Plant Phase 1 Amendment for HDR for the reduction of fees of $100,000.

Motion *was made by Mildren, seconded by Korpi, to approve Water Treatment Plant Phase 1 Amendment for HDR for the reduction of fees of $100,000. Unanimously passed by roll call vote.*

FF. Discuss and consider approving Water Treatment Plant Phase 2 Amendment for HDR for the addition of fees of $100,000.

Motion *was made by Korpi, seconded by Semo, to approve Water Treatment Plant Phase 2 Amendment for HDR for the addition of fees of $100,000. Unanimously passed by roll call vote.*

GG. Discuss and consider approval of a 10-year lease with Little Lights Childcare for a portion of the City property behind Lighthouse Family Church on Norfolk Street.

Motion *was made by Mildren, seconded by Semo, and carried, to approve a 10-year lease with Little Lights Childcare for a portion of the City property behind Lighthouse Family Church on Norfolk Street.*

HH. Discuss and consider approving an annual cost of living salary adjustment for non-union employees.

Motion *was made by Semo, seconded by Korpi, to approve an annual 2.5% cost of living salary adjustment, effective July 1, 2025, for the City's non-union employees, which includes the City Manager, City Assessor/DPW Supervisor, Building Inspector, Clerk, Finance Director/Treasurer, Deputy Finance Director/Treasurer, Human Resources Manager, Utility Manager, Ironwood Public Safety Director and Public Safety Administrative Assistant, Community Development Director, and Community Development Assistant.*

II. Manager's Report
City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- *$11MIL Phase 1 of the water plant project continues with CD Smith Construction. We are working on spending the last of the contingency money by completing some well rehab work and asphalt paving of the driveway around the water plant. This will spend the remaining Phase 1 contingency funds.*
- *$11MIL Phase 2 of the water treatment plant is underway. CD Smith is continuing with work on the concrete filter walls on the interior of the building. Excavation for the 250,000-gallon clear well is complete and that concrete basin is being formed up now. Next month the excavation for the new garage will also start. Phase 2 work will generally be complete by fall 2025 and start up commissioning of the treatment process is expected to be complete by spring 2026.*
- *Phase 5A $1.6MIL water system project has started back up after the winter break. Paving of Frederick Street is in process. Some of the cracked concrete throughout the job will end of getting replaced in the coming month or so. Paving the second lift of asphalt will occur this fall once all items are addressed and once we have videoed the sewer lines that need to be lined this fall (in case we need to perform any spot repairs).*

- *Phase 5B $3.8MIL water and sewer project – Jakes has begun some of the installation of sewer work in the Phase 5C area on Coolidge Avenue. Jakes is holding the billing for this work until loan closing happens which is currently estimated to occur in July. Construction of Phase 5B will occur during both the 2025 and 2026 construction seasons. Phase 5B consists of sewer work on Coolidge, Harding, Michigan, Ridge. Harding Ave sewer and water mains will start around 7/7/25.*
- *Phase 5C $1.8MIL water project for reconstructing portions of Coolidge, Harding and Lowell St from US2 to Harding. Water and sewer mains on Coolidge between Douglas and Greenbush are complete and now Jake is doing the service line work in that same area. They plan to work from east to west down Coolidge and then have a second crew do the same thing on Harding starting next week.*
- *The $3MIL lead service line replacement project with Jakes Excavating continues with a separate crew from the Phase 5 crews. To date, they have had 162 services that they thought to be lead/galvanized, but they turned out to be copper. We have replaced a total of 282 lead service lines with Copper. We have 120 known galvanized / lead lines to replace still. We have 45 unknowns that need to be identified.*
- *The $598,000 TMF grant work continues by Jakes Excavating. This is identifying material types of water services on ~520 unknown water services. 494 done to date. They continue to find mainly copper lines. They expect to have this work complete in the next few weeks. We will have all of our unknowns throughout the City identified by the end of this project.*
- *2025 Small Urban Grant Project Update: $375K grant will be split between these two projects:*
- *Project 1: replace the water main and street on Superior St from US2 to the City boundary, will repave Curry St around the school. $482K was the low bid by Ruotsala Construction. Pre-Construction meeting with Ruotsala Construction is tomorrow and schedule will be called out then. Likely starting to dig the water lines in the next couple of weeks.*
- *Project 2 - $177K Fahrner Asphalt to start in early July. They will chip seal the following roads:*
    - *Greenbush north of US2*
    - *Frenchtown Road*
    - *Brogan St*
    - *Penokee Road*
    - *South Suffolk St*
    - *Burma Road*
- *Our sewer lift station generator is now online and paid for. Staff to submit for $50K grant reimbursement through our insurance company.*
- *Library Community Spaces Grant Project: Ruotsala Construction has poured the foundation walls and the slab on grade and built the stick built walls. Construction meeting on Wednesday to hear upcoming schedule. The construction project will continue through summer 2025 with completion in the spring of 2026.*
- *Newport Heights water future project: Coleman Engineering submitted the EGLE funding application on 5/15/25. The USDA Rural Development application is being worked on; waiting on Crystal from RD to provide information that will go into the application. Signs are that RD has grant money available, so we are anxious to get our application in for consideration.*
- *Staff is working on reviewing priority areas for sewer and water work as part of Phase 6. I will soon be suggesting that we start preparing a Preliminary Engineering Report for*

Phase 6 to get prepared for upcoming grant opportunities. We still have roughly 6 more "Phases" of neighborhood reconstruction work to replace the remainder of original infrastructure that needs replacement. Significant grant funding will be critical to be able to accomplish this work.

- *Our 24 sanitary sewer flow meters have been installed again for the spring/summer/fall season. We recently read the meters for flow data and will be working with our vendor to analyze results.*
- *Mud Creek Builders has been hired by the City to replace the roof on the Curry Park campground garage and the Norrie Park bathrooms. The City is supplying the shingles for this project.*
- *Contractors have been busy with roof drain disconnections for the 15 private property owners that need to be disconnected by July 1st this summer. Most of the property owners have plans to comply with this requirement. 6 have been completed.*
- *WRI grant application: State of Michigan Community Development Block Grant application was submitted on 5/30/25. We should find out this week if we are awarded. I had a call with them last week where they all but told me to expect an award letter this week. We applied for a $900K project with a 26% match for waterline work on Old County Road east of Country Club Road.*
- *Regarding the detour on US 2 by Hemlock Street and on US2 between Lowell and Lawrence streets for the catch basin that is washed out: MDOT is bidding the repairs of that work and hopes to have the work completed by September. Their first bid for completion by Aug 1 didn't get any bidders to respond.*

Manager's Update

- *Ironwood Public Safety is actively working on blight efforts. 10 public hearings were scheduled earlier this meeting.*
- *Downtown flower baskets have been put out. Thank you to our summer workers for keeping them watered.*
- *Emberlight flags have been put out downtown by Emberlight.*
- *Open staff positions: DPW Equipment Operator 2 floater position we are scheduling interviews right now.*
- *Ironwood Public Safety also continues to have a Public Safety Officer position: we have 3 interviews scheduled this week. Officer Dave Magnuson recently put in his notice and will be done next week to go work for the Wi State Police.*
- *210 South Suffolk Street: Gogebic County Land Bank discussed with the State Land Bank the possibility of converting the stabilization grant to a demo grant. This is unable to happen due to the dollars being awarded competitively based on housing priorities that were part of the stabilization project. This will likely mean that the City will not be purchasing the property from the current owner.*
- *Negotiations are scheduled to start with the IPSD Union representatives on 6/26/25.*
- *Applications for filing nominating petitions for the elective office of Ironwood City Commission are due 7/22/25 at 4 PM at the City Clerk's office. To qualify as a candidate, the petitioner must be an elector in the City of Ironwood and must obtain signatures of not less than 25 or more than 40 registered electors of the City of Ironwood.*
- *City Offices will be closed on July 4th to observe Independence Day.*

JJ. Other Matters.

Commissioner Semo requested that the City Staff review and provide information on pay raises/pay adjustments for the City Commissioners mentioning there has not been an increase for Commissioners for approximately 15 years.

Commissioner Mildren congratulated the Library on their fundraising efforts and commented on how wonderful the splash pad at City Square is on the hot summer days.

KK. Adjournment.

Motion *was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:47 P.M.*

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

IRONWOOD HOUSING COMMISSION
REGULAR MEETING MINUTES
JUNE 10, 2025
PIONEER PARK APARTMENTS – COMMUNITY ROOM
515 E. VAUGHN STREET – IRONWOOD, MI. 49938

The regular meeting of the Ironwood Housing Commission was held on June 10, 2025 in the Community Room at Pioneer Park Apartments at 515 E. Vaughn Street, Ironwood, MI. 49938. The meeting was open to the public.

Present: Annabelle O'Brien
John Lupino
Kristine Perry

Absent: David Harkness
Paul Zysk

1. Call to Order

The meeting was called to order by President O'Brien, followed by the Pledge of Allegiance.

2. Minutes of May 13, 2025 Meeting

Motion by Lupino, Seconded by Perry, Unanimously approved through roll call vote to approve minutes of the May 13, 2025 meeting.

3. Old Business

4. New Business

4.1.1 Otis Elevator Company-Annual service contract 06/01/25-05/31/26

Motion by Perry, Seconded by Lupino, Unanimously approved through roll call vote to approve the Otis Elevator Company-Annual service contract 06/01/2025 to 05/31/2026 in the amount of $8,373.96.

4.1.2 Capital Fund Program-Revised Annual Plan 2025

Motion by Perry, Seconded by Lupino, Unanimously approved through roll call vote to approve the Capital Fund Program-Revised Annual Plan 2025 in the amount of $376,766.00.

4.1.3 Capital Fund Program-Revised Five-Year Plan 2025-2029

Motion by Lupino, Seconded by Perry, Unanimously approved through roll call vote to approve The Capital Fund Program-Revised Five-Year Plan in the amount of $1,883,830.00.

4.1.4 **Closed Session**-Review of Executive Director's Contract

Motion by Lupino, Seconded by Perry, Unanimously approved through roll call vote to go into closed session to review the Executive Director's Contract.

The Director is required to notify the Board of Commissioners six (6) months prior to her contract expiring with intent to renew a two (2) year contract with the Ironwood Housing Commission. The Director's current contract will expire on November 30, 2025.

4.1.5 **Open Session**-Return from closed session meeting

Motion by Lupino, Seconded by Perry, Unanimously approved through roll call vote to return from closed session meeting.

4.1.6 **Open Session**-Approval of Executive Director's Contract
Effective November 30, 2025 to November 2027

Motion by Perry, Seconded by Lupino, Unanimously approved through roll call vote to approve the wages for the new two (2)-year contract with the current Executive Director Cathy Tankka. The Director's contract and new wages was presented to the Board of Commissioners at the June 10, 2025 Board Meeting. The new contract will not take effect until November 30, 2025.

5. Consent Agenda – "Information Only"
   A-Account A/R Balance Report as of 05/31/2025
   B-Current Vacancy report as of 06/06/2025
   C-Supplementary Stmt. of Income & Expense report as of 04/30/2025
   D-Bank Account Reconciliation report as of April 30, 2025

Motion by Perry, Seconded by Lupino, Unanimously approved through roll call vote to approve the Consent Agenda – "Information Only"

The Director provided information to the Board of Commissioners on the Account A/R Balance report as of May 31, 2025, the current vacancy report for Public Housing as of June 6, 2025, the Supplementary Statement of Income & Expense report which includes revenue to date, expense to date and the total unrestricted net position as of April 30, 2025 and the Bank Account reconciliation report as of April 30, 2025.

6. Disbursements of Checks # 23234 – 23273

Motion by Lupino, Seconded by Perry, Unanimously approved through roll call vote to approve the disbursements of checks # 23234 – 23273.

7. Commissioner Comments – None

8. Public Comments

Doleshal questioned on if there would be Westgate Bingo on Saturday.

9. Adjournment

Motion by Perry, Seconded by Lupino, Unanimously approved through roll call vote to adjourn the meeting. The meeting adjourned at 4:42 p.m.

President / Vice-President

Executive Director / Secretary

IRONWOOD CARNEGIE LIBRARY MINUTES

4pm Tuesday, 20 May 2025
Ironwood Memorial Building Auditorium

I. **Call to order- 4:00**. Present- Lynn Wiercinski, Helen Slining, Pam Johnson, Wendy Hicks, Amber Hurkmans, Kim Corcoran, Wyatt LaBo. Absent- Kathi Maciejewski

II. **Approval of April 2025 Reports-** Pam Johnson moved, Helen Slining seconded, all approved.

III. **Approval of April 2025 Meeting Minutes-** Amber Hurkmans moved, Pam Johnson seconded, all approved.

IV. **Adjustments to the Agenda-** d. Discussion and Approval of 25/26 Budget moved after II. April 2025 Financial Reports. Add 5. Building Tuckpointing to Building Project Update.

V. **Unfinished/Continuing Business-**

a. **Programming**

1.Summer Reading- There is a lot of interest in the program this summer, so we are preparing and planning. May have to pivot at times due to construction.

2.Michigan Notable Book Author Visit- Tim Schultz, author of "Cast Away in Montana", will be at the Ironwood Memorial Building Thursday, 6/5, at 5:30.

b. **Grants/Fundraising**

1.AARP-We were just notified that we did not receive the AARP grant.

2.Mary Thompson- We applied to improve programming for senior services. Additional information had to be provided, and we are waiting to hear.

3.Patronicity- Fundraising is moving ahead. Lynne presented to the City Commission and they requested that Lynne return on 6/9 with a fundraising Update. We received $2000 from Erwin Township and Banfield is sending $4000. Candee Pogliano is organizing a Handbag Bingo Event, but it may not be held in time for the Patronicity Campaign. We will be reaching out to other Businesses. 6/21 is the tentative Meat Extravaganza date at Iron Horse from 3:00-6:00.

4.Book Sale Tally-$250 was raised from the Teacher Sorority Raffle, $1308 in Sales, and $570 from FOL Memberships.

c. **Building Project Update**

1.Approval of Meyer Invoice for $1100.00 Construction Admin (dated 5/16/25)-Amber Hurkmans moved, Wendy Hicks seconded. Approved in unanimous roll call vote.

2.Approval of Ruotsala Construction Invoice for $160,226.82 (dated 4/30/25)- Pam Johnson moved, Amber Hurkmans seconded. Approved in unanimous roll call vote.

3. Approval to accept PR1 Alternate Scope of Work as stated in attached in Proposal Request for breezeway. Included ins 2 additional windows for south side of Building in the amount of $20,695.50- Pam Johnson moved, Wendy Hicks seconded. Approved in unanimous roll call vote.

4. Approval to accept PR2 Alternate Scope of Work as stated in attached proposal Credit for foundation work and addition of west side steps and railing in the amount of $14,307.75- Pam Johnson moved, Helen Slining seconded. Approved in unanimous roll call vote.

5. Building Tuckpointing-The chimney and front retaining wall are in desperate need of tuckpointing. We will put this project out for bids.

d. **Discussion and Approval of 25/26 Library Budget**

Paul Linn explained that property taxes are expected to increase this year. The federal grant Community Space Grant award anticipated to be used this year will be added this fiscal year. Staff increases were shown and given as approved by the Library Board. On 7/1 minimum wage goes up, and our staff will be above that minimum. Spending has remained conservative with the building project. Wendy Hicks moved, Pam Johnson seconded. Passed in unanimous roll call vote.

VI. New Business

a. Student Library Cards-This summer, Lynne proposed that children age 0-18 receive a free 2-month library card in conjunction with the Summer Reading Program. Amber Hurkmans moved, Wendy Hicks seconded, all approved.

b. **Lawn Care-**Superior Lawn Care submitted a Proposal for $45/ mow.

VII. **Director Report -**Lynne reported that the library has been noisy and crazy with the construction. The handicamp ramp being closed is not ideal, however staff is very accommodating when needs arise. We are receiving a lot of positive comments.

VIII. **Board Comments-** None

IX. Public invitation to be heard.

(5-minute limitation per speaker)

X. Adjournment. 4:55

Amber Hurkmans

Kathryn M Maciejewski

Civic Center Meeting Minutes

6/2/25

1. Meeting called to order by Stempihar at 5:00 pm.
2. Roll Call: Mildren, Pellinen, Peterson, Re, Stempihar and Mgr. Kivisto present. Gullan and Thomason absent.
3. Motion to approve the agenda was made by Mildren, seconded by Re. Motion approved.
4. Motion to approve the minutes was made by Mildren, seconded by Peterson. Motion approved.
5. Motion to receive and place on file the financial statements was made by Re, seconded by Mildren. Roll call vote was as follows: Pellinen-yes, Peterson-yes, Stempihar-yes, Mildren-yes, Re-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. Amended Budget 2024-2025: Discussion about the amended budget for fiscal year 2024/2025 was held. Discussion included but wasn't limited to changes to the Insurance, Maintenance Structures, New Equipment, Maintenance Equipment, Salary and Wages, and Lumberjacks' rent. Motion to accept the amended budget as discussed was made by Peterson, seconded by Mildren. Roll call vote was as follows: Pellinen-yes, Re-yes, Stempihar-yes, Mildren-yes, Peterson-yes. Motion approved.
    B. Lumberjacks' Contract: Discussion about the Lumberjacks' contract was held. Discussion included but wasn't limited to the agreed upon increase (50%) for playoffs; locker rooms and space needed will be further discussed with team; advertisements and logo placements will be further discussed with team; the placement of a large screen for replays, sponsors, and other uses will be further discussed with the team; and the contract will be sent to the City of Ironwood's attorney before being finalized by the Civic Center.
9. New Business:
    A. Civic Center Fees: Discussion about the Civic Center's fee schedule was held. Discussion included but wasn't limited to increasing rates for open skating, skate sharpening, ice rental, non-ice rental, and building rental for profit; and posting the new fee schedule for patrons to view. Motion to approve the changes as discussed was made by Re, seconded by Peterson. Motion approved.
    B. Raffle Date: Discussion about the Civic Center's raffle date was held. Discussion included but wasn't limited to the dates of other raffles including Festival Ironwood (7/19), Gogebic Count Fair (8/10), Marty's Goldenaires (8/16), and Iron Belle (9/27); and figuring out a date during the fall (October/November).

10. Manager's Report:
    A. Darel Mayer Retirement: Discussion and update of Darel's retirement from the Civic Center was held. Discussion included but wasn't limited to his retirement being effective immediately; he turned in his keys and is moving closer to Sault Ste. Marie; needing to hire his replacement and what wage to offer them.
    B. Fahrner Excavating GCC Project: Discussion and update about the project at GCC being done by Fahrner Excavating was held. Discussion included but wasn't limited to it being put on the schedule and will happen soon.
    C. Fire Suppression System: Discussion and update about the fire suppression system was held. Discussion included but wasn't limited to air compressor tripping often; Art Romans came and switched out the breaker switch; and Viking will be coming to check for leaks.
    D. Upcoming Events: Discussion and update about upcoming events was held. Discussion included but wasn't limited to the dates of the Flea Market (6/7); Circus (6/20); Dryland Hockey Camp (6/23); Wedding (8/23); and Ice Start (8/25).
11. Other Matters: N/A
12. Next Meeting Monday, July 7th, 2025, at 5:00 pm at the Civic Center.
13. Motion to adjourn at 5:52 pm was made by Re, seconded by Peterson. Motion approved.

IRONWOOD

MICHIGAN | Find Your North

Proceedings of the Economic Development Corporation Meeting
Wednesday, April 2, 2025

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, April 2, 2025, 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.

	Present			
MEMBER	**YES**	**NO**	**EXCUSED**	**NOT EXCUSED**
Thorsen, Gina		X	X	
Vacant				
Lehto, Steve	X			
Meyer, Michael	X			
Corcoran, Kim	X			
Raush, Ken	X			
Virshek, Danielle	X			
Ackerman-Behr, Glen		X	X	
Libby, Carolyn	X			
Quorum	**6**	**2**	**Quorum**	

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

3. Approval of the November 6, 2024 Meeting Minutes.

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

4. Approval of the Agenda.

   Motion by Corcoran to approve the agenda. Second by Raush. 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. Housing.

I. Update on Vacant Home Letter: Director Bergman received a few responses from the process. One person bought a house on speculation or moving to Ironwood.

II. Strategic Housing Plan Update: The open house had been conducted the previous week. About 15 people showed up to the presentation. The housing portion of the plan will be in review and a recommendation of approval at the next meeting.

B. 2025 Goal Strategies: Prioritization of these goals is still needed. Staff talked with GCC and their housing program to do a project together. A local developer was also contacted to work with the City on housing development. The City is currently implementing the housing rehab portion of the Mi Neighborhood Grant. Staff is trying to facilitate new housing utilizing this grant and to apply for another round of rehab funding. Regional EDO meetings are happening monthly with state and regional partners. Creating a new EDO is the objective of the meetings. Surplus property analysis is part of the housing plan. The Norrie school site houses are complete and will be for sale soon. Corcoran is hoping that the developer will be doing an open house to tour the houses. The potential for a housing TIF to encourage development was discussed. There is nothing to report on the ambassadorship program. Bergman talked about the potential purpose of the ambassadorship program. The next generation initiative was discussed.

- Facilitate placement of new home (12 months).
- Regional EDO (ongoing multiyear, regional effort).
- Access to Surplus Property Information (12 months).
- Vacant Property Analysis (12 months).
- Ambassadorship program.
- Prioritization of goals.

8. Other Business: 210 S. Suffolk St. building was discussed. The building previously received a grant for stabilizing the building. There are a few questions and issues that need to be addressed to move forward with the project.

   Libby talked about spring cleaning and issues with secondhand stores. She talked about doing a city-wide garage sale. Some of the details were discussed of how to create an event and how the current process works. The Civic Center could be used for this type of event.

9. Next Meeting: May 5, 2025, at 10:00 a.m.

10. Adjournment. **Motion** by Corcoran to adjourn at 10:55 a.m. **Second** by Virshek. **Motion Carried 6 to 0.**

Michael Meyer, President

Tim Erickson, Community Development Assistant

IRONWOOD
MICHIGAN | Find Your North

Proceedings of the Economic Development Corporation Meeting
Wednesday, May 7, 2025

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, May 7, 2025, 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.

	Present			
MEMBER	**YES**	**NO**	**EXCUSED**	**NOT EXCUSED**
Thorsen, Gina	X			
Vacant				
Lehto, Steve	X			
Meyer, Michael	X			
Corcoran, Kim	X			
Raush, Ken	X			
Virshek, Danielle	X			
Ackerman-Behr, Glen	X			
Libby, Carolyn	X			
Quorum	**8**	**0**	**Quorum**	

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

3. Approval of the April 2, 2025 Meeting Minutes.

   Motion by Corcoran to accept the meeting minutes. Second by Thorsen. Motion Carried 7 to 0.

4. Approval of the Agenda.

   Motion by Corcoran to approve the agenda. Second by Ackerman-Behr. 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): None.

7. Items for Discussion and Consideration.

A. Housing – Review of Strategic Housing Plan and Recommendations: Kevin Clarke with HKGI presented the draft plan. Ackerman-Behr brought up the need to be more development friendly. Making the plan easier to find the to do items was talked about. Zoning ordinance revisions were discussed. Ackerman-Behr would like the permitted uses to be highlighted in the plan as a marketing tool. Difficulty publishing to the local newspaper was discussed. Using the plan as a marketing tool by highlighting reasons to develop and incentives to utilize. Setting up a document review meeting for Wednesday May 28th if needed was planned.

B. 2025 Goal Strategies: No update.

- Facilitate placement of new home (12 months).
- Regional EDO (ongoing multiyear, regional effort).
- Access to Surplus Property Information (12 months).
- Vacant Property Analysis (12 months).
- Ambassadorship program.
- Prioritization of goals.

8. Other Business: 210 S. Suffolk Street Update: The City has a purchase agreement to take over the grant. The city is obtaining an engineer's cost estimate for stabilization.

9. Next Meeting: June 4, 2025, at 10:00 a.m.

10. Adjournment. **Motion** by Corcoran to adjourn at 11:11 a.m. **Second** by Thorsen. **Motion Carried 8 to 0.**

Michael Meyer, President

Tim Erickson, Community Development Assistant

IRONWOOD
MICHIGAN | Find Your North

Proceedings of the Economic Development Corporation Meeting
Wednesday, June 4, 2025

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, June 4, 2025, 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.

	Present			
MEMBER	**YES**	**NO**	**EXCUSED**	**NOT EXCUSED**
Thorsen, Gina		X	X	
Vacant				
Lehto, Steve	X			
Meyer, Michael	X			
Corcoran, Kim		X	X	
Raush, Ken		X	X	
Virshek, Danielle	X			
Ackerman-Behr, Glen	X			
Libby, Carolyn	X			
Quorum	**5**	**3**	**Quorum**	

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

3. Approval of the May 7, 2025 Meeting Minutes.

   Motion by Ackerman-Behr to accept the meeting minutes. Second by Virshek. Motion Carried 5 to 0.

4. Approval of the Agenda.

   Motion by Ackerman-Behr to approve the agenda. Second by Lehto. Motion Carried 5 to 0.

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

6. Citizens wishing to address the Corporation regarding items not on the agenda (Three-minute limit): Monica Bessen with GGC talked about the summer youth programming.

7. Items for Discussion and Consideration.

A. Housing – Review of Strategic Housing Plan and Recommendations: Kevin Clarke with HKGI presented the document. Ackerman-Behr mentioned sending or asking for letters of recommendation and collaboration to entities identified in the action items. Reorganizing the Action Plan items according to importance was recommended. Staff will have reorganization as part of the next meeting agenda.

Motion by Ackerman-Behr to recommend adoption of the Strategic Housing Plan as presented. Second by Lehto. All in favor. Motion Carried 5 to 0.

B. Hope Animal Shelter and Gogebic County Industrial Park Lot Request: Director Bergman presented the request along with the property map. Ackerman-Behr asked about what would be available if a business wanted to move into the industrial park. Director Bergman discussed underutilized privately owned properties as options. Having large employment next to the downtown in order to get specific state funding was talked about.

Motion by Ackerman-Behr to recommend that the City sell this property to Gogebic County and the residential owner to the East. Second by Lehto. All in favor. Motion Carried 5 to 0.

C. 2025 Goal Strategies: Staff has met with a residential developer to discuss state programming. Donating an infill lot to the college for a new house was discussed. The regional EDO discussion is happening with the state. Staff will be reviewing surplus property sites. Ambassadorship program has not update. Removing the prioritization of goals was suggested. Having marketing materials for surplus properties was requested from Meyer.

- Facilitate placement of new home (12 months).
- Regional EDO (ongoing multiyear, regional effort).
- Access to Surplus Property Information (12 months).
- Vacant Property Analysis (12 months).
- Ambassadorship program.
- Prioritization of goals.

8. Other Business: 210 S. Suffolk Street Update: The MEDC is contracted with OHM to conduct a cost analysis for the stabilization of the property. Ackerman-Behr discussed a program completes the degree that they are studying. 7 people were hosted in Ironwood and their perspectives of the area were asked. The barriers were: housing, amenities outside of natural elements, and places to eat. The students liked: land affordability, low crime rate, sense of community, not as busy of an area, winter activities, scenery, less competition to explore careers, friendliness, cleanliness, associates degrees can be enough education to thrive here.

9. Next Meeting: July 9, 2025, at 10:00 a.m.

10. Adjournment. **Motion** by Lehto to adjourn at 11:11 a.m. **Second** by Ackerman-Behr. **Motion Carried 5 to 0.**

Michael Meyer, President

Tim Erickson, Community Development Assistant

ADDENDUM TO LEASE

The Addendum to Lease is entered into this ____ day of ______________, 2025 by and between the City of Ironwood, hereinafter designated as “Landlord” and United Parcel Service, Inc. an Ohio Corporation, hereinafter designated as “Tenant”.

Whereas, the parties hereto entered into a Lease Agreement dated September 23, 1985 wherein the Landlord leased to Tenant a building and premises located at 201 Penokee Road, Ironwood, Michigan.

Whereas the parties herein are desirous of revising the terms of the lease as follows, not therefore,

IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

The lease term shall be extended for one (1) year, beginning on November 1, 2025, and ending October 31, 2026.

The rental rate during this time period shall be as follows:

November 1, 2025 – October 31, 2026 - $1,800.00 per month

This Addendum to Lease shall be subject to all other terms’ provisions and conditions of lease date September 23, 1985 and any previous extensions or addendums.

LANDLORD:

City of Ironwood, MI

____
Paul C. Anderson, City Manager

____
Date

TENANT:

United Parcel Service, Inc.

____
UPS Representative *(Signature)*

____
UPS Representative *(Print Name)*

____
Date

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 2

Date of Issuance: 6/30/2025
Owner: City of Ironwood
Contractor: Jake's Excavating and Landscaping, LLC
Engineer: Coleman Engineering Company
Project: TMF Water Service Exploration
Contract Name: TMF Water Service Exploration

Effective Date: 7/14/2025
Owner's Contract No.:
Contractor's Project No.:
Engineer's Project No.: 240696

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

Description: Extension of time required to complete the project and additional pricing for excavating service lines.

Attachments: Change order quantity sheet with additional pricing.

CHANGE IN CONTRACT PRICE	**CHANGE IN CONTRACT TIMES** *[note changes in Milestones if applicable]*
Original Contract Price: $ 510,185.00	Original Contract Times: Substantial Completion: June 20, 2025 Ready for Final Payment: June 30, 2025 days or dates
[Increase] [~~Decrease~~] from previously approved Change Orders No. 0 to No. 1 : $ 4,850.00	[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 1 : Substantial Completion: N/A Ready for Final Payment: N/A days
Contract Price prior to this Change Order: $ 515,035.00	Contract Times prior to this Change Order: Substantial Completion: June 20, 2025 Ready for Final Payment: June 30, 2025 days or dates
[Increase] ~~[Decrease]~~ of this Change Order: $ 4,654.00	[Increase] ~~[Decrease]~~ of this Change Order: Substantial Completion: 134 days Ready for Final Payment: 138 days days ~~or dates~~
Contract Price incorporating this Change Order: $ 519,689.00	Contract Times with all approved Change Orders: Substantial Completion: Nov 1, 2025 Ready for Final Payment: Nov 15, 2025 ~~days or~~ dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: [signature]	By:	By: [signature]
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Manager	Title	Title Owner
Date: 7-10-2025	Date	Date 7-10-25

Approved by Funding Agency (if applicable)

By: Date:

Title:

City of Ironwood TMF Water Service Exploration Project CEC Projct No: EI-240696				Revised Contract thru Change Order #1		Change Order #2		Revised Contract thru Change Order #2	
Item No.	Description	Unit	Unit Price	Total Quantity	Total Cost	Quantity	Total	Total Quantity	Total Cost
1	Mobilization, Max (5%)	LSUM	$ 15,000.00	1	$ 15,000.00		$ -	1	$ 15,000.00
2	Pavt, Rem	SYD	$ 50.00	29	$ 1,450.00		$ -	29	$ 1,450.00
3	Sidewalk, Rem	SYD	$ 18.00	381	$ 6,858.00		$ -	381	$ 6,858.00
4	Aggregate Base, 9 inch	SYD	$ 25.00	100	$ 2,500.00		$ -	100	$ 2,500.00
5	HMA Surface, Rem	SYD	$ 25.00	100	$ 2,500.00		$ -	100	$ 2,500.00
6	HMA, 5EL	TON	$ 300.00	20	$ 6,000.00	-5	$ (1,500.00)	15	$ 4,500.00
7	Driveway, Nonreinf Con, 6 inch	SYD	$ 225.00	29	$ 6,525.00		$ -	29	$ 6,525.00
8	Sidewalk, Conc, 6 inch	SFT	$ 20.00	3425	$ 68,500.00		$ -	3425	$ 68,500.00
9	Curb and Gutter Rem	FT	$ 10.00	150	$ 1,500.00	-50	$ (500.00)	100	$ 1,000.00
10	Curb and Gutter, Conc, Det C2	FT	$ 82.00	150	$ 12,300.00		$ -	150	$ 12,300.00
11	Water Service Exploration	EA	$ 699.00	548	$ 383,052.00	-4	$ (2,796.00)	544	$ 380,256.00
12	Flowable Fill, Non-Structural, Excavatable	CYD	$ 200.00	20	$ 4,000.00		$ -	20	$ 4,000.00
13	1206 N Hemlock Water Service Repairs	LSUM	$ 4,850.00	1	$ 4,850.00		$ -	1	$ 4,850.00
14	Service Investigative Excavation, Crew	HOUR	$ 500.00	0		15	$ 7,500.00	15	$ 7,500.00
15	Slope Restoration	SYD	$ 6.50	0	$ -	300	$ 1,950.00	300	$ 1,950.00
			TOTAL	**Total Pay App**	**$ 515,035.00**	**TOTAL**	**$ 4,654.00**	**Total Pay App**	**$ 519,689.00**

Contractor's Application for Payment

Owner:	City of Ironwood	**Owner's Project No.:**	
Engineer:	Coleman Engineering Company	**Engineer's Project No.:**	240618
Contractor:	Jake's Excavating and Landscaping, LLC	**Contractor's Project No.:**	
Project:	Phase 5B Water and Sewer Upgrades		
Contract:	Phase 5B Water and Sewer Upgrades		

Application No.: 1 **Application Date:** 6/30/2025

Application Period: **From** 5/28/2025 **to** 6/30/2025

1. Original Contract Price		$ 3,878,247.98
2. Net change by Change Orders		$ 2,048,760.64
3. Current Contract Price (Line 1 + Line 2)		$ 5,927,008.62
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 238,650.86
5. Retainage		
a. 5% X $ 238,650.86 Work Completed =	$ 11,932.54	
b. X $ - Stored Materials =	$ -	
c. Total Retainage (Line 5.a + Line 5.b)		$ 11,932.54
6. Amount eligible to date (Line 4 - Line 5.c)		$ 226,718.32
7. Less previous payments (Line 6 from prior application)		
8. Amount due this application		$ 226,718.32
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)		$ 5,700,290.30

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: Jake **Date:** 7/9/25

Recommended by Engineer		**Approved by Owner**	
By:	Scott Nowack (Jul 10, 2025 10:56 CDT)	**By:**	
Title:	Project Engineer	**Title:**	
Date:	Jul 10, 2025	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

City of Ironwood, Michigan
Phase 5B - Water and Sewer Upgrades Project
CEC Project No. 240618

Pay Request No. 1

Jake's Excavating and Landscaping, LLC
N10633 Lake Road
Ironwood, Michigan 49938

	EGLE	RD	CITY FUNDS					
	Water	Sewer	Water	Sewer	Local Roads	Local Sidewalks	Major Roads	Major Sidewalks
Current Contract Amount	$ 2,170,351.75	$ 3,714,813.37	$ -	$ -	$ 5,600.00	$ 11,225.00	$ 25,018.50	$ -
Total Completed to Date	$ -	$ 238,650.86	$ -	$ -	$ -	$ -	$ -	$ -
Retainage (5%)	$ -	$ 11,932.54	$ -	$ -	$ -	$ -	$ -	$ -
Amount Eligible to Date	$ -	$ 226,718.32	$ -	$ -	$ -	$ -	$ -	$ -
Previously Paid	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amount Due this Application	**$ -**	**$ 226,718.32**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Contract: .240618, Phase 5B Water and Sewer Upgrades

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 101. 4-inch Watermain	8507001	0005	240618	0001	5.000		0.000			100.00000	
_ 102. 6-inch Watermain	8507001	0010	240618	0001	95.000		0.000			75.00000	
_ 103. 8-inch Watermain	8507001	0015	240618	0001	7,711.000		0.000			73.00000	
_ 104. 6-inch Gate Valve &Box	8507050	0210	240618	0001	1.000		0.000			2,350.00000	
_ 105. 8-inch Gate Valve & Box	8507050	0215	240618	0001	30.000		0.000			3,025.00000	
_ 106. 8 x 8 x 6 Tee	8507050	0220	240618	0001	18.000		0.000			700.00000	
_ 107. 8 x 8 x 8 Tee	8507050	0225	240618	0001	6.000		0.000			900.00000	
_ 108. 8 x 8 x 8 Cross	8507050	0230	240618	0001	2.000		0.000			1,250.00000	
_ 109. 6 x 4 Reducer	8507050	0235	240618	0001	1.000		0.000			400.00000	
_ 110. 8 x 6 Reducer	8507050	0240	240618	0001	5.000		0.000			550.00000	
_ 111. 4-inch Bend	8507050	0245	240618	0001	2.000		0.000			500.00000	
_ 112. 6-inch Bend	8507050	0250	240618	0001	10.000		0.000			570.00000	
_ 113. 8-inch Bend	8507050	0255	240618	0001	6.000		0.000			670.00000	
_ 114. Watermain Cap/Plug	8507050	0260	240618	0001	1.000		0.000			400.00000	
_ 115. Connect to Ex. 4 Watermain	8507050	0265	240618	0001	1.000		0.000			750.00000	
_ 116. Connect to Ex. 6 Watermain	8507050	0270	240618	0001	5.000		0.000			1,200.00000	
_ 117. Connect to Ex. 8 Watermain	8507050	0275	240618	0001	6.000		0.000			1,500.00000	
_ 118. 1-inch Corporation Stop	8507050	0280	240618	0001	150.000		0.000			350.00000	
_ 119. 1-inch Curb Stop & Box	8507050	0285	240618	0001	150.000		0.000			425.00000	
_ 120. 1-inch Type K Copper Water Service (City Side)	8507001	0020	240618	0001	4,460.000		0.000			36.00000	
_ 121. 1-inch Type K Copper Water Service (Private Side)	8507001	0025	240618	0001	1,875.000		0.000			39.00000	
_ 122. 2-inch Corporation Stop/Saddle	8507050	0290	240618	0001	2.000		0.000			950.00000	
_ 123. 2-inch Curb Stop & Box	8507050	0295	240618	0001	2.000		0.000			875.00000	
_ 124. 2-inch Type K Copper Water Service (City Side)	8507001	0030	240618	0001	60.000		0.000			75.00000	

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 125. Water Service - Interior Plumbing C onnection	8507050	0300	240618	0001	37.000		0.000			450.00000	
_ 126. Plumbing Permit Application & Admin istration	8507050	0305	240618	0001	37.000		0.000			150.00000	
_ 127. Plumbing Permit Application Fee	8507050	0310	240618	0001	37.000		0.000			100.00000	
_ 128. 6 x 12 Grade Offset Adapter	8507050	0315	240618	0001	17.000		0.000			750.00000	
_ 129. 6-inch Ductile Iron Hydrant Lead	8507001	0035	240618	0001	180.000		0.000			65.00000	
_ 130. Fire Hydrant Assembly	8507050	0320	240618	0001	17.000		0.000			7,650.00000	
_ 131. Salvage Existing Hydrant	8507050	0325	240618	0001	8.000		0.000			150.00000	
_ 132. 12-inch HDPE/PVC Storm Sewer	8507001	0040	240618	0001	30.000		0.000			50.00000	
_ 133. 12-inch RCP Storm Sewer	8507001	0045	240618	0001	122.000		0.000			54.00000	
_ 134. 24-inch RCP Storm Sewer	8507001	0050	240618	0001	36.000		0.000			85.00000	
_ 135. 36-inch RCP Storm Sewer	8507001	0055	240618	0001	10.000		0.000			155.00000	
_ 136. 42-inch RCP Storm Sewer	8507001	0060	240618	0001	16.000		0.000			236.00000	
_ 137. Storm Sewer Catch Basin 2' Dia.	8507050	0330	240618	0001	4.000		0.000			3,000.00000	
_ 138. Storm Sewer Manhole 4' Dia.	8507050	0335	240618	0001	5.000		0.000			5,100.00000	
_ 139. Storm Sewer Manhole 6' Dia.	8507050	0340	240618	0001	1.000		0.000			8,100.00000	
_ 140. Connect to Ex. Storm Sewer	8507050	0345	240618	0001	10.000		0.000			400.00000	
_ 141. Drainage Structure Cover & Adjust	8507050	0350	240618	0001	10.000		0.000			200.00000	
_ 142. Video Taping Sanitary, Storm, and C ulvert Pipe	8507001	0065	240618	0001	214.000		0.000			3.50000	
_ 143. Excavation, Earth	8507021	0180	240618	0001	3,055.000		0.000			11.00000	
_ 144. Excavation, Rock	8507021	0185	240618	0001	415.000		0.000			10.00000	
_ 145. Subgrade Undercutting, Special	8507021	0190	240618	0001	1,100.000		0.000			15.00000	

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 146. Special Backfill	8507021	0195	240618	0001	50.000		0.000			12.00000	
_ 147. Stone Refill (MDOT 6A)	8507021	0200	240618	0001	50.000		0.000			20.00000	
_ 148. Curb and Gutter, Rem	8507001	0070	240618	0001	7,915.000		0.000			2.00000	
_ 149. Concrete Sidewalk & Driveway, Rem	8507011	0120	240618	0001	2,560.000		0.000			4.00000	
_ 150. Concrete Pavement, Rem	8507011	0125	240618	0001	340.000		0.000			5.00000	
_ 151. HMA Surface, Rem	8507011	0130	240618	0001	14,183.000		0.000			1.75000	
_ 152. Utility Exploration	8507050	0355	240618	0001	20.000		0.000			150.00000	
_ 153. Subbase, CIP	8507021	0205	240618	0001	973.000		0.000			13.00000	
_ 154. Aggregate Base, 4 inch	8507011	0135	240618	0001	1,640.000		0.000			2.50000	
_ 155. Aggregate Base, 9 inch	8507011	0140	240618	0001	13,385.000		0.000			5.25000	
_ 156. Aggregate Surface Cse, 9 inch	8507011	0145	240618	0001	68.000		0.000			10.00000	
_ 157. HMA (4EML, Leveling, 220#/SYD)	8507011	0150	240618	0001	13,385.000		0.000			10.85000	
_ 158. HMA (5EML, Surface, 165#/SYD)	8507011	0155	240618	0001	13,385.000		0.000			8.20000	
_ 159. HMA (5EML, Driveway, 275#/SYD)	8507011	0160	240618	0001	596.000		0.000			28.00000	
_ 160. Curb and Gutter, Conc, Det F-2	8507001	0075	240618	0001	6,224.000		0.000			22.75000	
_ 161. Curb and Gutter, Conc, Det F-4	8507001	0080	240618	0001	640.000		0.000			22.75000	
_ 162. Curb Slp, HMA	8507001	0085	240618	0001	25.000		0.000			5.00000	
_ 163. Sidewalk, Concrete, 4 inch	8507010	0110	240618	0001	16,160.000		0.000			7.00000	
_ 164. Driveway, Nonreinf Concrete, 6 inch	8507011	0165	240618	0001	730.000		0.000			75.00000	
_ 165. Detectable Warning Surface	8507001	0090	240618	0001	55.000		0.000			130.00000	
_ 166. Pavt Mrkg, Waterborne, 4 inch, Yell ow	8507001	0095	240618	0001	2,900.000		0.000			0.90000	

Construction Pay Estimate Amount Balance Report

Estimate: 1

Michigan Department of Transportation

7/9/2025 9:47 AM

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 167. Pavt Mrkg, Polyurea, 6 inch, Crossw alk	8507001	0100	240618	0001	914.000		0.000			4.00000	
_ 168. Pavt Mrkg, Polyurea, 18 inch, Stop Bar	8507001	0105	240618	0001	141.000		0.000			16.00000	
_ 169. Slope Restoration, Type A	8507011	0170	240618	0001	4,550.000		0.000			2.10000	
_ 170. Insulation Board, 2-inch	8507010	0115	240618	0001	1,000.000		0.000			2.00000	
_ 171. Tree Removal, 12 inch or larger	8507050	0360	240618	0001	8.000		0.000			500.00000	
_ 172. Traffic Control	8507051	0370	240618	0001	0.500		0.000			41,000.00000	
_ 173. Erosion Control, Inlet Protection, Fabric Drop	8507050	0365	240618	0001	20.000		0.000			50.00000	
_ 201. 8 SDR 35 PVC Gravity Sewer	8507001	0440	240618	0005	3,647.000	2,208.000	2,208.000	2,208.000	61%	58.00000	$128,064.00
_ 202. 12 SDR 35 PVC Gravity Sewer	8507001	0445	240618	0005	1,201.000	28.000	28.000	28.000	2%	72.00000	$2,016.00
_ 203. 15 SDR 35 PVC Gravity Sewer	8507001	0450	240618	0005	508.000		0.000			93.20000	
_ 204. 18 SDR 35 PVC Gravity Sewer	8507001	0455	240618	0005	1,314.000	29.000	29.000	29.000	2%	103.25000	$2,994.25
_ 205. 24 SDR 35 PVC Gravity Sewer	8507001	0460	240618	0005	5.000		0.000			300.00000	
_ 206. 4' Dia Stand MF & Cover	8507001	0465	240618	0005	325.900	65.050	65.050	65.050	20%	782.20000	$50,882.11
_ 207. Sanitary Sewer Drop MH Connection - New MH	8507050	0630	240618	0005	1.000		0.000			8,000.00000	
_ 208. Sanitary Sewer Drop MH Connection - Existing MH	8507050	0635	240618	0005	1.000		0.000			2,500.00000	
_ 209. Sanitary Manhole Cover & Adjust	8507050	0640	240618	0005	5.000		0.000			250.00000	
_ 210. Connect to Ex Sanitary Sewer MH	8507050	0645	240618	0005	5.000	1.000	1.000	1.000	20%	750.00000	$750.00
_ 211. Connect to Ex Sanitary Sewer Main	8507050	0650	240618	0005	46.000	5.000	5.000	5.000	11%	350.00000	$1,750.00

MDOT

Construction Pay Estimate Amount Balance Report

Estimate: 1

7/9/2025 9:47 AM

Michigan Department of Transportation

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 212. 8x6 Sanitary Sewer Wye	8507050	0655	240618	0005	71.000	63.000	63.000	63.000	89%	225.00000	$14,175.00
_ 213. 12x6 Sanitary Sewer Wye	8507050	0660	240618	0005	19.000		0.000			475.00000	
_ 214. 15x6 Sanitary Sewer Wye	8507050	0665	240618	0005	8.000		0.000			825.00000	
_ 215. 18x6 Sanitary Sewer Wye	8507050	0670	240618	0005	28.000		0.000			1,450.00000	
_ 216. 6 SDR 35 PVC Sewer Lateral	8507001	0470	240618	0005	3,775.000	923.500	923.500	923.500	24%	37.00000	$34,169.50
_ 217. 12-inch HDPE/PVC Storm Sewer	8507001	0475	240618	0005	30.000		0.000			55.00000	
_ 218. 12-inch RCP Storm Sewer	8507001	0480	240618	0005	49.000		0.000			54.00000	
_ 219. 24-inch RCP Storm Sewer	8507001	0485	240618	0005	36.000		0.000			85.00000	
_ 220. 36-inch RCP Storm Sewer	8507001	0490	240618	0005	10.000		0.000			155.00000	
_ 221. 42-inch RCP Storm Sewer	8507001	0495	240618	0005	16.000		0.000			236.00000	
_ 222. Storm Sewer Catch Basin 2' Dia.	8507050	0675	240618	0005	1.000		0.000			3,000.00000	
_ 223. Storm Sewer Manhole 4' Dia.	8507050	0680	240618	0005	1.000		0.000			5,100.00000	
_ 224. Connect to Ex Storm Sewer	8507050	0685	240618	0005	4.000		0.000			500.00000	
_ 225. Drainage Structure Cover & Adjust	8507050	0690	240618	0005	10.000	1.000	1.000	1.000	10%	200.00000	$200.00
_ 226. Video Taping Sanitary, Storm, and C ulvert Pipe	8507001	0500	240618	0005	6,816.000		0.000			3.50000	
_ 227. Non-Structural Flowable Fill	8507021	0595	240618	0005	50.000		0.000			135.00000	
_ 228. Excavation, Earth	8507021	0600	240618	0005	3,355.000		0.000			11.00000	
_ 229. Excavation, Rock	8507021	0605	240618	0005	415.000		0.000			10.00000	
_ 230. Subgrade Undercutting, Special	8507021	0610	240618	0005	750.000		0.000			15.00000	
_ 231. Special Backfill	8507021	0615	240618	0005	50.000		0.000			12.00000	
_ 232. Stone Refill (MDOT 6A)	8507021	0620	240618	0005	50.000		0.000			20.00000	
_ 233. Curb and Gutter, Rem	8507001	0505	240618	0005	3,955.000		0.000			2.00000	

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 234. Concrete Sidewalk & Driveway, Rem	8507011	0540	240618	0005	2,070.000		0.000			4.00000	
_ 235. Concrete Pavement, Rem	8507011	0545	240618	0005	680.000	130.000	130.000	130.000	19%	5.00000	$650.00
_ 236. HMA Surface, Rem	8507011	0550	240618	0005	10,031.000		0.000			2.00000	
_ 237. Utility Exploration	8507050	0695	240618	0005	30.000		0.000			100.00000	
_ 238. Subbase, CIP	8507021	0625	240618	0005	125.000		0.000			12.00000	
_ 239. Aggregate Base, 4 inch	8507011	0555	240618	0005	1,170.000		0.000			2.50000	
_ 240. Aggregate Base, 9 inch	8507011	0560	240618	0005	9,579.000		0.000			5.25000	
_ 241. Aggregate Surface Cse, 9 inch	8507011	0565	240618	0005	14.000		0.000			10.00000	
_ 242. HMA (4EML, Leveling, 220#/syd)	8507011	0570	240618	0005	9,579.000		0.000			10.85000	
_ 243. HMA (5EML, Surface, 165#/syd)	8507011	0575	240618	0005	9,579.000		0.000			8.20000	
_ 244. HMA (5EML, Driveway, 275#/syd)	8507011	0580	240618	0005	243.000		0.000			28.00000	
_ 245. Curb and Gutter, Conc, Det F-2	8507001	0510	240618	0005	3,920.000		0.000			23.00000	
_ 246. Curb and Gutter, Conc, Det F-4	8507001	0515	240618	0005	790.000		0.000			23.00000	
_ 247. Curb Slp, HMA	8507001	0520	240618	0005	190.000		0.000			5.00000	
_ 248. Sidewalk, Concrete, 4 inch	8507010	0530	240618	0005	10,605.000		0.000			7.00000	
_ 249. Driveway, Nonreinf Conc, 6 inch	8507011	0585	240618	0005	836.000		0.000			75.00000	
_ 250. Detectable Warning Surface	8507001	0525	240618	0005	35.000		0.000			130.00000	
_ 251. Slope Restoration, Type A	8507011	0590	240618	0005	4,305.000		0.000			2.25000	
_ 252. Insulation Board, 2-Inch	8507010	0535	240618	0005	500.000		0.000			2.00000	
_ 253. Tree Removal, 12 inch or larger	8507050	0700	240618	0005	6.000	6.000	6.000	16.000	267%	500.00000	$3,000.00

Quantity Withheld: 10.000

Construction Pay Estimate Amount Balance Report

Estimate: 1

7/9/2025 9:47 AM

Michigan Department of Transportation

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 254. Traffic Control	8507051	0710	240618	0005	0.500		0.000			41,000.00000	
_ 255. Erosion Control, Inlet Protection, Fabric Drop	8507050	0705	240618	0005	16.000		0.000			60.00000	
_ 301. Curb and Gutter, Rem (City)	8507001	0375	240618	0003	875.000		0.000			2.50000	
_ 302. Concrete Sidewalk & Driveway, Rem (City)	8507011	0395	240618	0003	180.000		0.000			4.00000	
_ 303. HMA Surface, Rem (City)	8507011	0400	240618	0003	729.000		0.000			2.50000	
_ 304. Subbase, CIP (City)	8507021	0435	240618	0003	278.000		0.000			13.00000	
_ 305. Aggregate Base, 4 inch (City)	8507011	0405	240618	0003	100.000		0.000			2.75000	
_ 306. Aggregate Base, 9 inch (City)	8507011	0410	240618	0003	827.000		0.000			5.50000	
_ 307. HMA (4EML, Leveling, 220#/SYD) (Cit y)	8507011	0175	240618	0001	827.000		0.000			10.90000	
_ 308. HMA (5EML, Surface, 165#/SYD) (City)	8507011	0415	240618	0003	827.000		0.000			8.20000	
_ 309. HMA (5EML, Driveway, 275#/SYD) (Cit y)	8507011	0420	240618	0003	100.000		0.000			28.00000	
_ 310. Curb Slp, HMA (City)	8507001	0380	240618	0003	10.000		0.000			10.00000	
_ 311. Sidewalk, Concrete, 4 inch (City)	8507010	0390	240618	0003	1,315.000		0.000			7.00000	
_ 312. Driveway, Nonreinf Concrete, 6 inch (City)	8507011	0425	240618	0003	15.000		0.000			75.00000	
_ 313. Detectable Warning Surface (City)	8507001	0385	240618	0003	10.000		0.000			130.00000	
_ 314. Slope Restoration, Type A (City)	8507011	0430	240618	0003	300.000		0.000			5.00000	

Percentage of Contract Completed(curr): 6%

(total paid to date / total of all authorized work)

Total Amount Paid This Estimate: $238,650.86

Total Amount Paid To Date: $238,650.86

Phase 5B - Pay App #1 Package - JE Signed

Final Audit Report 2025-07-10

Created:	2025-07-09
By:	Kelsey Roble (kroble@coleman-engineering.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARFOIbUAPq7w5s4amhmkakGi4oP5EVaet

"Phase 5B - Pay App #1 Package - JE Signed" History

Document created by Kelsey Roble (kroble@coleman-engineering.com)
2025-07-09 - 10:28:20 PM GMT

Document emailed to Scott Nowack (snowack@coleman-engineering.com) for signature
2025-07-09 - 10:28:47 PM GMT

Email viewed by Scott Nowack (snowack@coleman-engineering.com)
2025-07-10 - 3:55:45 PM GMT

Document e-signed by Scott Nowack (snowack@coleman-engineering.com)
Signature Date: 2025-07-10 - 3:56:05 PM GMT - Time Source: server

Agreement completed.
2025-07-10 - 3:56:05 PM GMT

City of Ironwood, Michigan
PROJECT: Water Treatment Plant Phase 1

SUMMARY OF PAYMENTS
DUE AND APPROVED BY OWNER
AT MEETING HELD
7/14/2025

The following invoices have been approved for payment:

Invoices to be Paid	*Amount Due*	*Budget Category*
CD Smith Construction Payment No. 21	$240,798.61	Construction
Total:	**$240,798.61**	**---**

Ayes: __________

Nayes: __________

Absent: __________

Motion: __________

By: __________

Kim S. Corcoran

Title: Mayor

USDA-RD	ESTIMATE OF FUNDS NEEDED	FORM APPROVED
Form RD 440-11 (Rev. 10-00)	FOR 30-Day Period Commencing 6/1/2025 Ironwood Water Plant Phase I	OMB NO. 0575-0015

ADMINISTRATIVE AND LEGAL INVOICES

Items		Amount of Funds
Construction:		
	$240,798.61	
Construction Total:		$240,798.61
Legal/Admin:		
Legal/Admin Total:		$0.00
Engineering Fees:		
Basic:	$0.00	
Inspection:	$0.00	
Additional Services:	$0.00	
Engineering Fees Total:		$0.00
Total:		$0.00
TOTAL:		**$240,798.61**

Prepared by: City of Ironwood
Name of Borrower

By: ______________________
Mayor

Date: ______________________

Approved By: ______________________

Date: ______________________

Contractor's Application for Payment No. 21

Application Period:	6/1/2025 to 6/30/2025	Application Date:	6/30/2025
To (Owner): CITY OF IRONWOOD	From (Contractor): CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	Via (Engineer):	HDR
Project: WATER TREATMENT PLANT - PHASE 1	Contract:		
Owner's Contract No.:	Contractor's Project No.: 230034	Engineer's Project No.:	10301947

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1 thru 5	$182,011.71	
6		$8,891.37
7 & 8	$216,534.46	
9		$67,207.38
10 & 11	$77,318.45	
12 & 13	$48,270.84	
14	$82,926.35	
TOTALS	$607,061.81	$76,098.75
NET CHANGE BY CHANGE ORDERS	$530,963.06	

1. **ORIGINAL CONTRACT PRICE**.. $ **$9,554,000.00**
2. **Net change by Change Orders**.. $ **$530,963.06**
3. **Current Contract Price (Line 1 ± 2)**.. $ **$10,084,963.06**
4. **TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**... $ **$9,979,421.37**
5. **RETAINAGE:**
   - **a.** X $9,979,421.37 **Work Completed**.......... $
   - **b.** X **Stored Material**........... $
   - **c. Total Retainage (Line 5.a + Line 5.b)**............................ $
6. **AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**............................ $ **$9,979,421.37**
7. **LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**....... $ **$9,738,622.76**
8. **AMOUNT DUE THIS APPLICATION**... $ **$240,798.61**
9. **BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)**.................... $ **$105,541.69**

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: *Samuel Platow* Date: **6/25/2025**

Payment of: $ 240,798.61
(Line 8 or other - attach explanation of the other amount)

is recommended by: Prusakiewicz, Joshua R
Digitally signed by Prusakiewicz, Joshua R
DN: E=Josh.Prusakiewicz@hdrinc.com, CN="Prusakiewicz, Joshua R", OU=Users, OU=Ann Arbor-1000 Oakbrook Drive Suite 200, OU=Michigan, OU=United States, OU=Offices, DC=intranet, DC=hdr
Reason: I am approving this document
Date: 2025.06.25 15:42:57-04'00'
(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: 21

Application Period: 6/1/2025 to 6/30/2025

Application Date: 6/30/2025

			Work Completed		E	F		G
	A	B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Div #	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period				
	GENERAL CONSTRUCTION							
01	BONDS	$ 60,000.00	60000			60000	100.0%	$ -
01	SUPERVISION	$ 245,000.00	245000			245000	100.0%	$ -
01	MANAGEMENT	$ 165,000.00	165000			165000	100.0%	$ -
01	TEMPORARY FACILITIES	$ 130,000.00	130000			130000	100.0%	$ -
01	EQUIPMENT (CONTRACTORS MACHINERY)	$ 248,667.00	248667			248667	100.0%	$ -
01	SUBSISTANCE	$ 160,000.00	160000			160000	100.0%	$ -
01	PERMITS	$ 16,000.00	16000			16000	100.0%	$ -
01	LEAKAGE TESTING	$ 6,000.00	6000			6000	100.0%	$ -
01	DISINFECTION	$ 5,000.00	5000			5000	100.0%	$ -
01	SAFETY AND OSHA REQUIRMENTS	$ 48,000.00	48000			48000	100.0%	$ -
01	SNOW REMOVAL	$ 20,000.00	20000			20000	100.0%	$ -
01	GENERAL CLEANUP AND DUMPSTERS	$ 65,000.00	65000			65000	100.0%	$ -
01	FINAL CLEANING	$ 10,000.00	10000			10000	100.0%	$ -
03	CONCRETE REINFORCING MATERIAL	$ 230,000.00	230000			230000	100.0%	$ -
03	CONCRETE FORMWORK MATERIAL	$ 85,000.00	85000			85000	100.0%	$ -
03	PUMP CLEARWELL CONCRETE	$ 315,000.00	315000			315000	100.0%	$ -
03	FILTER ROOM CONCRETE	$ 265,000.00	265000			265000	100.0%	$ -
03	CHEMICAL ROOM AREA CONCRETE	$ 212,000.00	212000			212000	100.0%	$ -
03	WEST ELEVATION CONCRETE	$ 100,000.00	100000			100000	100.0%	$ -
03	EAST ELEVATION CONCRETE	$ 100,000.00	100000			100000	100.0%	$ -
03	NORTH ELEVATION CONCRETE	$ 80,000.00	80000			80000	100.0%	$ -
04	MASONRY	$ 785,000.00	785000			785000	100.0%	$ -
06	ROUGH CARPENTRY MATERIAL	$ 45,000.00	45000			45000	100.0%	$ -
06	ROUGH CARPENTRY LABOR	$ 35,000.00	35000			35000	100.0%	$ -
07	FLUID APPLIED WATERPROOFING	$ 63,000.00	63000			63000	100.0%	$ -
03	PRECAST PLANK	$ 175,000.00	175000			175000	100.0%	$ -
06	SIP PANNELS	$ 120,000.00	120000			120000	100.0%	$ -
06	SIP AND TRUSS INSTALL	$ 45,000.00	45000			45000	100.0%	$ -
05	MISC METALS MATERIALS (RAILING, GRATING,ETC)	$ 125,000.00	125000			125000	100.0%	$ -
05	MISC METALS MATERIALS INSTALL	$ 65,000.00	65000			65000	100.0%	$ -
06	TRUSS PACKAGE	$ 27,000.00	27000			27000	100.0%	$ -
07	ROOFING	$ 95,000.00	95000			95000	100.0%	$ -
07	FLASHING AND SHEETMETAL	$ 40,000.00	40000			40000	100.0%	$ -
09	STEEL STUDS AND DRYWALL	$ 45,000.00	45000			45000	100.0%	$ -
07	WALL PANEL SYSTEM	$ 65,000.00	65000			65000	100.0%	$ -
07	CAULKING	$ 38,250.00	38250			38250	100.0%	$ -
09	PAINTING	$ 133,000.00	133000			133000	100.0%	$ -

Progress Estimate - Lump Sum Work									Contractor's Application
For (Contract):	WATER TREATMENT PLANT - PHASE 1				Application Number:	21			
Application Period:	6/1/2025 to 6/30/2025				Application Date:	6/30/2025			
			Work Completed		E	F			G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)		Balance to Finish (B - F)
Div #	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period					
08	ACCESS DOORS	$ 6,759.00	6759			6759	100.0%		$ -
08	DOOR AND FRAMES MATERIAL	$ 102,512.00	102512			102512	100.0%		$ -
08	DOORS AND FRAMES LABOR	$ 17,000.00	17000			17000	100.0%		$ -
08	WINDOWS & GLAZING	$ 68,788.00	68788			68788	100.0%		$ -
09	CERAMIC TILE	$ 3,500.00	3500			3500	100.0%		$ -
09	ACOUSTICAL CEILINGS	$ 4,600.00	4600			4600	100.0%		$ -
09	EPOXY FLOORING	$ 22,000.00	22000			22000	100.0%		$ -
10	TOILET AND BATH ACCESSORIES	$ 5,600.00	5600			5600	100.0%		$ -
10	EXTERIOR SIGNAGE	$ 12,200.00	12200			12200	100.0%		$ -
12	METAL LAB CASEWORK	$ 16,584.00	16584			16584	100.0%		$ -
31	DEWATERING	$ 10,000.00	10000			10000	100.0%		$ -
41	HOIST AND CRANES	$ 38,330.00	38330			38330	100.0%		$ -
	EARTHWORK (Snow Country/CDS)	$ -							
31	GRADING	$ 96,000.00	96000			96000	100.0%		$ -
31	EARTHWORK	$ 370,000.00	370000			370000	100.0%		$ -
31	EXCAVATION, TRENCHING AND BACKFILL	$ 235,000.00	235000			235000	100.0%		$ -
31	FLOWABLE FILL	$ 70,600.00	70600			70600	100.0%		$ -
31	EROSION CONTROL	$ 27,000.00	27000			27000	100.0%		$ -
32	CABC	$ 85,000.00	85000			85000	100.0%		$ -
32	RESTORATION	$ 43,000.00	43000			43000	100.0%		$ -
	SITE UTILITIES (Snow Contry)	$ -							
33	TESTING	$ 5,000.00	5000			5000	100.0%		$ -
33	WATERMAIN DI 12" and Smaller	$ 50,400.00	50400			50400	100.0%		$ -
33	WATERMAIN DI 14" and Larger	$ 369,600.00	369600			369600	100.0%		$ -
33	SANITARY SEWER	$ 24,000.00	24000			24000	100.0%		$ -
33	CULVERTS	$ 14,000.00	14000			14000	100.0%		$ -
	MECHANICAL (August Winters)								
40	MOBILIZATION	$ 45,000.00	45000			45000	100.0%		$ -
08	LOUVERS AND OPENINGS	$ 7,000.00	7000			7000	100.0%		$ -
22	UG PLUMBING	$ 59,000.00	59000			59000	100.0%		$ -
22	AG PLUMBING	$ 125,000.00	125000			125000	100.0%		$ -
22	FIXTURES	$ 62,000.00	62000			62000	100.0%		$ -
22	PLUMBING INSULATION	$ 16,000.00	16000			16000	100.0%		$ -
23	DUCT WORK	$ 105,000.00	105000			105000	100.0%		$ -
23	HVAC PIPING	$ 20,000.00	20000			20000	100.0%		$ -
23	HVAC EQUIPMENT	$ 165,000.00	165000			165000	100.0%		$ -
23	HVAC INSULATION	$ 12,000.00	12000			12000	100.0%		$ -
23	HVAC CONTROLS	$ 40,000.00	40000			40000	100.0%		$ -

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	WATER TREATMENT PLANT - PHASE 1	Application Number:	21	
Application Period:	6/1/2025 to 6/30/2025	Application Date:	6/30/2025	

			Work Completed		E	F		G
A		B	C	D	Materials Presently	Total Completed	%	Balance to Finish
Div #	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period	Stored (not in C or D)	and Stored to Date (C + D + E)	(F / B)	(B - F)
23	HVAC TAB	$ 3,000.00	3000			3000	100.0%	$ -
40	PROCESS PIPING	$ 394,000.00	394000			394000	100.0%	$ -
40	PROCESS VALVES	$ 198,000.00	198000			198000	100.0%	$ -
43	VERTRICAL TURBINE PUMPS	$ 306,000.00	306000			306000	100.0%	$ -
46	CHEMICAL FEED EQUIPMENT	$ 88,000.00	88000			88000	100.0%	$ -
21	FIRE SUPPRESION	$ 14,610.00	14610			14610	100.0%	$ -
	ELECTRICAL (ECON)							
26	TEMPORAY ELECTRICAL	$ 30,000.00	30000			30000	100.0%	$ -
26	SITE ELECTRICAL MATERIAL	$ 245,000.00	245000			245000	100.0%	$ -
26	SITE ELECTRICAL LABOR	$ 146,000.00	146000			146000	100.0%	$ -
26	WTP ELECTRICAL MATERIAL	$ 324,000.00	324000			324000	100.0%	$ -
26	WTP ELECTRICAL LABOR	$ 294,790.00	294790			294790	100.0%	$ -
26	LIGHT FIXTURES	$ 30,385.00	30385			30385	100.0%	$ -
26	GEAR	$ 15,500.00	15500			15500	100.0%	$ -
40	SYSTEM INTEGRATOR - VFD'S	$ 126,730.00	126730			126730	100.0%	$ -
40	SYSTEM INTEGRATOR - ENGINEERING AND SUBMITTALS	$ 50,600.00	50600			50600	100.0%	$ -
40	SYSTEM INTEGRATOR - WTP CONTROL PANEL	$ 48,000.00	48000			48000	100.0%	$ -
40	SYSTEM INTEGRATOR - INSTRUMENTS	$ 32,600.00	32600			32600	100.0%	$ -
40	SYSTEM INTEGRATOR - CT'S, XMRF, MISC PANELS	$ 114,400.00	114400			114400	100.0%	$ -
40	SYSTEM INTEGRATOR - HMI SCADA NETWORK	$ 52,000.00	52000			52000	100.0%	$ -
40	SYSTEM INTEGRATOR - SITE SUPPORT	$ 76,615.00	76615			76615	100.0%	$ -
40	SYSTEM INTEGRATOR - COMMISIONING AND STARTUP	$ 69,055.00	69055			69055	100.0%	$ -
26	MANHOLES AND COVERS	$ 15,000.00	15000			15000	100.0%	$ -
26	FIRE ALARM	$ 13,000.00	13000			13000	100.0%	$ -
26	ATS	$ 39,325.00	39325			39325	100.0%	$ -
26	AS BUILD DRAWING	$ 1,500.00	1500			1500	100.0%	$ -
26	PUNCH LIST	$ 2,500.00	2500			2500	100.0%	$ -
26	ASCCEPTANCE TESTING	$ 3,000.00	3000			3000	100.0%	$ -
	CHANGE ORDERS							
31	EAST ROAD IMPROVMENTS	$ 70,852.65	70852.65			70852.65	100.0%	$ -
32	Misc Detail Changes	$ 11,766.56	11766.56			11766.56	100.0%	$ -
33	West End Piping Changes	$ 20,366.69	20366.69			20366.69	100.0%	$ -
34	Electrical and Door Changes	$ 54,253.99	54253.99			54253.99	100.0%	$ -
35	Flow Meter Flange Size and Pole top Feeder	$ 24,771.82	24771.82			24771.82	100.0%	$ -
07	Shingle Credit	$ (3,507.00)	-3507			-3507	100.0%	$ -
04	WCD- 4 East Exterior Wall	$ (23,991.52)	-23991.52			-23991.52	100.0%	$ -
09	Temporary Steel Stud Wall Elimination	$ (10,092.40)	-10092.4			-10092.4	100.0%	$ -
31	Site Water Piping Changes	$ 28,699.55	28699.55			28699.55	100.0%	$ -

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	WATER TREATMENT PLANT - PHASE 1	Application Number:	21
Application Period:	6/1/2025 to 6/30/2025	Application Date:	6/30/2025

A		B	Work Completed C	D	E	F		G
Div #	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
40	SS Hardware - RFI 63	$ 19,814.38	19814.38			19814.38	100.0%	$ -
31	Gravel Surface Scope Elimination	$ (14,071.00)	-14071			-14071	100.0%	$ -
33	Septic Pump Control Panel	$ 1,814.95	1814.95			1814.95	100.0%	$ -
23	Relocate CU-1 and Provide Stand	$ 4,747.86	4747.86			4747.86	100.0%	$ -
32	Fence Modifications	$ 5,228.27	5228.27			5228.27	100.0%	$ -
32	Fencing and Gates	$ 199,000.00	199000			199000	100.0%	$ -
09	Corridor Modifications	$ 2,757.00	2757			2757	100.0%	$ -
26	Conduit Type in Corrosive Areas	$ (4,075.00)	-4075			-4075	100.0%	$ -
31	Site Restoration	$ (55,767.22)	-55767.22			-55767.22	100.0%	$ -
26	CU-1 Relocation and Power Changes	$ 1,574.84	1574.84			1574.84	100.0%	$ -
40	Level Transmitters	$ (11,697.00)	-11697			-11697	100.0%	$ -
40	Update Radio Path Study	$ 8,611.26	8611.26			8611.26	100.0%	$ -
40	Flow Meters	$ 56,391.03	56391.03			56391.03	100.0%	$ -
31	Site Piping Changes	$ 12,316.16	12316.16			12316.16	100.0%	$ -
31	16" Main Water Line Capping Modifications	$ 2,686.01		2686.01		2686.01	100.0%	$ -
32	Fence Gate Gravel Approach	$ 689.33		689.33		689.33	100.0%	$ -
40	Sample Line	$ 12,467.84	12467.84			12467.84	100.0%	$ -
40	Phosphate Pump Modifications	$ 16,097.33	16097.33			16097.33	100.0%	$ -
40	Sodium Hypochlorite Pump Modifications	$ 6,000.00	6000			6000	100.0%	$ -
40	Sodium Hypochlorite Tank Stand	$ 10,330.33						$ 10,330.33
40	16" Main Water Line Capping Modifications R2	$ (12,285.01)		-12285.01		-12285.01	100.0%	$ -
40	Asphalt Paving	$ 95,211.36						$ 95,211.36
		$ -						
	Totals	**$10,084,963.06**	**$9,988,331.04**	**($8,909.67)**		**$9,979,421.37**	**98.95%**	**$105,541.69**

CHANGE ORDER NO. 8

Owner:	City of Ironwood	Owner's Project No.:	
Engineer:	HDR Michigan, Inc.	Engineer's Project No.:	10392842
Contractor:	CD Smith Construction, Inc.	Contractor's Project No.:	
Project:	Water Treatment Plant – Phase 2		
Contract Name:	City of Ironwood Water Treatment Plant Phase 2		
Date Issued:	7/9/2025	Effective Date of Change Order:	7/14/2025

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

Description:

Add "Boulders Removal" per Change Order Request #16 from CD Smith. (Add $11,613.80) Boulder 1 & 2 - While digging for the Clearwell, Snow Country encountered an unforeseen large Boulder. They estimate it is 55,000 lbs. and roughly 12-15 CY. This price is to break and remove boulder. Boulder 3 - Boulder was found when digging for the sump zone. Removal of this boulder required over-excavation. Cost is for removal of Boulder and additional fill due to over-excavation.

Add "Raw Water Sample Line" per Change Order Request #17 from CD Smith. (Add $8,589.84) Install sample line from Raw water inlet to control room.

Add "High Service Pump Flushing Water Flow Restriction" per Change Order Request #18 from CD Smith. (Add $7,499.86) Install a throttling valve and rotameter on each flushing water line on the outlet side of each High Service Pump to reduce flow to 2gpm per Manufactures recommendation. Flow Meter Acrylic Plastic Body are not BABA compliant and will be added to the De Minimis List.

Total <u>Add</u> to Contract: $27,703,50

No Engineering Amendment is associated with this change order.

Attachments:

COR #16, COR #17, COR #18

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 10,084,625.00	Original Contract Times: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026
[~~Increase~~] [Decrease] from previously approved Change Orders No. 1 to No. 7: $ 60,342.71	**[~~Increase~~] [~~Decrease~~]** from previously approved Change Orders No.1 to No. 6: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 10,024,282.29	Contract Times prior to this Change Order: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026
[Increase] [~~Decrease~~] this Change Order: $ 27,703.50	**[~~Increase~~] [~~Decrease~~]** this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: $ 10,051,985.79	Contract Times with all approved Change Orders: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026

	Recommended by Engineer	Accepted by Contractor
By:	Prusakiewicz, Joshua R Digitally signed by Prusakiewicz, Joshua R DN: E=Josh.Prusakiewicz@hdrinc.com, CN="Prusakiewicz, Joshua R", OU=Users, OU=Ann Arbor-1000 Oakbrook Drive Suite 200, OU=Michigan, OU=United States, OU=Offices, DC=intranet, DC=hdr Reason: I am approving this document Date: 2025.07.09 13:25:40-04'00'	Samuel Platow
Title:		Project Engineer
Date:		7/9/2025

	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:	Mayor	
Date:		

PCI #COR0016

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

Project: 240143 - Ironwood Water Treatment Plant - Phase 2
N11451 Lake Road
Ironwood, MI 49938

Potential Change Item #COR0016

Boulders Removal

To:	City of Ironwood 213 S Marquette Street Ironwood, MI 49938	**From:**	C.D. Smith Construction, Inc. 125 Camelot Drive Fond du Lac WI, 54935
Status:	Submitted-Not Proceeding/No Forecast	**Created Date**	2025-06-09
Schedule Impact:		**OCO Number:**	

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

Boulder 1 & 2 - While digging for the Clearwell, Snow Country encountered an unforeseen large Boulder. They estimate it is 55,000 lbs. and roughly 12-15 CY. This price is to break and remove boulder.

Boulder 3 - Boulder was found when digging for the sump zone. Removal of this boulder required over-excavation. Cost is for removal of Boulder and additional fill due to over-excavation.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Earthwork - Boulder 1 & 2	310000	S		LS	$	$5,951.25
Earthwork - Boulder 3	310000	S		LS	$	$5,000.00
					Bond:	$114.99
					Subcontract markup:	$547.56
					Grand Total:	**$11,613.80**

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**

6/9/25

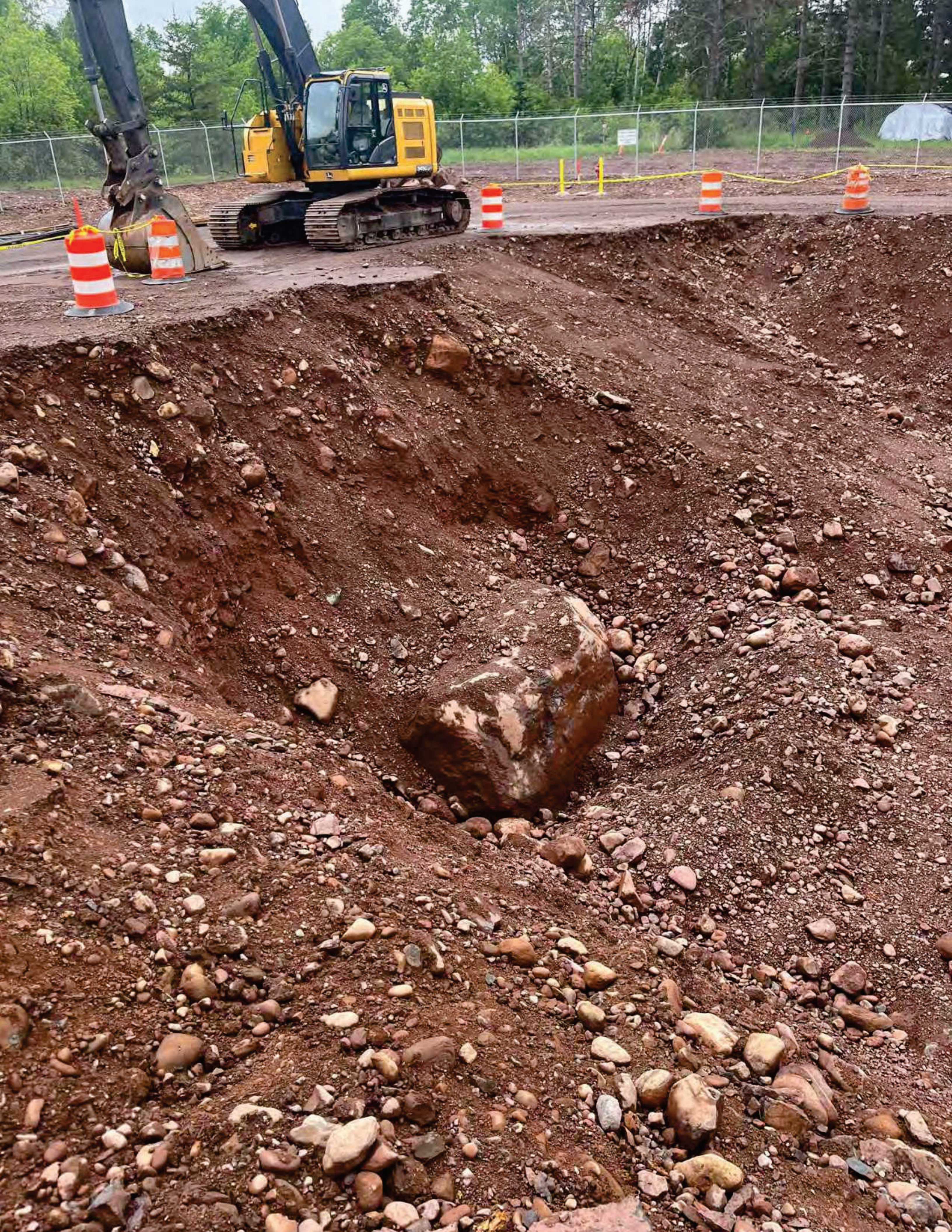
SCC | SNOW COUNTRY CONTRACTING

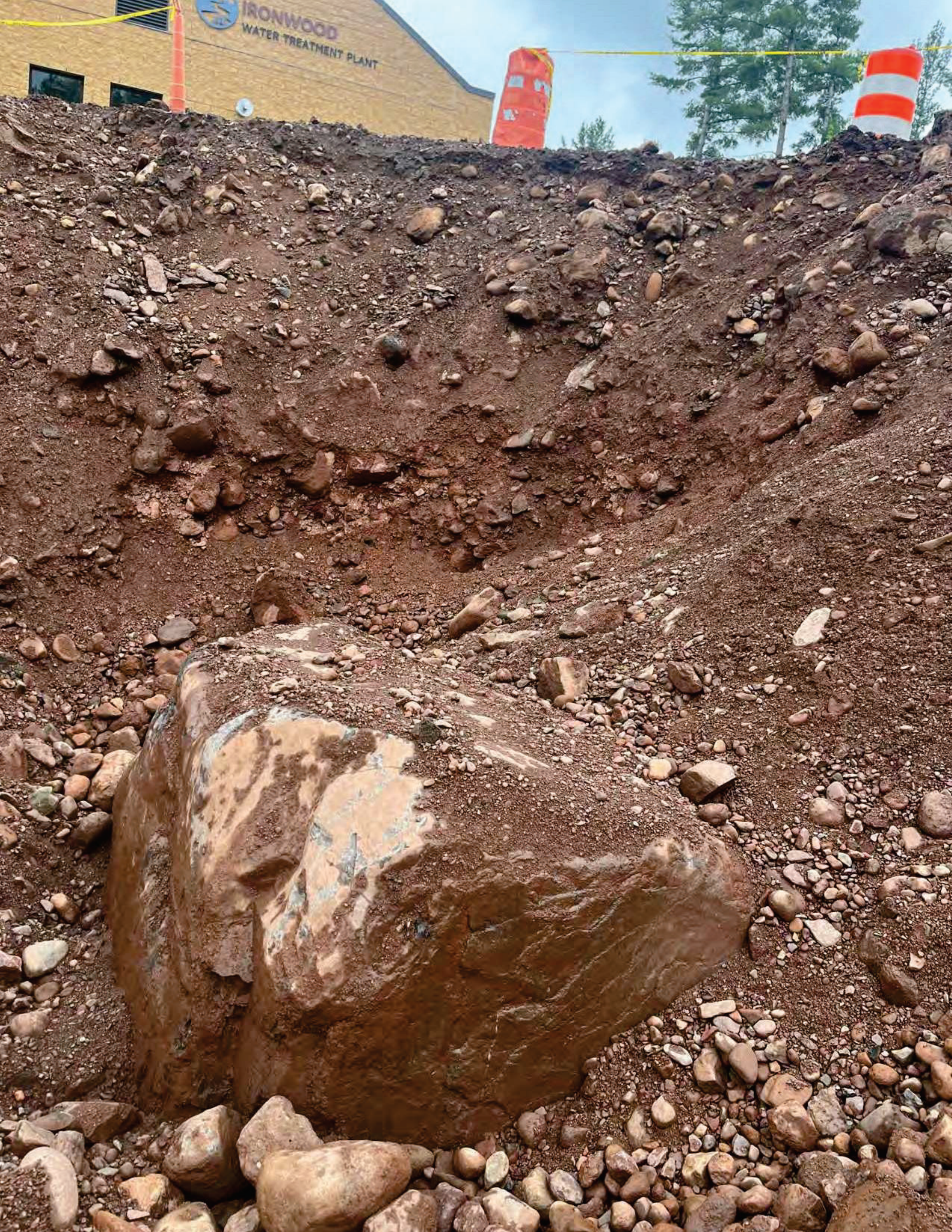
City of Ironwood Water Treatment Plant
Phase II

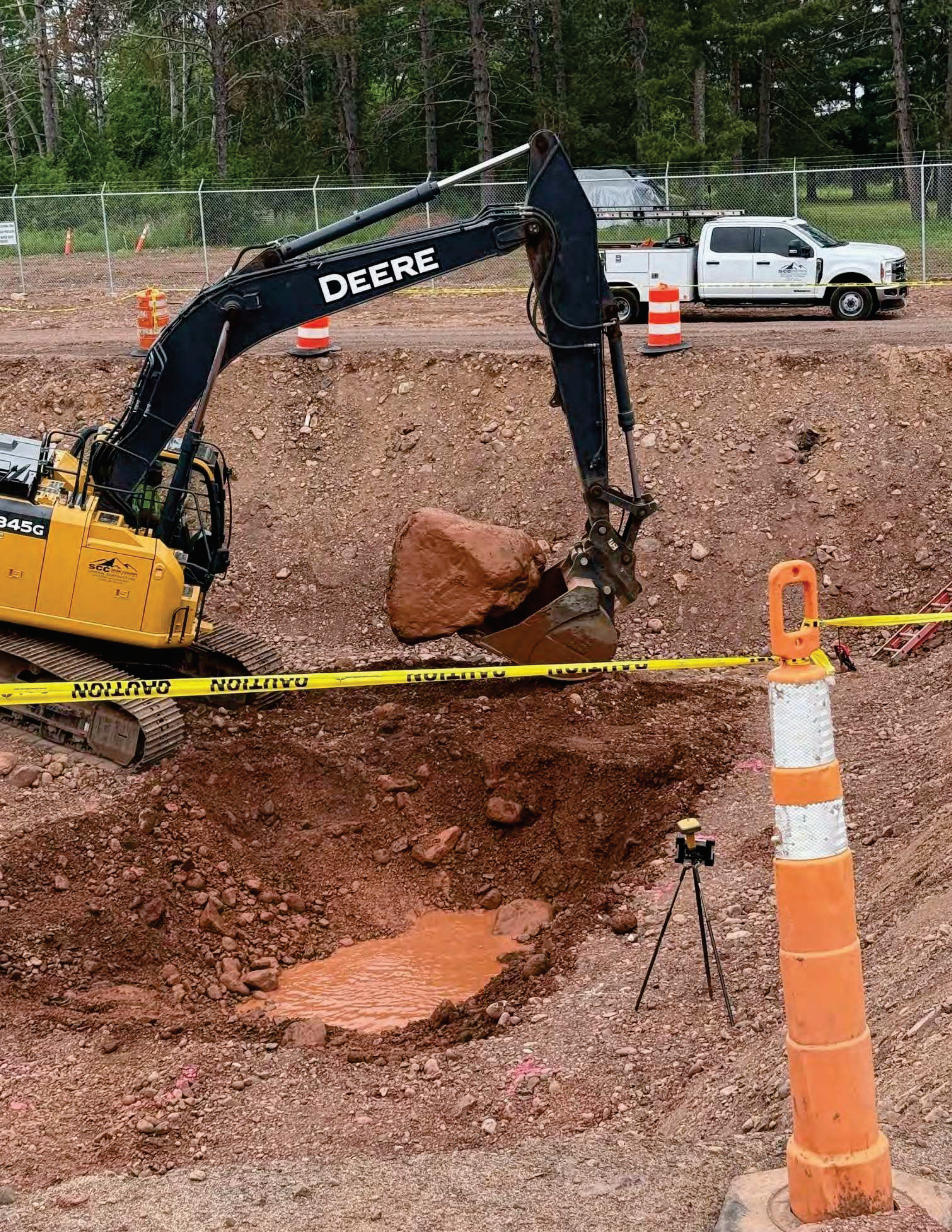
Break and remove boulder found during excavation for clearwell

Mobilization and de-mobilization of equipment	
8 hrs. @ $ 225.00/hr.	$ 1,800.00
Install hammer	$ 500.00
6 hrs. hammer @ $ 350.00/hr.	$ 2,100.00
Hammer wear, 3" @ $ 225.00/inch.	$ 775.00
Sub Total	$ 5,175.00
15% overhead and profit	$ 776.25
TOTAL FOR THIS WORK	**$ 5,951.25**

E6254 HWY US 2, BESSEMER, MI 49911 • 906.932.1411 • FAX 906.932.1477 • www.scc906.com




IRONWOOD
WATER TREATMENT PLANT


DEERE
345G
CAUTION
CAUTION
CAUTION

PCI #COR0017

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

Project: 240143 - Ironwood Water Treatment Plant - Phase 2
N11451 Lake Road
Ironwood, MI 49938

Potential Change Item #COR0017

Raw Water Sample Line

To:	City of Ironwood 213 S Marquette Street Ironwood, MI 49938	**From:**	C.D. Smith Construction, Inc. 125 Camelot Drive Fond du Lac WI, 54935
Status:	Submitted-Not Proceeding/No Forecast	**Created Date**	2025-06-17
Schedule Impact:		**OCO Number:**	

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

Install sample line from Raw water inlet to control room.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Process	230000	S		LS	$	$7,495.00
Patch Walls	037900	L	4	HR	$92.4	$369.60
Touch Up Paint	099000	S		LS	$	$200.00
					Bond:	$85.05
					Subcontract markup:	$384.75
					Self Perform Markup:	$55.44
					Grand Total:	**$8,589.84**

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**

AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR
www.augustwinter.com

2323 N. Roemer Road
Appleton, WI 54911
PO Box 1896
Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

June 11, 2025

CD Smith

3

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524 Ironwood WTP Phase 2
Description: Raw Water Sample Line

Our change order price and breakdown follows:

August Winter

Material		$	2,615
Labor**	26 hrs	$	2,702
Direct Costs		$	1,201
Subtotal		$	6,518
Overhead		$	978
Total		**$**	**7,495**

Equipment

Total Equipment Costs	$	-
Equipment Markup	$	-
Total Equipment Costs w/overhead	**$**	**-**

Subcontracts

Total Subcontractor Costs	$	-
Subcontractor Markup	$	-
Total Subcontractor Costs w/overhead	**$**	**-**
Total AWS/Subcontractor Costs	$	7,495
Profit/Bond	$	-

Change Order Total....................... $ 7,495

Time extension required is 2 days. This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Electrical, Insulation, Concrete Demo/Patching, Painting

Derek Lewin

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

August Winter Sons, Inc.
Change Order/Small Projects Report

Project/Job#: 88524 Ironwood WTP Phase 2
Date: 6/11/2025
Description: Raw Water Sample Line

Change Order #: 3

MATERIAL

Material Credit w/restocking				0.00	
Material ADD				$ 2,467.00	
Sales Tax	6.0%			$ 148.02	
				Material Subtotal	$ 2,615

LABOR

General Foreman Hours	0.00	@	$ -	$ -	
Foreman Hours	3.00	@	$ 100.62	$ 301.86	
Field Plumber/Fitter Hours - REG	23.00	@	$ 104.35	$ 2,400.05	
Field Plumber/Fitter Hours - OT	0.00	@	$ -	$ -	
Field Tinner Hours - REG	0.00	@	$ -	$ -	
Field Tinner Hours - OT	0.00	@	$ -	$ -	
Shop Hours	0.00	@	$ -	$ -	
Operator Hours	0.00	@	$ 88.56	$ -	
				Labor Subtotal	$ 2,702

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	30.0% of Labor	$ 810.57		
Subsistence		$ 390.00		
			Subtotal	$ 1,201
		Total Contractor Costs		$ 6,518
		Overhead	15.0%	$ 978
		Subtotal Contractor Costs		$ 7,495

Equipment

	0.00 Hours @	$ -	$ -		
	0.00 Hours @	$ -	$ -		
	0.00 Hours @	$ -	$ -		
	0.00 Hours @	$ -	$ -		
	0.00 Hours @	$ -	$ -		
	0.00 Hours @	$ -	$ -	Subtotal	$ -
			Equipment Overhead	15.0%	$ -
			Subtotal Equipment Costs		$ -

SUBCONTRACTS

		$ -
		$ -
		$ -
		$ -

NOTE: This change order does not address impact costs on base contract.

Total Subcontractor Costs		$ -
Subcontractor Overhead	10.0%	$ -
Subtotal Subcontractors Costs		$ -
Total Contractor/Subcontractor Costs		$ 7,495
Profit	0.0%	$ -
Bond	0.0%	$ -
Total Amount Of Change		**$ 7,495**

Time extension required is 2 days. This quotation based upon acceptance within 30 days.

Exclusions: Electrical, Insulation, Concrete Demo/Patching, Painting

NOTE: This change order does not address impact costs on base contract.

Material & Labor Worksheet

Project: 88524 Ironwood WTP Phase 2 Date 6/11/2025
Description: Raw Water Sample Line

Material Description	Material			Labor		
	Qty	Each	Total	Qty	Ea	Total
Takeoff	1	$1,442.00	$ 1,442.00			-
Lab Sink	2	$ 292.00	$ 584.00			-
			$ -			-
Supports			$ -			-
2 SS Strut Post Feet	2	$ 67.87	$ 135.74			-
2 SS Flat Tee	2	$ 22.70	$ 45.40			-
2 SS Flat 90	2	$ 15.31	$ 30.62			-
10 1/2" OD Hydrosord Clamps	10	$ 6.11	$ 61.10			-
2 1/2" IPS Unistrut Clamps	2	$ 2.53	$ 5.06			-
20' Strut	2	$ 81.42	$ 162.84			-
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			$ 2,466.76			-

PCI #COR0018

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

Project: 240143 - Ironwood Water Treatment Plant - Phase 2
N11451 Lake Road
Ironwood, MI 49938

Potential Change Item #COR0018

High Service Pump Flushing Water Flow Restriction

To:	City of Ironwood 213 S Marquette Street Ironwood, MI 49938	**From:**	C.D. Smith Construction, Inc. 125 Camelot Drive Fond du Lac WI, 54935
Status:	Submitted-Not Proceeding/No Forecast	**Created Date**	2025-07-01
Schedule Impact:		**OCO Number:**	

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

Install a throttling valve and rotameter on each flushing water line on the outlet side of each High Service Pump to reduce flow to 2 gpm per Manufactures recommendation.

Flow Meter Acrylic Plastic Body are not BABA compliant and will be added to the De Minimis List.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Process	230000	S		LS	$	$7,072.00
					Bond:	$74.26
					Subcontract markup:	$353.60
					Grand Total:	**$7,499.86**

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** __________

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F: (715) 355-9048

June 30, 2025

CD Smith

Add (Qty 3) Throttle Valves to High Service Pumps

4

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524
Description: Needle Valve and Rotometer adds

Our change order price and breakdown follows:

August Winter

Material		$	2,781
Labor**	23 hrs	$	2,325
Direct Costs		$	1,043
Subtotal		$	6,150
Overhead		$	922
Total		**$**	**7,072**

Equipment

Total Equipment Costs	$	-
Equipment Markup	$	-
Total Equipment Costs w/overhead	**$**	**-**

Subcontracts

Total Subcontractor Costs	$	-
Subcontractor Markup	$	-
Total Subcontractor Costs w/overhead	**$**	**-**
Total AWS/Subcontractor Costs	$	7,072
Profit/Bond	$	-

Change Order Total $ 7,072

Time extension required is 1 days. This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Electrical, Concrete Demo/Patching, Insulation, Painting, Flow Meter BABA requirments (Add to De Minimis List)

Derek Lewin

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

August Winter Sons, Inc.
Change Order/Small Projects Report

Project/Job#: 88524

Date: 6/30/2025

Description: Needle Valve and Rotometer adds

Change Order #: 4

MATERIAL

Material Credit w/restocking				0.00	
Material ADD				$ 2,624.00	
Sales Tax	6.0%			$ 157.44	
				Material Subtotal	$ 2,781

LABOR

General Foreman Hours	0.00	@	$ -	$ -	
Foreman Hours	3.00	@	$ 104.35	$ 313.05	
Field Plumber/Fitter Hours - REG	20.00	@	$ 100.62	$ 2,012.40	
Field Plumber/Fitter Hours - OT	0.00	@	$ -	$ -	
Field Tinner Hours - REG	0.00	@	$ -	$ -	
Field Tinner Hours - OT	0.00	@	$ -	$ -	
Shop Hours	0.00	@	$ -	$ -	
Operator Hours	0.00	@	$ 88.56	$ -	
				Labor Subtotal	$ 2,325

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	30.0% of Labor	$ 697.64		
Subsistence		$ 345.00		
			Subtotal	$ 1,043
		Total Contractor Costs		$ 6,150
		Overhead	15.0%	$ 922
		Subtotal Contractor Costs		$ 7,072

Equipment

	0.00 Hours @	$ -	$ -	
	0.00 Hours @	$ -	$ -	
	0.00 Hours @	$ -	$ -	
	0.00 Hours @	$ -	$ -	
	0.00 Hours @	$ -	$ -	
	0.00 Hours @	$ -	$ -	Subtotal $ -

Equipment Overhead	15.0%	$ -
Subtotal Equipment Costs		$ -

SUBCONTRACTS

	....	$ -
	....	$ -
	....	$ -
	....	$ -

NOTE: This change order does not address impact costs on base contract.

Total Subcontractor Costs		$ -
Subcontractor Overhead	10.0%	$ -
Subtotal Subcontractors Costs		$ -
Total Contractor/Subcontractor Costs		$ 7,072
Profit	0.0%	$ -
Bond	0.0%	$ -
Total Amount Of Change		**$ 7,072**

Time extension required is 1 days. This quotation based upon acceptance within 30 days.

Exclusions: Electrical, Concrete Demo/Patching, Insulation, Painting, Flow Meter BABA requirments (Add to De Minimis List)

NOTE: This change order does not address impact costs on base contract.

Material & Labor Worksheet

Project: 88524 Date 6/30/2025
Description: Needle Valve and Rotometer adds

Material Description	Material			Labor		
	Qty	Each	Total	Qty	Ea	Total
Support Material	1	$ 907.71	$ 907.71			-
Swagelok Valve	3	$ 149.29	$ 447.87			-
Flow Meter Acrylic Plastic Body	3	$ 170.00	$ 510.00			-
Tubing- Ferguson	1	$ 680.16	$ 680.16			-
Swagelok Male Connector	6	$ 13.00	$ 78.00			-
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			$ 2,623.74			-

Contractor's Application for Payment No. 7

		Application Period:	6/1/2025 to 6/30/2025	Application Date:	6/30/2025
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	Via (Engineer):	HDR
Project:	WATER TREATMENT PLANT - PHASE 2	Contract:			
Owner's Contract No.:		Contractor's Project No.:	240143	Engineer's Project No.:	10392842

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1		$250,800.00
2	$51,800.00	
3	$76,303.25	
4		$15,318.00
5	$43,810.26	
6	$21,453.92	
7	$12,407.86	
TOTALS	$205,775.29	$266,118.00
NET CHANGE BY CHANGE ORDERS	**-$60,342.71**	

1. ORIGINAL CONTRACT PRICE...........	$	**$10,084,625.00**
2. Net change by Change Orders...........	$	**-$60,342.71**
3. Current Contract Price (Line 1 ± 2)...........	$	**$10,024,282.29**
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)...........	$	**$2,858,415.32**
5. RETAINAGE:		
a. 5% X $2,858,415.32 **Work Completed..........**	$	**$142,920.77**
b. 5% X ______ **Stored Material............**	$	**$0.00**
c. Total Retainage (Line 5.a + Line 5.b)...........	$	**$142,920.77**
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)...........	$	**$2,715,494.55**
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).........	$	**$1,775,220.73**
8. AMOUNT DUE THIS APPLICATION...........	$	**$940,273.82**
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)...........	$	**$7,308,787.74**

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

Contractor Signature

By: *Samuel Platow* Date: **6/30/2025**

Payment of: $ 940,273.82
(Line 8 or other - attach explanation of the other amount)

is recommended by: Prusakiewicz, Joshua R
Digitally signed by Prusakiewicz, Joshua R
DN: E=Josh.Prusakiewicz@hdrinc.com, CN="Prusakiewicz, Joshua R", OU=Users, OU=Ann Arbor-1000 Oakbrook Drive Suite 200, OU=Michigan, OU=United States, OU=Offices, DC=intranet, DC=hdr
Reason: I am approving this document
Date: 2025.06.30 14:52:05-04'00'
(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)

Spec. No.	Description	Schedule of Values	Previous Percent Complete	Previously Complete	Currently Payment Percent	Current Payment Due	Percent Complete	Total Complete
		$ -						
C.D. Smith Construction								
01 00 00	Supervision	$ 300,300.00		$ 108,108.00	10%	$ 30,030.00	46%	$ 138,138.00
01 00 00	Management	$ 170,000.00		$ 51,000.00	6%	$ 10,200.00	36%	$ 61,200.00
01 00 00	Subsistance	$ 160,000.00		$ 57,600.00	10%	$ 16,000.00	46%	$ 73,600.00
01 00 00	Temporary Facilities	$ 140,000.00		$ 50,400.00	10%	$ 14,000.00	46%	$ 64,400.00
2 00 00	Permits	$ 8,000.00		$ 8,000.00	0%	$ -	100%	$ 8,000.00
3 00 00	Bonds and Insurance	$ 45,930.00		$ 45,930.00	0%	$ -	100%	$ 45,930.00
4 00 00	Safety and OSHA Requirments	$ 91,000.00		$ 32,760.00	10%	$ 9,100.00	46%	$ 41,860.00
5 00 00	Equipment	$ 280,000.00		$ 112,000.00	13%	$ 37,000.00	53%	$ 149,000.00
6 00 00	Snow Removal	$ 30,000.00		$ 21,000.00	0%	$ -	70%	$ 21,000.00
7 00 00	Final Clean	$ 10,000.00			0%	$ -	0%	$ -
8 00 00	General Clean up and Dumpsters	$ 100,000.00		$ 36,000.00	10%	$ 10,000.00	46%	$ 46,000.00
02 41 00	Demolition	$ 14,026.00			0%	$	0%	$
03 21 00	Reinforcing Material	$ 178,751.00		$ 178,751.00	0%	$ -	100%	$ 178,751.00
03 21 00	Reinforcing Labor	$ 280,000.00		$ 126,000.00	3%	$ 7,000.00	48%	$ 133,000.00
03 31 30	Concrete Accessories	$ 60,000.00		$ 17,600.00	6%	$ 3,300.00	35%	$ 20,900.00
03 31 30	Concrete Materials	$ 425,000.00		$ 136,000.00	6%	$ 25,500.00	38%	$ 161,500.00
03 31 30	Formwork Materials	$ 80,000.00		$ 27,000.00	2%	$ 1,500.00	36%	$ 28,500.00
03 35 00	Concrete Labor	$ 702,594.00		$ 246,075.20	7%	$ 46,139.10	42%	$ 292,214.30
03 41 33	Precast Concrete Plank	$ 29,594.00			0%	$	0%	$
04 22 00	Masonry Material	$ 200,000.00		$ 160,000.00	10%	$ 20,000.00	90%	$ 180,000.00
04 22 00	Masonry Labor	$ 140,000.00			6%	$ 8,000.00	6%	$ 8,000.00
05 50 00	Metal Install	$ 110,000.00			0%	$ -	0%	$ -
05 50 00	Metal Fabrications	$ 148,842.00		$ 74,421.00	20%	$ 29,768.40	70%	$ 104,189.40
06 10 00	Rough Carpentry Material	$ 15,000.00		$ 3,000.00	3%	$ 500.00	23%	$ 3,500.00
06 10 00	Rough Carpentry Labor	$ 60,000.00		$ 6,000.00	2%	$ 1,000.00	12%	$ 7,000.00
06 10 00	SIP and Truss Install	$ 40,000.00			0%	$ -	0%	$ -
06 10 00	SIP Panels	$ 27,533.00			0%	$ -	0%	$ -
06 17 53	Trusses	$ 12,296.00			0%	$ -	0%	$ -
07 27 43	Self-Adhering Air/Vapor Barrier	$ 15,000.00			0%	$ -	0%	$ -
07 31 13	Roofing	$ 60,000.00		$ 18,000.00	0%	$ -	30%	$ 18,000.00
07 62 00	Flashing and Sheet Metal	$ 33,821.00			0%	$ -	0%	$ -
07 92 00	Joint Sealants	$ 13,820.00			0%	$ -	0%	$ -
08 15 00	Doors and Frames	$ 30,223.00		$ 30,223.00	0%	$ -	100%	$ 30,223.00
08 31 00	Metal Fabrications - Floor Access Hatches	$ 8,242.00		$ 8,242.00	0%	$ -	100%	$ 8,242.00
08 33 22	Overhead Coiling Door	$ 32,960.00			0%	$ -	0%	$ -
08 51 13	Windows	$ 20,000.00			0%	$ -	0%	$ -
09 96 00	Painting	$ 113,850.00			0%	$ -	0%	$ -
10 44 33	Fire Extinguishers	$ 1,200.00		$ 1,200.00	0%	$ -	100%	$ 1,200.00
32 31 13	Chain Link Fences and Gate	$ 148,900.00		$ 148,900.00	0%	$ -	100%	$ 148,900.00
August Winters								
01 00 00	Mobilization	$ 50,000.00		$ 50,000.00	0%	$ -	100%	$ 50,000.00
01 00 00	General Conditions	$ 145,000.00		$ 29,000.00	0%	$ -	20%	$ 29,000.00
01 00 00	Office Support	$ 85,000.00		$ 17,000.00	10%	$ 8,500.00	30%	$ 25,500.00
01 00 00	Supervision	$ 127,000.00			20%	$ 25,400.00	20%	$ 25,400.00
22 00 00	Plumbing Material	$ 35,000.00			0%	$ -	0%	$ -
22 07 19	Insulation	$ 10,000.00			0%	$ -	0%	$ -
22 11 20	Plumbing Fixture Setting	$ 10,000.00			0%	$ -	0%	$ -
22 11 19	Plumbing Domestic Water	$ 19,000.00			0%	$ -	0%	$ -
22 13 16	Plumbing Waste and Vent	$ 15,000.00			0%	$ -	0%	$ -
23 05 00	HVAC Material	$ 28,000.00			0%	$ -	0%	$ -
23 05 00	HVAC Labor	$ 43,000.00			0%	$ -	0%	$ -
23 05 00	HVAC Equipment	$ 35,000.00			13%	$ 4,500.00	13%	$ 4,500.00
23 05 48.13	HVAC Controls	$ 34,000.00			0%	$ -	0%	$ -
23 05 93	HVAC Balancing	$ 5,500.00			0%	$ -	0%	$ -
23 11 23	Plumbing Gas Material	$ 19,000.00			0%	$ -	0%	$ -
23 11 23	UG Process Piping (Labor)	$ 60,000.00			100%	$ 60,000.00	100%	$ 60,000.00
23 07 13	HVAC Insulation	$ 9,500.00			0%	$ -	0%	$ -
40 00 00	Process Material	$ 1,100,000.00		$ 220,000.00	15%	$ 165,000.00	35%	$ 385,000.00
40 05 19	Process Ductile Iron Piping (Labor)	$ 591,000.00		$ 29,550.00	5%	$ 29,550.00	10%	$ 59,100.00
40 05 51	Process Valves	$ 725,000.00			0%	$ -	0%	$ -
43 24 27	Vertical Turbine Pumps (Equipment)	$ 87,000.00			0%	$ -	0%	$ -
43 24 27	Vertical Turbine Pumps (Labor)	$ 55,000.00			0%	$ -	0%	$ -
46 33 11	Chemical Feed System (Equipment)	$ 95,000.00			0%	$ -	0%	$ -
46 33 11	Chemical Feed System (Labor)	$ 30,000.00			0%	$ -	0%	$ -
46 33 11	Chemical Feed Piping (Labor)	$ 35,000.00		$ 3,500.00	0%	$ -	10%	$ 3,500.00
46 33 11	Gravity Filter (Equipment)	$ 580,000.00			20%	$ 116,000.00	20%	$ 116,000.00
46 61 10	Gravity Filter (Labor)	$ 90,000.00			0%	$ -	0%	$ -
46 33 11	Fluoride Chemical Feed (Alt. 2A) (Equipment)	$ 30,000.00			0%	$ -	0%	$ -
46 33 11	Fluoride Chemical Feed (Alt. 2B) (Labor)	$ 15,000.00			0%	$ -	0%	$ -
Snow Country								
31 22 00	Grading	$ 6,382.50			0%	$ -	0%	$ -
31 23 00	Earthwork	$ 126,794.81			32%	$ 40,574.34	32%	$ 40,574.34
31 23 10	Excavation, Trenching, and Backfill	$ 82,692.86			0%	$ -	0%	$ -
31 25 00	Soil Erosion and Sedimentation Control	$ 4,979.50			0%	$ -	0%	$ -
31 25 01	Temporary Erosion Control	$ 3,651.25			0%	$ -	0%	$ -
32 92 30	Restoration	$ 20,757.00			0%	$ -	0%	$ -
33 01 10	Disinfection of Water Distribution System	$ 1,000.00			0%	$ -	0%	$ -
33 08 10	Testing of Water Distribution System	$ 1,000.00			0%	$ -	0%	$ -
33 10 00	Water Distribution System DI 350-12" and smaller	$ 25,302.09			22%	$ 5,566.46	22%	$ 5,566.46
33 10 00	Water Distribution System DI 350-14" and Larger	$ 236,784.99			43%	$ 100,633.62	43%	$ 100,633.62
33 31 00	Sanitary Sewer	$ 15,813.00			0%	$ -	0%	$ -
Pieper Electric								
01 11 00	Mobilization	$ 50,000.00			40%	$ 20,000.00	40%	$ 20,000.00
01 11 00	Administration	$ 50,000.00			40%	$ 20,000.00	40%	$ 20,000.00
01 33 00	Submittals/O&Ms	$ 13,500.00			56%	$ 7,500.00	56%	$ 7,500.00
26 05 19	Wire & Cable Labor	$ 66,325.00		$ 10,000.00	0%	$ -	15%	$ 10,000.00
26 05 19	Wire & Cable Material	$ 40,000.00		$ 5,000.00	0%	$ -	13%	$ 5,000.00
26 05 26	Grounding & Bonding Labor	$ 25,000.00			0%	$ -	0%	$ -
26 05 26	Grounding & Bonding Material	$ 12,000.00			0%	$ -	0%	$ -
26 05 34	Conduit Labor	$ 76,000.00		$ 5,000.00	13%	$ 10,000.00	20%	$ 15,000.00
26 05 34	Conduit Material	$ 36,000.00		$ 2,000.00	21%	$ 7,500.00	26%	$ 9,500.00
26 24 15	Electrical Gear Labor	$ 40,000.00			0%	$ -	0%	$ -
26 24 15	Electrical Gear Material	$ 99,360.00			0%	$ -	0%	$ -
26 50 00	Lighting	$ 10,500.00			0%	$ -	0%	$ -
26 90 00	Process Instrumentation & Control	$ 465,000.00			22%	$ 100,000.00	22%	$ 100,000.00
28 13 00	Security cabling Labor	$ 30,000.00			0%	$ -	0%	$ -
28 13 00	Security cabling Material	$ 38,200.00			0%	$ -	0%	$ -
26 00 00	Fluoride Chemical Feed Electrical (Alt. 2B)	$ 2,700.00			0%	$ -	0%	$ -
Change Orders		$ -						
1.1	Fencing and Gates	$ (199,000.00)		$ (199,000.00)	0%	$ -	100%	$ (199,000.00)
1.2	Additional Chemical Pumps	$ (51,800.00)		$ (51,800.00)	0%	$ -	100%	$ (51,800.00)
2	Additional Chemical Pumps	$ 51,800.00		$ 51,800.00	0%	$ -	100%	$ 51,800.00
3.1	Site Restoration	$ 74,803.25			0%	$ -	0%	$ -
3.2	ACT Ceiling Install	$ 1,500.00			0%	$ -	0%	$ -
4.1	Monitoring Wells	$ (12,000.00)		$ (12,000.00)	0%	$ -	100%	$ (12,000.00)
4.2	Door Credit	$ (3,318.00)		$ (3,318.00)	0%	$ -	100%	$ (3,318.00)
5.1	Corridor Handrail	$ 7,000.00			0%	$ -	0%	$ -
5.2	Filter Elevation Changes	$ 2,206.85		$ 2,206.85	0%	$ -	100%	$ 2,206.85
5.3	Electric Strikes	$ 5,504.35		$ 5,504.35	0%	$ -	100%	$ 5,504.35
5.4	Filter Backwash Bypass Line Changes	$ 29,099.06			0%	$ -	0%	$ -
6.1	Mt Zion On-Site Path Study	$ 12,871.29			0%	$ -	0%	$ -
6.2	Field Order #1 - Pressure and Level Transmitter Clarifications	$ 8,582.63			0%	$ -	0%	$ -
7	16" Main Water Line Capping Modifications	$ 12,407.86			0%	$ -	0%	$ -
	SOV Total	$ 10,024,282			6%	$ 989,762	29%	$ 2,858,415
	Allocation Difference	$ -						
	ORIGINAL CONTRACT AMOUNT:	$ 10,084,625						
	NET CHANGE BY CHG. ORDERS:	$ (60,343)						
	NET REVISED CONTRACT AMOUNT:	$ 10,024,282						

Spec. No.	Description	Administrative SOV	Previous	%	Value	Sitework SOV	Previous	%	Value	Garage Addition SOV	Previous	%	Value	Filter Room SOV	Previous	%	Value	Wet Well SOV	Previous	%	Value
C.D. Smith Construction																					
01 00 00	Supervision	$ 300,300.00		46%	$ 138,138				$ -				$ -				$ -				$ -
01 00 00	Management	$ 170,000.00		36%	$ 61,200				$ -				$ -				$ -				$ -
01 00 00	Subsistance	$ 160,000.00		46%	$ 73,600				$ -				$ -				$ -				$ -
01 00 00	Temporary Facilities	$ 140,000.00		46%	$ 64,400				$ -				$ -				$ -				$ -
2 00 00	Permits	$ 8,000.00		100%	$ 8,000				$ -				$ -				$ -				$ -
3 00 00	Bonds and Insurance	$ 45,930.00		100%	$ 45,930				$ -				$ -				$ -				$ -
4 00 00	Safety and OSHA Requirments	$ 91,000.00		46%	$ 41,860				$ -				$ -				$ -				$ -
5 00 00	Equipment				$ -				$ -	$ 80,000.00			$ -	$ 140,000.00		95%	$ 133,000	$ 80,000.00		20%	$ 16,000
6 00 00	Snow Removal				$ -	$ 30,000.00		70%	$ 21,000				$ -				$ -				$ -
7 00 00	Final Clean				$ -	$ -			$ -	$ 5,000.00			$ -	$ 5,000.00			$ -				$ -
8 00 00	General Clean up and Dumpsters	$ 100,000.00		46%	$ 46,000				$ -				$ -				$ -				$ -
02 41 00	Demolition				$ -				$ -				$ -				$ -	$ 14,026.00			$ -
03 21 00	Reinforcing Material				$ -				$ -	$ 40,000.00		100%	$ 40,000	$ 68,751.00		100%	$ 68,751	$ 70,000.00		100%	$ 70,000
03 21 00	Reinforcing Labor				$ -				$ -	$ 80,000.00			$ -	$ 140,000.00		95%	$ 133,000	$ 80,000.00			$ -
03 31 30	Concrete Accessories				$ -				$ -	$ 20,000.00			$ -	$ 22,000.00		95%	$ 20,900	$ 18,000.00			$ -
03 31 30	Concrete Materials				$ -				$ -	$ 130,000.00			$ -	$ 170,000.00		95%	$ 161,500	$ 125,000.00			$ -
03 31 30	Formwork Materials				$ -				$ -	$ 30,000.00			$ -	$ 30,000.00		95%	$ 28,500	$ 20,000.00			$ -
03 35 00	Concrete Labor				$ -				$ -	$ 190,000.00			$ -	$ 307,594.00		95%	$ 292,214	$ 205,000.00			$ -
03 41 33	Precast Concrete Plank				$ -				$ -	$ 29,594.00			$ -				$ -				$ -
04 22 00	Masonry Material				$ -				$ -	$ 200,000.00		90%	$ 180,000				$ -				$ -
04 22 00	Masonry Labor				$ -				$ -	$ 100,000.00			$ -	$ 40,000.00		20%	$ 8,000				$ -
05 50 00	Metal Install				$ -				$ -	$ 50,000.00			$ -	$ 50,000.00			$ -	$ 10,000.00			$ -
05 50 00	Metal Fabrications				$ -				$ -				$ -	$ 148,842.00		70%	$ 104,189				$ -
06 10 00	Rough Carpentry Material				$ -				$ -	$ 5,000.00			$ -	$ 5,000.00		70%	$ 3,500	$ 5,000.00			$ -
06 10 00	Rough Carpentry Labor				$ -				$ -	$ 40,000.00			$ -	$ 10,000.00		70%	$ 7,000	$ 10,000.00			$ -
06 10 00	SIP and Truss Install				$ -				$ -	$ 40,000.00			$ -				$ -				$ -
06 10 00	SIP Panels				$ -				$ -	$ 27,533.00			$ -				$ -				$ -
06 17 53	Trusses				$ -				$ -	$ 12,296.00			$ -				$ -				$ -
07 27 43	Self-Adhering Air/Vapor Barrier				$ -				$ -	$ 15,000.00			$ -				$ -				$ -
07 31 13	Roofing				$ -				$ -	$ 60,000.00		30%	$ 18,000				$ -				$ -
07 62 00	Flashing and Sheet Metal				$ -				$ -	$ 33,821.00			$ -				$ -				$ -
07 92 00	Joint Sealants				$ -				$ -	$ 13,820.00			$ -	$ 5,000.00			$ -				$ -
08 15 00	Doors and Frames				$ -				$ -	$ 10,000.00		100%	$ 10,000	$ 20,223.00		100%	$ 20,223				$ -
08 31 00	Metal Fabrications - Floor Access Hatches				$ -				$ -				$ -				$ -	$ 8,242.00		100%	$ 8,242
08 33 22	Overhead Coiling Door				$ -				$ -	$ 32,960.00			$ -				$ -				$ -
08 51 13	Windows				$ -				$ -	$ 20,000.00			$ -				$ -				$ -
09 96 00	Painting				$ -				$ -	$ 5,000.00			$ -	$ 108,850.00			$ -				$ -
10 44 33	Fire Extinguishers				$ -				$ -	$ 1,200.00		100%	$ 1,200				$ -				$ -
32 31 13	Chain Link Fences and Gate					$ 148,900.00		100%	$ 148,900								$ -				$ -
August Winters					$ -				$ -				$ -				$ -				$ -
01 00 00	Mobilization	$ 50,000.00		100%	$ 50,000				$ -				$ -				$ -				$ -
01 00 00	General Conditions	$ 145,000.00		20%	$ 29,000				$ -				$ -				$ -				$ -
01 00 00	Office Support	$ 85,000.00		30%	$ 25,500				$ -												
01 00 00	Supervision	$ 127,000.00		20%	$ 25,400				$ -				$ -				$ -				$ -
22 00 00	Plumbing Material				$ -				$ -				$ -	$ 35,000.00			$ -				$ -
22 07 19	Insulation				$ -				$ -				$ -	$ 10,000.00			$ -				$ -
22 11 20	Plumbing Fixture Setting				$ -				$ -				$ -	$ 10,000.00			$ -				$ -
22 11 19	Plumbing Domestic Water				$ -				$ -				$ -	$ 19,000.00			$ -				$ -
22 13 16	Plumbing Waste and Vent				$ -				$ -				$ -	$ 15,000.00			$ -				$ -
23 05 00	HVAC Material				$ -				$ -	$ 20,000.00			$ -	$ 8,000.00			$ -				$ -
23 05 00	HVAC Labor				$ -				$ -	$ 38,000.00			$ -	$ 5,000.00			$ -				$ -
23 05 00	HVAC Equipment				$ -				$ -	$ 30,000.00		15%	$ 4,500	$ 5,000.00			$ -				$ -
23 05 48.13	HVAC Controls				$ -				$ -	$ 30,000.00			$ -	$ 4,000.00			$ -				$ -
23 05 93	HVAC Balancing				$ -				$ -	$ 5,000.00			$ -	$ 500.00			$ -				$ -
23 11 23	Plumbing Gas Material				$ -				$ -	$ 14,000.00			$ -	$ 5,000.00			$ -				$ -
23 11 23	UG Process Piping (Labor)				$ -				$ -	$ 50,000.00		100%	$ 50,000	$ 10,000.00		100%	$ 10,000				$ -
23 07 13	HVAC Insulation				$ -				$ -	$ 8,000.00			$ -	$ 1,500.00			$ -				$ -
40 00 00	Process Material				$ -				$ -				$ -	$ 1,050,000.00		37%	$ 385,000	$ 50,000.00			$ -
40 05 19	Process Ductile Iron Piping (Labor)				$ -				$ -				$ -	$ 571,000.00		10%	$ 59,100	$ 20,000.00			$ -
40 05 51	Process Valves				$ -				$ -				$ -	$ 715,000.00			$ -	$ 10,000.00			$ -
43 24 27	Vertical Turbine Pumps (Equipment)				$ -				$ -				$ -	$ 87,000.00			$ -				$ -
43 24 27	Vertical Turbine Pumps (Labor)				$ -				$ -				$ -	$ 55,000.00			$ -				$ -
46 33 11	Chemical Feed System (Equipment)				$ -				$ -				$ -	$ 95,000.00			$ -				$ -
46 33 11	Chemical Feed System (Labor)				$ -				$ -				$ -	$ 30,000.00			$ -				$ -
46 33 11	Chemical Feed Piping (Labor)				$ -				$ -				$ -	$ 35,000.00		10%	$ 3,500				$ -
46 33 11	Gravity Filter (Equipment)				$ -				$ -				$ -	$ 580,000.00		20%	$ 116,000				$ -
46 61 10	Gravity Filter (Labor)				$ -				$ -				$ -	$ 90,000.00			$ -				$ -
46 33 11	Fluoride Chemical Feed (Alt. 2A) (Equipment)				$ -				$ -				$ -	$ 30,000.00			$ -				$ -
46 33 11	Fluoride Chemical Feed (Alt. 2B) (Labor)				$ -				$ -				$ -	$ 15,000.00			$ -				$ -
Snow Country					$ -				$ -				$ -				$ -				$ -
31 22 00	Grading				$ -	$ 6,382.50			$ -				$ -				$ -				$ -
31 23 00	Earthwork				$ -	$ 126,794.81		32%	$ 40,574				$ -				$ -				$ -
31 23 10	Excavation, Trenching, and Backfill				$ -	$ 82,692.86			$ -				$ -				$ -				$ -
31 25 00	Soil Erosion and Sedimentation Control				$ -	$ 4,979.50			$ -				$ -				$ -				$ -
31 25 01	Temporary Erosion Control				$ -	$ 3,651.25			$ -				$ -				$ -				$ -
32 92 30	Restoration				$ -	$ 20,757.00			$ -				$ -				$ -				$ -
33 01 10	Disinfection of Water Distribution System				$ -	$ 1,000.00			$ -				$ -				$ -				$ -
33 08 10	Testing of Water Distribution System				$ -	$ 1,000.00			$ -				$ -				$ -				$ -
33 10 00	Water Distribution System DI 350-12" and smaller				$ -	$ 25,302.09		22%	$ 5,566				$ -				$ -				$ -
33 10 00	Water Distribution System DI 350-14" and Larger				$ -	$ 236,784.99		43%	$ 100,634				$ -				$ -				$ -
33 31 00	Sanitary Sewer				$ -	$ 15,813.00			$ -				$ -				$ -				$ -
																	$ -				
Pieper Electric																	$ -				
01 11 00	Mobilization	$ 50,000.00		40%	$ 20,000												$ -				
01 11 00	Administration	$ 50,000.00		40%	$ 20,000	$ -											$ -				
01 33 00	Submittals/O&Ms	$ 13,500.00		56%	$ 7,500	$ -			$ -								$ -				
26 05 19	Wire & Cable Labor					$ 10,000.00		100%	$ 10,000	$ 15,000.00				$ 41,325.00			$ -				$ -
26 05 19	Wire & Cable Material					$ 5,000.00		100%	$ 5,000	$ 10,000.00				$ 25,000.00			$ -				
26 05 26	Grounding & Bonding Labor					$ -			$ -					$ 25,000.00			$ -				
26 05 26	Grounding & Bonding Material					$ -			$ -					$ 12,000.00			$ -				
26 05 34	Conduit Labor					$ 5,000.00		100%	$ 5,000	$ 10,000.00				$ 61,000.00		16%	$ 10,000				
26 05 34	Conduit Material					$ 2,000.00		100%	$ 2,000	$ 9,000.00				$ 25,000.00		30%	$ 7,500				
26 24 15	Electrical Gear Labor				$ -	$ -			$ -				$ -	$ 40,000.00			$ -				$ -
26 24 15	Electrical Gear Material				$ -	$ -			$ -				$ -	$ 99,360.00			$ -				$ -
26 50 00	Lighting				$ -	$ -			$ -	$ 5,500.00			$ -	$ 5,000.00			$ -				$ -
26 90 00	Process Instrumentation & Control				$ -	$ -			$ -				$ -	$ 465,000.00		22%	$ 100,000				$ -
28 13 00	Security cabling Labor					$ 10,000.00			$ -					$ 20,000.00			$ -				
28 13 00	Security cabling Material					$ 10,000.00			$ -					$ 28,200.00							$ -
26 00 00	Fluoride Chemical Feed Electrical (Alt. 2B)													$ 2,700.00							$ -
Change Orders																					
1.1	Fencing and Gates				$ -	$ (199,000.00)		100%	$ (199,000)				$ -				$ -				$ -
1.2	Additional Chemical Pumps				$ -				$ -				$ -	$ (51,800.00)		100%	$ (51,800)				$ -
2	Additional Chemical Pumps				$ -				$ -				$ -	$ 51,800.00		100%	$ 51,800				$ -
3.1	Site Restoration				$ -	$ 74,803.25			$ -				$ -				$ -				$ -
3.2	ACT Ceiling Install				$ -				$ -				$ -	$ 1,500.00			$ -				$ -
4.1	Monitoring Wells				$ -	$ (12,000.00)		100%	$ (12,000)				$ -				$ -				$ -
4.2	Door Credit				$ -				$ -				$ -	$ (3,318.00)		100%	$ (3,318)				$ -
5.1	Corridor Handrail								$ -					$ 7,000.00			$ -				
5.2	Filter Elevation Changes								$ -					$ 2,206.85		100%	$ 2,207				
5.3	Electric Strikes								$ -					$ 5,504.35		100%	$ 5,504				
5.4	Filter Backwash Bypass Line Changes								$ -					$ 29,099.06			$ -				
6.1	Mt Zion On-Site Path Study					$ 12,871.29			$ -								$ -				
6.2	Field Order #1 - Pressure and Level Transmitter Clarifications								$ -					$ 8,582.63			$ -				
7	16" Main Water Line Capping Modifications					$ 12,407.86			$ -								$ -				
									$ -												
	SOV Total	$ 905,430			$ 383,590	$ 635,140			$ 127,674	$ 1,475,724			$ 303,700	$ 5,652,420			########	$ 725,268			$ 94,242

Pat O'Donnell Civic Center
Seasonal Ice Rental Contract

This agreement is made and entered into on July 7, 2025, by and between the Pat O'Donnell Civic Center (hereinafter the "Civic Center"), and the Northland Family Holdings LLC, DBA Ironwood Lumberjack's Jr. Hockey Club (hereinafter the "Club").

Because the Civic Center operates the ice arena and related facilities and the Club desires to use the facilities and services of the arena, the Civic Center and the Club agree as follows:

1. Term. The provisions of this agreement are intended to include July 1, 2025 through May 10, 2028. Seasons are more specifically defined as:
    a. September 1, 2025 through May 10, 2026, hereinafter also referred to as "Season 1."
    b. September 1, 2026 through May 10, 2027, hereinafter also referred to as "Season 2."
    c. September 1, 2027 through May 10, 2028, hereinafter also referred to as "Season 3."
2. Premises. The Club will have access to the ice rink property during its hours of ice rental, and building at any time throughout the day, as approved by the Civic Center Manager:
    a. Civic Center Manager's Office as needed for lighting
    b. Club Office Space
    c. Club Locker Rooms
    d. Storage Area as approved by Civic Center Manager
    e. Two Rooms adjacent to Club Office Space
    f. Concessions
    g. Merchandise space.
    h. Special Event Space.

3. Fees. The Club agrees to pay to the Civic Center the following amounts per season:
    a. Season 1 - $38,000 (Thirty-eight Thousand and 00/100 Dollars).
        i. The hours of use and associated ice rental rates for Season 1 shall include 200 practice rental hours at $100 per hour and 90 game rental hours at $200 per hour.
        ii. These hours of ice shall be used between September 1, 2025 and March 31, 2026.
    b. Season 2 - $41,800 (Forty-one Thousand Eight Hundred and 00/100 Dollars).
        i. The hours of use and associated ice rental rates for Season 2 shall include 200 practice rental hours at $110 per hour and 90 game rental hours at $220 per hour.
        ii. These hours of ice shall be used between September 1, 2026 and March 31, 2027.
    c. Season 3 - $45,600 (Forty-five Thousand Six Hundred and 00/100 Dollars).
        i. The hours of use and associated ice rental rates for Season 3 shall include 200 practice rental hours at $120 per hour and 90 game rental hours at

$240 per hour.

ii. These hours of ice shall be used between September 1, 2027 and March 31, 2028.

d. Should the Season be extended beyond March 31st of any contract Season, as defined in Section 3.a, 3.b and 3.c, as noted in Section 1, the Club will continue to pay the cost per hour for practice ice and for game ice. Hourly ice rates will be increased by 50% of the original base cost for the extended time for a specific Season.

   i. Hours of use for an extended season will be billed on an hourly basis for the agreed upon extension ice rental rates. The Civic Center will invoice the Club on a weekly basis until the end of the Season extension.

e. Should the season not be extended beyond March 31st of the contract term, as defined in Section 1, the Civic Center reserves the right to promptly remove ice. Any unused hours remaining will not be refunded to the Club if not used within the contract Season as defined in Section 3.a, 3.b and 3.c.

f. Any canceled or unused hours may be used within the contract parameters and time frame within the Season at the approval of Civic Center Manager for make-up days and ice availability. No refund will be provided for unused hours included for a specific Season.

g. The Club agrees to pay said fee in six equal monthly installments to the Civic Center, with payment to take place on or before the 1st day of each month for six consecutive months with the first monthly payment due on October 1st of each Season. All fees due under this agreement shall be paid in full at the closing of the Season.

h. Payments shall be made to the Civic Center Manager. The Civic Center shall accept payments made in cash, personal check, certified check or bank cashier's check. Should any check be returned for non-payment for any reason, the Civic Center reserves the right to charge a fee of $100 on such payment and request the full repayment of all applicable bank fees.

i. Should the club fail to make monthly payment by the first of the month, the civic center reserves the right to charge a late fee of $100.

j. Should the Club exceed the allotted ice rental hours, the Club shall be allowed to rent additional hours at the cost per hour for practice and the cost per hour for games at the Season rate with the exception of a Season extension beyond March 31st.

4. Hours of Ice Rental. On or before July 15 of each season, the Club and Civic Center Manager shall together create a schedule of ice rental hours for that specific Season, including setting the dates for games to be hosted at the Civic Center. See Section 3.a.i, 3.b.i and 3.c.i for number of hours specific to each Season within the terms of this agreement.

   a. The Club shall be provided, each month during the term of this agreement, with the number of ice rental hours used in that calendar month and the specific dates of said use.

b. Should the Club wish to deviate from the agreed upon schedule for ice rental, any requests for additional ice time must be made in writing by an authorized representative of the Club. Any requests to cancel ice rental time shall comply with the cancellation policy described below.

5. Cancellations. The Club shall provide written notice a minimum of 48 hours in advance in order to cancel or modify any previously scheduled ice rental hours without charge.

   a. In the event the Superior International Junior Hockey League (SIJHL) officially cancels a game due to weather or circumstances beyond the Club's control, the Club will provide immediate notice to the Civic Center and the Club will not be assessed rental hours. These cancelled ice hours may be used at a different time within the specific Season of the cancellation occurrence.

   b. Should the Club fail to provide adequate notice of an intended cancellation, the Club will be charged for such previously scheduled ice rental hours even if the Club does not use said hours.

   c. See Item 3.f.

6. Use by Club Members. The ice rented under this agreement shall be for the use of the Club, or other currently enrolled members of the Club's governing body, USA Hockey and Hockey Canada, only. Skaters without a current membership shall not be permitted on the ice during the Club's hours of ice rental.

7. Ice Resurfacing. The Civic Center will resurface the ice prior to the beginning of any block of ice rental hours used by the Club and the ice will be in skating condition acceptable to the Club.

   a. The Club shall be entitled to a resurface of the ice every 2 hours should a block of ice rental hours exceed this length of time, or as otherwise agreed by the parties for additional resurfaces as use of the ice may require. Ice rental blocks exceeding 2 hours can be split into two consecutive rental sessions and a resurface will be completed between sessions. The time associated with a practice session split ice resurfacing will be included in the ice time rental.

8. Merchandise. The Club will be provided space for a secure and permanent merchandise "Store." The location and buildout will be agreed upon by the Club and Manager with final approval by the Civic Center Board. The Club will be responsible for all costs associated with the modifications for a Store.

9. Concessions. The use of concessions area will be part of the cost per hour for games. Proper clean-up of concession area is expected or a $50.00 clean up fee will be charged on a per event basis. The concession area will be cleaned, as necessary, by previous users of the space or the Civic Center. The Civic Center will not provide supplies, staffing or supervision for Club's concessions.

   a. Any modifications to the existing concession area shall be approved by the Civic Center. All modifications will be contracted by the Civic Center and the modification fees will be paid in full by the Club prior to start of work.

b. A separate agreement will be required between the Civic Center and Club for concession area modifications.

10. Skate Sharpening. All skate sharpening performed by the Club staff shall be on team owned equipment.

    a. Should there be an emergency, any member (or members) of the Club, trained and approved by the Civic Center, such approved member, and only such approved member shall have access to the skate sharpening equipment located on the premises for the purpose of sharpening skates for the Club's members during ice rental hours of the Club. A $25.00 per hour fee for sharpening will be required as payment for the use of said equipment.

    b. Skate sharpening performed by the civic center for the club shall be done on the civic center's equipment at the normal rate.

11. Storage Space. The Club shall provide a storage unit for Club items. Additional space may be provided under bleachers or other authorized areas as determined by Civic Center Manager. The Club may place a portable structure outside of the building at the east end of the Civic Center for purpose of their storage of equipment and gear associated with operation of the Club.

12. Emergencies. The Club shall be provided with contact information for the Civic Center Manager and at least one other employee in order that the Club may contact the Manager or employee in the case of an emergent building maintenance need or should an emergency situation arise during the Club's hours of ice rental.

13. Services provided by Civic Center. In further consideration of the fees and covenants herein expressed, the Civic Center agrees to furnish, without charge to the Club, the following:

    a. General room lights; heat and ventilation appropriate for the season; such tables and chairs as exist and are available at the Civic Center; toilet facilities and other sanitary accommodations with the necessary equipment, materials and supplies; change/locker rooms and electrical outlets as exist upon premise.
    b. Use of building's public address system when operated under supervision of the Civic Center's Manager.
    c. All other services or arrangements will be at the expense of the Club unless otherwise specified in this agreement.

14. Services provided by the Club. The Club shall provide at its expense all necessary personnel for control of crowd, ticket takers, ushers, sound, lighting other than as exists upon the premises, personnel to set up and take down erection of any special staging/scaffolding/rigging, personnel to set up and take down any desired seating, and personnel to operate concessions The Club shall take all precautions and necessary action to ensure the safety of performers and the public.

15. Club Space. Any modifications and construction within the premise of the Civic Center for the benefit of the Club, including but not limited to, existing locker rooms 3 and 4, Club Office, adjacent rooms and storage space will be approved by the Civic Center Manager.

    It is understood that the Club is exploring the feasibility with the intention to modify the area adjacent to the Club Office to provide a locker room. Should the Club not complete a locker room addition following Season 1, the Civic Center reserves the right to assess a monthly locker room rental fee for the continued Club use of Locker Rooms 3 and 4. A separate contract will be negotiated for the monthly rental fee. Additionally, the Club will allow use of locker room 3 and bathroom/shower area during the duration of this contract, at the Manager's discretion, when additional locker room space is needed on an event-by-event basis. The Manager will provide a 7-day notice prior to the event.

    Separate agreement(s) between the Civic Center and Club shall be executed on a project specific basis, including but not limited to, on-ice and home bench logos, advertisement space, video board installation, locker room modifications, or other Club space expansions and additions.

16. Clean up. The Club shall provide at its expense, personnel to clean up debris in, locker room areas, second level special event space, and bleachers prior to leaving, to return such areas to original condition as found on arrival. These areas will be cleaned as necessary by previous users of space or the Civic Center. If locker rooms, bleachers, or special event space, are found in unacceptable conditions, Manager may impose a cleanup fee of $50.00/hour per event.

17. Default. Should the Club default in the performance of any of the terms and conditions of the agreement, the Civic Center, at its option, may terminate this agreement. Prior to any termination of this agreement, the Civic Center will give a 10-day notice identifying the default and will allow the Club ten days to correct default to Civic Center's satisfaction. In such event, any deposit or advanced ice rental fees paid by the Club to the Civic Center shall be retained by the Civic Center as liquidated damages.

18. Unavoidable Occupancy Interruptions. In case the Civic Center or any part thereof should be destroyed or damaged by fire or any other cause, or if any causality or unforeseen occurrence, including but not limited to, labor disputes, emergency use or acts of military authorities, ice plant or refrigeration system issues shall render the fulfillment of this agreement difficult or impossible, Civic Center, at its option may terminate this agreement. Any rental fees for the unused portion of this permit shall, under such circumstance, be refunded to the Club. The Club expressly waives any claim of damages or compensation against Civic Center should this agreement be so terminated.

19. Indemnity. The Club agrees to indemnify, defend, and hold harmless the Civic Center, its Manager, Employees, and Board Members, and the City of Ironwood from and against all demands, claims, suits, action, liabilities, costs, including legal fees, resulting from injuries or death to any persons, property damage, theft or loss, howsoever caused, relating to or in any way arising out of activities covered by this agreement. The Club

further agrees to waive all claims which may occur to it and its property in the use and occupancy of said premises, the giving of this waiver being one of the considerations upon which this Agreement is entered.

a. The Club and each of its members in consideration of being allowed to use the Civic Center agrees to indemnify, defend, save the Civic Center, and voluntarily assumes all risks of accident or damage to its property and to the person and property of said members and hereby releases the Civic Center's Manager, Employees, and Board Members, and the City of Ironwood for every claim, liability, damage of any kind sustained by the Club and each and every of its officers or members.

20. Insurance. The Club agrees to obtain, at its own cost and expense, public liability insurance in the sum of not less than $1,000,000.00 for each person injured or killed and not less than $2,000,000.00 for the injury of two or more persons in any one occurrence and property damage insurance in the sum of not less than $1,000,000.00 for each occurrence; and the Club shall, before the use of any ice rental, furnish the Civic Center Manager with a copy of said policy or a certificate that such insurance has been issued, and the Civic Center and the City of Ironwood shall be named as an additional insured hereunder.

a. The Terms of this coverage must include all dates and times for ice rental under this agreement for the complete fall/winter season.

b. The Policy shall further be endorsed so as to provide a ten 10-day written notice of cancellation to the Civic Center.

21. Compliance with Laws and Regulations. The Club will comply with all laws, ordinances and regulations adopted or established by federal, state, and local government agencies or bodies; and by all facilities rules and regulations as provided by the Civic Center and the Club will require that its agents and members likewise so comply.

A. If at any time the use of the premises by the Club violates any rule or law described above, the Club shall cease and desist from continuing such use or surrender the premises forthwith upon demand of the Civic Center Manager.

22. Compliance with Governing Body. The Club agrees that it will comply with all rules and regulations of its governing body, USA Hockey, Hockey Canada and International Ice Hockey Federation (IIHF).

23. Civic Center Equipment. The Club agrees that it will not use the Civic Center's equipment, tools or furnishings, located in or about described facilities, without first obtaining approval of the Civic Center Manager.

24. Assignment and Subletting. The Club shall not assign, sublet, or transfer its rights and privileges granted under this agreement, either in whole or in part, without first obtaining the written consent of the Civic Center. The resale of ice time by the Club to another organization is specifically prohibited.

25. Defacement of Civic Center. The Club and its members shall not injure nor mar, not in any manner deface any portion of interior/exterior wall, ceilings, or floors of the Civic Center or any equipment contained therein, and shall not cause or permit anything to be done or defaced; and will not drive or permit to be driven, nails, hooks, tacks, or screws into any part of said building or equipment contained therein and will not make nor allow to be made any alterations of any kind to the building or equipment contained therein, and will not use or permit the use of tape of any kind on rink glass.

    The Club shall provide non-marking pucks for all practices and games.

26. Payment for Damages. The Club agrees to pay costs of repair or replacement for any and all damages of whatsoever origin or nature which may have occurred during the Club's hours of ice rental in order to restore the building or other parts of the Civic Center premises affected to the condition equal to its previous condition, including but not limited to, locker rooms, bench area, and bleachers.

27. Alcoholic Beverages. That this agreement, when applicable, grants to the Club no greater rights than expressly stated herein and specifically denies any right to the Club of possession or occupancy which would be in violation of the Michigan Liquor Control Act of the State of Michigan or any of the Rules and Regulations of the Michigan Liquor Commission.

28. Tobacco Use. The Civic Center is a tobacco-free facility. The Club shall not permit the use of tobacco of any kind on the premises of the Civic Center during its hours of use.

29. Force Majeure. Neither Party shall be liable or responsible to the other Party, or deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this agreement for losses, delays, failure, errors, interruption or loss of data occurring directly or indirectly by reason of circumstances beyond its reasonable control, including, without limitation, Acts of Nature (including but not limited to; fire, flood, earthquake, storm, hurricane or other natural disaster); pandemic; action or inaction of civil or military authority; acts of foreign enemies; war; terrorism; riot; insurrection; sabotage; epidemics; labor disputes; civil commotion; or interruption, loss or malfunction of utilities, transportation or closing of United States border, computer or communications capabilities, and the other Party shall have no right to terminate this Agreement in such circumstances.

30. Entire Agreement. This written document constitutes the entire agreement between the parties hereto. This Agreement will not be in force until it has been signed and dated by both parties. This agreement must be signed by both parties prior to the use of any hours of ice rental by the Club.

31. Severability. If any provision of this agreement shall be invalid for any reason, such invalidity shall not affect the remaining provisions herein.

32. Applicable Law. This agreement shall be construed and governed under the Law of the State of Michigan.

Each of the parties has caused these presents to be executed for the Civic Center by its Manager and the Club by its authorized agent.

For the Civic Center:

Signature:
____Date:___July 14, 2025_________

Print Name:____Kim Corcoran_______________ Title:___City Mayor_____________

Signature:
____Date:________________________

Print Name:______________________________________
Title:_________________________________

For the Club:

Signature:
____Date:________________________

Print Name:______________________________________
Title:______________________________

MICHIGAN MUNICIPAL RISK MANAGEMENT AUTHORITY COVERAGE PROPOSAL

Member:	**City of Ironwood**	**Proposal No:**	**Q000015070**
Date of Original Membership:	**July 1, 1996**		
Proposal Effective Dates:	**July 01, 2025 To July 01, 2026**		
Member Representative:	**Paul Anderson**	**Telephone #:**	**(906) 932-5050**
Regional Risk Manager:	**U.P. Insurance Agency, Inc.**	**Telephone #:**	**(906) 475-5400**

A. Introduction

The Michigan Municipal Risk Management Authority (hereinafter "MMRMA") is created by authority granted by the laws of the State of Michigan to provide risk financing and risk management services to eligible Michigan local governments. MMRMA is a separate legal and administrative entity as permitted by Michigan laws. **City of Ironwood** (hereinafter "Member") is eligible to be a Member of MMRMA. **City of Ironwood** agrees to be a Member of MMRMA and to avail itself of the benefits of membership.

City of Ironwood is aware of and agrees that it will be bound by all of the provisions of the Joint Powers Agreement, Coverage Documents, MMRMA rules, regulations, and administrative procedures.

This Coverage Proposal summarizes certain obligations of MMRMA and the Member. Except for specific coverage limits, attached addenda, and the Member's Self Insured Retention (SIR) and deductibles contained in this Coverage Proposal, the provisions of the Joint Powers Agreement, Coverage Documents, reinsurance agreements, MMRMA rules, regulations, and administrative procedures shall prevail in any dispute. The Member agrees that any dispute between the Member and MMRMA will be resolved in the manner stated in the Joint Powers Agreement and MMRMA rules.

B. Member Obligation - Deductibles and Self Insured Retentions

City of Ironwood is responsible to pay all costs, including damages, indemnification, and allocated loss adjustment expenses for each occurrence that is within the Member's Self Insured Retention (hereinafter the "SIR"). **City of Ironwood's** SIR and deductibles are as follows:

Table I

Member Deductibles and Self Insured Retentions

COVERAGE	DEDUCTIBLE	SELF INSURED RETENTION
Liability	N/A	State Pool Member
Vehicle Physical Damage	$250 Per Vehicle	State Pool Member
Fire/EMS Replacement Cost	$1,500 Per Occurrence	N/A
Property and Crime	$1,500 Per Occurrence	N/A
Sewage System Overflow	$0 Per Occurrence	N/A

The member must satisfy all deductibles before any payments are made from the Member's SIR or by MMRMA.

The **City of Ironwood** is afforded all coverages provided by MMRMA, except as listed below:

1.
2.
3.
4.

All costs including damages and allocated loss adjustment expenses are on an occurrence basis and must be paid first from the Member's SIR. The Member's SIR and deductibles must be satisfied fully before MMRMA will be responsible for any payments. The most MMRMA will pay is the difference between the Member's SIR and the Limits of Coverage stated in the Coverage Overview.

City of Ironwood agrees to maintain the Required Minimum Balance as defined in the Member Financial Responsibilities section of the MMRMA Governance Manual. The Member agrees to abide by all MMRMA rules, regulations, and administrative procedures pertaining to the Member's SIR.

C. MMRMA Obligations - Payments and Limits of Coverage

After the Member's SIR and deductibles have been satisfied, MMRMA will be responsible for paying all remaining costs, including damages, indemnification, and allocated loss adjustment expenses to the Limits of Coverage stated in Table II. The Limits of Coverage include the Member's SIR payments.

The most MMRMA will pay, under any circumstances, which includes payments from the Member's SIR, per occurrence, is shown in the Limits of Coverage column in Table II. The Limits of Coverage includes allocated loss adjustment expenses.

D. Contribution for MMRMA Participation

2024-2025 Estimate was $176,951

City of Ironwood

Period: July 01, 2025 **To July 01, 2026**

Coverages per Member Coverage Overview:	$199,927
TOTAL ANNUAL CONTRIBUTIONS:	$199,927

E. List of Addenda

This document is for the purpose of quotation only and does not bind coverage in the Michigan Municipal Risk Management Authority, unless accepted and signed by both the authorized Member Representative and MMRMA Representative below.

Accepted By:

City of Ironwood

Proposal No:
Q000015070

MMRMA

DocuSigned by:
6249CB0331E4405...

Member Representative

MMRMA Representative

6/25/2025 | 5:29 AM EDT

Date

Date

RESOLUTION #025-020-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ___________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 125 May St Ironwood, MI. 49938 (52-23-152-160) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 03/19/25, 05/16/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 125 May St., Ironwood, MI. 49938 (52-23-152-160) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-021-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 129 May St Ironwood, MI. 49938 (52-23-152-170) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer, and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 03/19/25, 05/16/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 129 May St., Ironwood, MI. 49938 (52-23-152-170) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-022-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ____________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 141 May St Ironwood, MI. 49938 (52-23-152-200) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 03/19/25, 05/16/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 141 May St., Ironwood, MI. 49938 (52-23-152-200) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-023-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 136 May St Ironwood, MI. 49938 (52-23-153-020) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer, and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 03/19/25, 05/16/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 136 May St., Ironwood, MI. 49938 (52-23-153-020) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-026-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 1103 Washington St Ironwood, MI. 49938 (52-23-136-040) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer, and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 03/19/25, 05/16/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 1103 Washington St., Ironwood, MI. 49938 (52-23-136-040) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-027-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ______________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 301 Kennedy St Ironwood, MI. 49938 (52-24-314-010) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer, and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 2024, 05/22/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 301 Kennedy St., Ironwood, MI. 49938 (52-24-314-010) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-028-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 601 Kennedy St Ironwood, MI. 49938 (52-24-336-010) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer, and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 2024, 05/22/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 601 Kennedy St., Ironwood, MI. 49938 (52-24-336-010) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-029-B
A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE PUBLIC HAZARD AND NUISANCE

Following a public hearing of the City Commission of the City of Ironwood, duly held on July 14th, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____________, supported by Commissioner ______________.

WHEREAS, the City Commission has investigated the conditions of the property located at 103 Harris St Ironwood, MI. 49938 (52-23-476-080) and found miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer, and unregistered vehicles.

WHEREAS, proper notice and deadlines have been given to owner(s)/occupant(s) of the property regarding the correction of the City Code violation(s) via letters sent on 2024, 05/22/25, and 06/09/25

WHEREAS, proper notice to abate a public hazard and nuisance (including notice of the public hearing) was served by certified mail on the owner/occupant and published in the Daily Globe; and

WHEREAS, the City Commission is duly authorized to order that the public hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property and/or its owner(s)/occupant(s).

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

1. The public hazard and nuisance at 103 Harris St., Ironwood, MI. 49938 (52-23-476-080) be removed and abated, by the proper department or by contract, under the direction of the City Manager, if clean up has not occurred by July 20th, 2025.
2. After the above deadline, the City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing and abating the public hazard and nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report, determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under City Code Section 28-12.

Upon roll call vote the following voted:

YEAS:
NAYS:
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 July 14, 2025.

____
Jennifer Jacobson, City Clerk