

City of Ironwood
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Ironwood, MI 49938

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IRONWOOD

MICHIGAN | *Find Your North*

AGENDA REGULAR IRONWOOD CITY COMMISSION MEETING APRIL 13, 2026

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

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.)

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 March 23, 2026.
 - *2) Review and Place on File:
 - a. Downtown Ironwood Development Authority Meeting Minutes of December 18, 2025.
 - b. Downtown Ironwood Development Authority Meeting Minutes of February 26, 2026.
 - c. Pat O'Donnell Civic Center Board of Directors Meeting Minutes of March 2, 2026.
 - d. Ironwood Planning Commission Meeting Minutes of March 5, 2026.
- D. Approval of the Agenda.
- E. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).



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



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

UNFINISHED BUSINESS

- G. Discuss and consider approving Change Order #7, for Jake's Excavating and Landscaping, LLC., which is an increase of \$102,927.12 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.
- H. Discuss and consider approving Payment #15, for C.D. Smith, in the amount of \$466,610.43 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.
- I. Discuss and consider approving Payment #16, for C.D. Smith, in the amount of \$503,270.44 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.
- J. Discuss and consider approving Payment #1, for Rink-Tec International Inc., in the amount of \$130,615.50 for the City of Ironwood – Pat O'Donnell Civic Center Ice Refrigeration System Project and authorize the City Manager to sign all applicable documents.
- K. Discuss and consider approving a Grant Agreement between the Michigan Strategic Fund and the City of Ironwood for a \$527,923 Community Development Block Grant awarded to help fund the Old County Road Water Related Infrastructure Project and authorize the City Manager to sign all applicable documents.

NEW BUSINESS

- L. Discuss and consider scheduling a Public Hearing to hear comments on a Housing Rehabilitation Grant Application through the Michigan Community Development Block Grant (CDBG) Program for 5:25 P.M. on Monday, April 27, 2026.
- M. Discuss and consider approval of the City's Zoning Audit.
- N. Discuss and consider approval of a Use and Maintenance Agreement for the Norrie Park Community Garden.
- O. Manager's Report.
- P. Other Matters.
- Q. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on March 23, 2026, at 5:30 P.M. in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

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

B. Recording of the Roll.

PRESENT: Commissioners Dean, Frank, Korpi, Mildren, and Mayor Corcoran

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of March 9, 2026.

2) Review and Place on File:

a. Human Relations and Equity Committee Meeting Minutes of February 10, 2026.

b. Ironwood Economic Development Corporation Meeting Minutes of February 4, 2026.

c. Ironwood Carnegie Library Meeting Minutes of January 20, 2026.

d. Ironwood Carnegie Library Meeting Minutes of February 17, 2026.

e. Ironwood Planning Commission Meeting Minutes of May 7, 2025.

f. Ironwood Planning Commission Meeting Minutes of November 6, 2025.

g. Ironwood Planning Commission Meeting Minutes of December 11, 2026.

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 by Korpi, seconded by Mildren, and carried, to approve the agenda as presented.

E. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

Motion was made by Frank, seconded by Dean, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending February 28, 2026, and the Cash and Investment Summary Report for February 2026.

F. Approval of Monthly Check Register Report.

Motion was made by Dean, seconded by Korpi, to approve the Check Register Report for February 2026 as presented. Unanimously passed by roll call vote.

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
There were none.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
There were none.

UNFINISHED BUSINESS

- I. Discuss and consider issuing a Notice of Award to Ruotsala Construction for the Old County Road Water Main Replacement project in the amount of \$540,431.00, contingent upon MEDC funding and execution of an agreement between MEDC and City of Ironwood.

***Motion** was made by Mildren, seconded by Frank, to approve issuing a Notice of Award to Ruotsala Construction for the Old County Road Water Main Replacement project in the amount of \$540,431.00, contingent upon MEDC funding and execution of an agreement between MEDC and City of Ironwood. Unanimously passed by roll call vote.*

- J. Discuss and consider awarding the Pat O'Donnell Civic Center Ice Refrigeration Replacement Project bid to Rink-Tec International, Inc., in the amount of \$675,430.00, contingent upon Michigan Department of Natural Resources (MDNR) approval.

***Motion** was made by Mildren, seconded by Korpi, to award the Pat O'Donnell Civic Center Ice Refrigeration Replacement Project bid to Rink-Tec International, Inc., in the amount of \$675,430.00, contingent upon Michigan Department of Natural Resources (MDNR) approval. Unanimously passed by roll call vote.*

- K. Discuss and consider approving Payment #26, for C.D. Smith, in the amount of \$10,414.11 for the City of Ironwood – Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Dean, to approve Payment #26, for C.D. Smith, in the amount of \$10,414.11 for the City of Ironwood – Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- L. Discuss and consider approving Rural Development Pay Package #27, for C.D. Smith, in the amount of \$ 10,414.11 for the City of Ironwood – Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Mildren, to approve Rural Development Pay Package #27, for C.D. Smith, in the amount of \$ 10,414.11 for the City of Ironwood – Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

- M. Discuss and consider approval of a \$9,400 funding request to the Gogebic County Council of Veteran Affairs.

***Motion** was made by Dean, seconded by Frank, to approve a \$9,400 funding request to the Gogebic County Council of Veteran Affairs. Unanimously passed by roll call vote.*

- N. Discuss and consider approving Resolution #026-005, a Resolution to decertify sections of eight local streets and one major street from the City's Michigan Department of Transportation Act 51 Mileage Certification Map.

***Motion** was made by Frank, seconded by Dean, to approve Resolution #026-005, a Resolution to decertify sections of eight local streets and one major street from the City's Michigan Department of Transportation Act 51 Mileage Certification Map. Unanimously passed by roll call vote.*

O. Manager's Report.

City Manager Paul Anderson provided the following written updates:

Engineering Projects

- *\$33MIL Wastewater Plant Project for GIWA:*
 - *Same report as 2 weeks ago: Work continues throughout this winter, for controls, painting, electrical and all associated work.*
 - *The million-dollar Chinese sludge dryer has arrived from China and is now onsite in Ironwood. The Contractor and Engineer will be inspecting it prior to assembly in the coming weeks.*
 - *\$11MIL Phase 1 of the water plant project is now complete and final closeout paperwork being done. Some warranty issues are still being addressed by the Contractor.*
 - *\$11MIL Phase 2 of the water treatment plant*
 - *Work continues as per construction schedule.*
 - *Leaks in north wall detention concrete tanks: contractor believes they have the leaks fixed and will be filling it up the week of 3/23/26.*
 - *Setting and grouting the gravity filters and underdrains in the filter base*
 - *75 % done*
 - *Set by end of this week and grouting through next Monday (sit until bubble test)*
 - *Outside on garage framing – continue pending weather*
 - *Fill clearwell on east side and start water test early part of next week*
 - *Electricians holding patten – attic space for garage is next*
 - *Parts for backwash pump and air blower*
 - *Snow County install valves on north side of new clear well*
 - *Installed ladders and access hatches on clearwell*
 - *August working on pipe gallery and ductile*
 - *Install air header pipe*
 - *March 30th start the backwash piping*
 - *Then painting on ductile*
- *Phase 5B \$3.8MIL and Phase 5C \$1.8MIL water / sewer project*
 - *2025 work wrapped up for the season and on hold for the winter.*
 - *Punchlist work on last year's work to be performed in summer 2026. Then second lift of paving mid to late summer 2026.*
 - *In the summer of 2026, utility and road work will be performed on all of Ridge Street and the westerly portion of Arch Street between Hemlock and Lowell Street. All Phase 5 work has a funding deadline for Final Completion of September 1, 2026.*
- *The \$3MIL Lead Service Line Replacement project with Jakes Excavating: On hold for the winter. There is roughly \$400K remaining in budget for this job. Once the asphalt plant opens again in May, Jakes plans on installing lead service line repairs in the downtown area of Ironwood. This will have a temporary impact on traffic flow around the businesses.*
- *The \$598,000 TMF grant with Jakes Excavating is also on hold for the winter: may start up once roads are melted off and weather is consistently above freezing. Roughly \$100K budget remains on this job.*
- *Library Community Spaces Grant Project: Ruotsala Construction now has almost all the punch list work done which just leaves them with some brick repairs and minor restoration in the spring. They are in the middle of installing hand railings right now.*
- *Newport Heights water future project: Waiting on USDA Rural Development to finalize our application. Also have an EGLE funding application in for the next fiscal year.*

- *Phase 6 preliminary engineering report from Coleman Engineering is completed and Coleman is addressing USDA comments.*
- *GIS Updates:*
 - *Cemetery GIS site is drafted, and staff is working through things with Colligo staff.*
 - *Streetlights: we recently created a GIS layer with all our streetlights to confirm that our billing with Xcel is up to date and accurate. Jeremy from DPW took a week to go around town and confirm each pole location.*
- *Our 24 sanitary sewer flow meters will be deployed soon once temperatures are above freezing. We are actively working on mapping out our plan.*
- *Civic Center Ice Making Plant Project – discussed earlier in meeting; contract is being executed.*
- *Old County Road Waterline: bids came in very favorably. Agenda item earlier this meeting suggested award to Ruotsala. Work to start after road restrictions are off.*
- *FY 27 Small Urban MDOT Funding for Douglas Boulevard Sidewalks: Coleman Engineering is currently working on coordinating the environmental review process and is starting into design. Lighting will not be part of this project. That can be added in future project and bored under the sidewalks. The goal is to have this out to bid this late fall 2026 for construction in 2027.*
- *Community Development is in the process of rehabbing up to 7 properties with the current MSHDA Round 1 Mi Neighborhood grant. 4 of the projects accepting bids/proposals.*
- *The application for Round 3 of MSHDA Mi Neighborhood funding has been applied for. This application was for \$200,000 to rehabilitate 8 houses up to \$25,000 per property. The grant agreement is anticipated for April 2026.*
- *\$50,000 Michigan Infrastructure Office Technical Assistance Center grant for smoke testing: grant agreement has been signed, and project is on hold until summer conditions arrive at which time Coleman Engineering will perform the smoke testing of our sanitary sewer system.*
- *Industrial Park study: Coleman Engineering and a wetland consultant will be performing a study on the City's 70-acre property that is at the corner of Old County Road and South Davis Road. That work is under contract and on hold until summer condition arrive. This work is being paid for by a \$47,500 Invest UP site readiness grant.*
- *Newport School property acquisition: closing documents have been emailed to the owner. Once everything is received, we will be wiring him the purchase amount (less taxes and agreed upon fees). We expect to have this completed over the next two weeks or so.*
- *Projects that still need to be bid out this spring:*
 - *Road crack sealing (on hold until snow melts off roads)*
 - *Asphalt Patching*
 - *Asphalt parking area at Civic Center*
 - *Tub grinding of wood chips at Compost Site*
 - *Clean and inspect Mt Zion tank*

General Information

- *The City's Recodification of all City Codes Project is still in process. We provided our comments to the consultant, and they are working on finalizing the document.*
- *The 10-year Comprehensive Plan is out for public comments.*
- *Update to the City's Employee Policy and Procedure Manual is in progress.*
- *City administrative staff wage study is still in progress. Wage surveys to other communities were due back on 3/20/26 but will likely require more time for the consultant to track them down as many are still not returned.*
- *Spring City Cleanup "dump day" will be May 1&2 at IPSD.*
- *Spring water main flushing will be May 11th - 15th.*

- **Mayor Corcoran noted two reminders:**

- *Spring Clean Up will be held on Friday, May 1st and Saturday, May 2nd at the Ironwood Public Safety Department parking lot.*
- *Water Main Flushing tentatively set to happen between the dates of May 11th and May 15th.*

P. Other Matters.

There were none.

Q. Adjournment.

Motion was made by Frank, seconded by Dean, and carried, to adjourn the meeting at 5:45 P.M.

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk



**Proceedings of the Downtown Ironwood Development Authority
Thursday, December 18, 2025**

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, December 18, 2025, at 8:00 A.M. in the Ironwood Memorial Building Women's Club Room.

1. Call to Order: Chair Flory called the meeting to order at 8:00 A.M.
2. Recording of the Roll.

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Cathy Flory	X			
Vacant				
Kim Corcoran	X			
Kelsey Roble	X			
Lynne Wiercinski	X			
Vacant				
Kevin Nyquist	X			
Robbie Sardinha	X			
Bruce Greenhill		X	X	
	7	0	Quorum	

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

3. Approval of the November 20, 2025, Meeting Minutes:
Motion by Corcoran to approve the meeting minutes. Second by Nyquist. Motion carried 6 to 0.
4. Approval of the Agenda:
Motion by Corcoran to approve the agenda. Second by Nyquist. Motion carried 6 to 0.
5. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit): None.
6. Citizens wishing to address the Authority on Items not on the agenda (Three-Minute Limit): None.

7. Receive and place on file the financial report: Financial report will be presented at the next meeting.
8. Items for Discussion and Consideration.
 - A. 2026 Goal Setting: Director Bergman presented the goals. He talked about a Christmas light display. Nyquist suggested that businesses sponsor a feature for the display. Greenhill asked about the Masonic Temple and a feasibility study was talked about. The Masonic Temple will be added to the short-term goals.

Motion by Sardinha to approve the goals for 2026. Second by Corcoran. Motion carried 6 to 0.

- B. Approve 2026 Meeting Schedule (Jan 22, Feb 26, Mar 26, Apr 23, May 28, June 25, July 23, Aug 27, Sept 24, Oct 22, Nov 19, Dec 17):

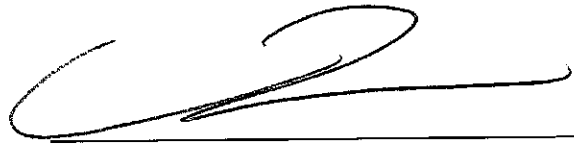
Motion by Corcoran to approve the 2026 meeting schedule as presented. Second by Greenhill. Motion carried 6 to 0.

- C. Comprehensive Plan Update: There were some last-minute changes that were done which is making the update prolong. The City has received funding to audit the City's zoning ordinance. The full revision will start soon after.
 - D. First Friday: Erickson talked about First Friday and the details of the December event as well as moving forward with the months ahead. Nyquist thought that the event went really well.
 - E. Ironwood Chamber of Commerce Update: Michael at the Chamber praised Mary Kasten for her support with Frost Friday. An update of the Jack Frost Parade was presented. The snocross at Mt. Zion was discussed. The light up the night event was discussed. SISU Ski Fest was discussed. The Ironwood Chamber will be getting some materials from the Wakefield Chamber as it is dissolving. The Chamber awards banquet will be January 20th at the Aurora Club.
9. Other Business: Roble mentioned installing the decorative lighting to US2. The City is installing new sidewalks along Douglas and would be nice to get the conduit installed with the project. The Downtown Mural Project was brought up.

10. Next Meeting: Thursday, January 22, 2026, at 8:00 a.m.

11. Adjournment. 9:00 a.m.

Motion by Corcoran to adjourn the meeting. Second by Wiercinski. All in favor.



Cathy Flory, Chair



Tim Erickson, Community Development Assistant



**Proceedings of the Downtown Ironwood Development Authority
Thursday, February 26, 2026**

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, February 26, 2026, at 8:00 A.M. in the Ironwood Memorial Building Women's Club Room.

1. Call to Order: Chair Flory called the meeting to order at 8:00 A.M.
2. Recording of the Roll.

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Cathy Flory	X			
Vacant				
Kim Corcoran	X			
Kelsey Roble	X			
Lynne Wiercinski		X	X	
Vacant				
Kevin Nyquist		X	X	
Robbie Sardinha	X			
Bruce Greenhill	X			
	5	2	Quorum	

Also, present: Community Development Assistant Tim Erickson and Paul Linn Finance Director

3. Approval of the December 18, 2026, Meeting Minutes:
Motion by Roble to approve the meeting minutes. Second by Corcoran. Motion carried 5 to 0.
4. Approval of the Agenda:
Motion by Corcoran to approve the agenda. Second by Roble. Motion carried 5 to 0.
5. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit): None.
6. Citizens wishing to address the Authority on Items not on the agenda (Three-Minute Limit): None.

7. Receive and place on file the financial report: Financial report was presented by Finance Director Paul Linn.

Motion by Greenhill to receive and place on file the financial report. Second by Corcoran. Motion carried 5 to 0.

8. Items for Discussion and Consideration.

- A. Find Your North Music Festival Update: Erickson gave a brief update on the event because the organizers couldn't make the meeting.
- B. Discuss and Consider MACC Grant Application: Erickson presented the MACC grant application request.

Motion by to approve the application and grant agreement to the Michigan Arts and Culture Council Experience Support Grant program for \$20,000 for Project Support and \$5,500 for Facility Improvement & Equipment and to allocate \$6,375 of matching funds. Second by Greenhill. Motion carried 6 to 0.

- C. Discussion on Flower Basket Purchase: Erickson presented the previous years expense and donation totals.

Motion by Sardinha to approve up to \$5,000 for flower baskets. Second by Roble. Motion carried 5 to 0.

- D. Comprehensive Plan Update:

- E. 2026 Goals:

- Adopt and Implement Start North Program: More information will be made available at the next meeting.
- Downtown Mural Project: \$11,750 was the amount that was spent for last year. Not utilizing the organization from last year was discussed. Featuring local artists is a goal. The timeline for getting artists, content and buildings decided was discussed. Getting sponsors was discussed along with partnerships with Emberlight.

Motion by Sardinha to move forward with the event and the artist application process and building selection process. Second by Roble. Motion carried 5 to 0.

- Downtown Snow Removal: Contacting a different snow removal company was discussed. Getting multiple quotes for snow removal was discussed.
- Feasibility Study for Masonic Temple: The DIDA would like more information to determine the need for a feasibility study. The Masonic Temples status as an important building to the downtown was agreed upon. Being proactive to encourage building maintenance was discussed.

- Blighted Buildings: Focusing on blighted buildings and what can be done was discussed.
- F. First Friday: Erickson gave an update on the activities for March.
- G. Ironwood Chamber of Commerce Update: Michael Meyer discussed the career exploration fair at GCC. The Chamber brochure rack is being revamped. Festival Ironwood steak feed was discussed.
- 9. Other Business: Corcoran asked to move the Ironwood Chamber update to the top of the discussion for next meeting.
- 10. Next Meeting: Thursday, March 26, 2026, at 8:00 a.m.
- 11. Adjournment. 9:26 a.m.

Motion by Corcoran to adjourn the meeting. Second by Roble. All in favor.



Cathy Flory, Chair



Tim Erickson, Community Development Assistant

Civic Center Meeting Minutes

3/2/26

1. Meeting called to order at 5:00 pm by Stempihar.
2. Roll call: Gullan, Mildren, Pellinen, Peterson, Re, Stempihar, Thomason present. Mgr. Kivisto and C.O.I Mgr. Anderson present.
3. Motion to approved the agenda was made by Re, seconded by Mildren. Motion approved.
4. Motion to approve the minutes:
 - A. Motion to approve the regular meeting minutes (2/2/26) was made by Gullan, seconded by Mildren. Motion approved.
 - B. Motion to approve the special meeting minutes (2/16/26) was made by Peterson, seconded by Gullan. Motion approved.
5. Motion to receive and place on file the financials was made by Re, seconded by Gullan. Roll call vote was as follows: Mildren-yes, Pellinen-yes, Peterson-yes, Stempihar-yes, Thomason-yes, Gullan-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. Ice Plant Bids: Discussion about the ice plant bids was held. Discussion included but wasn't limited to the Civic Center receiving one (1) bid of about \$850,000.00, but the company was not certain they could fulfill the Build America, Buy America (BABA) requirements of the grant; could potentially get a waiver for non-BABA compliant bids, but that would limit the grant funding to \$250,000.00, but would have to rebid project; could opt out of the grant funding for non-BABA compliant bids, but the Civic Center would have to cover the whole cost of the project; Source Well could be used for rebidding the project as a pre-approved government site; no BABA compliant bids as of now.
 - B. Raffle Packet: Discussion about the raffle packet was held. Discussion included but wasn't limited to the raffle packet submitted by the Gogebic Range Health Foundation; packet has been filled out, the Civic Center needs to decide on selling window and drawing date; 5% of sales would have to be awarded to the GRHF for hosting the raffle for the Civic Center; 200 tickets would be sold at \$100.00 each.
 - i. Motion to set raffle selling start date on 6/1/26 with a drawing date of 9/18/26 at 7:00 pm was made by Peterson, seconded by Mildren. Motion approved.
9. New Business:
 - A. Rink Tec Invoices: Discussion about the Rink Tec invoices was held. Discussion included but wasn't limited to needing 125 pounds of freon to restart compressors; Invoice #6503 (2/19/26) for \$2,160.69; and Invoice #6513 (2/25/26) for \$8,886.72.
 - i. Motion to approve the payment of both invoices was made by Gullan, seconded by Peterson. Roll call vote was as follows: Mildren-yes, Pellinen-yes, Re-yes, Stempihar-yes, Thomason-yes, Peterson-yes, Gullan-yes. Motion approved.

- B. Snow Above Entry Ways: Discussion about the snow above the entry ways was held. Discussion included but wasn't limited to receiving one (1) bid of \$700.00 from 906 Tree Service for the removal of the snow above both entry ways; and being more pro-active with the snow removal in the future.
 - i. Motion to approve 906 Tree Service's bid was made by Mildren, seconded by Gullan. Motion approved, Pellinen opposed.
 - C. Polar Bear Mount: Discussion about a Polar Bear Mount was held. Discussion included but wasn't limited to receiving communication about donating a polar bear mount to the Civic Center; the donor would like the option to retain mount in the future; needing to find a place to put it and sealing it in some sort of glass display case; and decisions regarding the mount were tabled.
10. Manager's Report:
- A. Alumni Game: Discussion and update about the Alumni Game was held. Discussion included but wasn't limited to the game being held on 3/28/26 at 5:00 pm.
 - B. Cabin Fever Event: Discussion and update about the Cabin Fever event was held. Discussion included but wasn't limited to 69 booths have been reserved for the event being held on 5/9/26.
 - C. Circus: Discussion and update about the Circus was held. Discussion included but wasn't limited to everything being ready to go for the circus on 6/20/26.
11. Other matters: N/A
12. Next meeting Monday 4/6/26 at 5:00 pm at the Civic Center.
13. Motion to adjourn at 6:09 pm was made by Re, seconded by Gullan. Motion approved.



PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION

Thursday, March 5, 2026

A Regular Meeting of the Planning Commission was held on Thursday, March 5, 2026, in the City of Ironwood Memorial Building Women's Club Room.

1. Call to Order: Sam Davey called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell	X			
Klaus Kutschke	X			
Mark Silver	X			
Vacant				
Siman Batu – Not Sworn In		X		
Grant Boelter	X			
Steve Frank ex-officio, non-voting member	X			
	6	1		

Also present: Community Development Assistant Tim Erickson.

3. Approval of the February 5, 2026, meeting minutes.

Motion by Silver to approve the meeting minutes. Second by Bissell. Motion Carried 4 to 0.

4. Approval of the Agenda:

Motion by Boelter to approve the agenda. Second by Silver. Motion Carried 4 to 0.

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

7. Items for Discussion and Consideration.

A. Comp Plan Update: A public hearing regarding adoption of the new Comprehensive Plan will take place at the next meeting. Planning Commissioners were encouraged to continue reviewing the plan and to provide any feedback.

B. Discuss 2026 Goals:

I. Zoning Ordinance Revision: After adoption of the Comprehensive Plan, the zoning ordinance will need to be revised. Frank mentioned his desire to remove retail from an allowable use in the Highway Commercial District to require retail to be focused in downtown.

II. Surplus Property Policy and Inventory: The surplus property policy and inventory will be worked on to reflect the current ordinance. Silver asked for staff to work on shipping containers and to enforce that part of our ordinance throughout the City. He mentioned his desire to help with that process.

III. Sidewalk Policy: The new comprehensive plan will inform the creation of a new sidewalk policy.

8. Other Business: None.

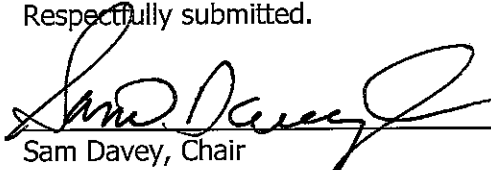
9. Next Meeting: Thursday, April 2, 2026, at 5:00 p.m. at the Ironwood Memorial Building.

10. Adjournment.

Meeting adjourned by Davey.

Adjournment at 5:12 p.m.

Respectfully submitted.


Sam Davey, Chair


Tim Erickson, Community Development Assistant

CHANGE ORDER NO.: 7

Owner: City of Ironwood
 Engineer: Coleman Engineering Company
 Contractor: Jake's Excavating and Landscaping, LLC
 Project: Phase 5B Water and Sewer Upgrades
 Contract Name: Phase 5B Water and Sewer Upgrades
 Date Issued: April 6, 2026

Owner's Project No.:
 Engineer's Project No.: 240618
 Contractor's Project No.:

Effective Date of Change Order: April 13, 2026

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

Description: Addition of pay items for sewer main lining work, MH Lining items and additional quantities for sewer main install.

Attachments: Change Order Funding Breakdown; Updated Schedule of Pay Items

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 3,878,247.98		Substantial Completion: August 14, 2026	
		Ready for final payment: August 28, 2026	
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. <u>6</u> :		[Increase] [Decrease] from previously approved Change Orders No. 1 to No. <u>6</u> :	
\$ 2,661,513.32		Substantial Completion: 0	
		Ready for final payment: 0	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 6,539,761.30		Substantial Completion: August 14, 2026	
		Ready for final payment: August 28, 2026	
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 102,927.12		Substantial Completion: 0	
		Ready for final payment: 0	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 6,642,688.42		Substantial Completion: August 14, 2026	
		Ready for final payment: August 28, 2026	

Recommended by Engineer (if required)

By: Scott Nowack
Scott Nowack (Apr 7, 2026 08:50:41 CDT)

Title: Project Engineer

Date: Apr 7, 2026

Authorized by Owner

By: _____

Title: _____

Date: _____

Accepted by Contractor

Owner
4-6-26

Approved by Funding Agency (if applicable)

By: _____

Title: _____

Date: _____

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

Change Order No. 7

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

	EGLE		RD		CITY FUNDS						Total	
	Water		Sewer		Water	Sewer	Local		Major Roads	Major Sidewalks		
Original Contract Amount	\$	2,170,351.75	\$	1,662,903.03	\$	-	\$	16,262.90	\$	11,225.00	\$	\$ 3,878,247.98
Previously Approved Amount	\$	202,032.64	\$	2,273,193.88	\$	-	\$	42,788.60	\$	135,985.00	\$	\$ 2,661,513.32
Contract Amount Prior to This CO	\$	2,372,384.39	\$	3,936,096.91	\$	-	\$	59,051.50	\$	147,210.00	\$	\$ 6,539,761.30
This Change Order Amount	\$	-	\$	102,927.12	\$	-	\$	-	\$	-	\$	\$ 102,927.12
Revised Contract through This CO	\$	2,372,384.39	\$	4,039,024.03	\$	-	\$	59,051.50	\$	147,210.00	\$	\$ 6,642,688.42

Change Order No. 7				Revised Contract		Change Order #7		Revised Contract	
240618: Phase 5B Water & Sewer Upgrades				(Through Change Order No. 6)				(Through Change Order No. 7)	
Item	Description	Units	Unit Price	Quantity	Total	Quantity	Total	Quantity	Total
EGLE - Water System Upgrades									
101	4-inch Watermain	LF	\$ 100.00	5	\$ 500.00		\$ -	5	\$ 500.00
102	6-inch Watermain	LF	\$ 75.00	95	\$ 7,125.00		\$ -	95	\$ 7,125.00
103	8-inch Watermain	LF	\$ 73.00	7711	\$ 562,903.00		\$ -	7711	\$ 562,903.00
104	6-inch Gate Valve and Box	EA	\$ 2,350.00	1	\$ 2,350.00		\$ -	1	\$ 2,350.00
105	8-inch Gate Valve and Box	EA	\$ 3,025.00	30	\$ 90,750.00		\$ -	30	\$ 90,750.00
106	8" x 8" Tee	EA	\$ 700.00	18	\$ 12,600.00		\$ -	18	\$ 12,600.00
107	8" x 8" x 8" Tee	EA	\$ 900.00	6	\$ 5,400.00		\$ -	6	\$ 5,400.00
108	8" x 8" x 8" Cross	EA	\$ 1,250.00	2	\$ 2,500.00		\$ -	2	\$ 2,500.00
109	6" x 4" Reducer	EA	\$ 400.00	1	\$ 400.00		\$ -	1	\$ 400.00
110	8" x 6" Reducer	EA	\$ 550.00	5	\$ 2,750.00		\$ -	5	\$ 2,750.00
111	4-inch Bend	EA	\$ 500.00	2	\$ 1,000.00		\$ -	2	\$ 1,000.00
112	6-inch Bend	EA	\$ 570.00	10	\$ 5,700.00		\$ -	10	\$ 5,700.00
113	8-inch Bend	EA	\$ 670.00	15	\$ 10,050.00		\$ -	15	\$ 10,050.00
114	Watermain Cap/Plug	EA	\$ 400.00	7	\$ 2,800.00		\$ -	7	\$ 2,800.00
115	Connect to Ex. 4" Watermain	EA	\$ 750.00	3	\$ 2,250.00		\$ -	3	\$ 2,250.00
116	Connect to Ex. 6" Watermain	EA	\$ 1,200.00	5	\$ 6,000.00		\$ -	5	\$ 6,000.00
117	Connect to Ex. 8" Watermain	EA	\$ 1,500.00	6	\$ 9,000.00		\$ -	6	\$ 9,000.00
118	1-inch Corporation Stop	EA	\$ 350.00	150	\$ 52,500.00		\$ -	150	\$ 52,500.00
119	1-inch Curb Stop and Box	EA	\$ 425.00	150	\$ 63,750.00		\$ -	150	\$ 63,750.00
120	1-inch Type K Copper Water Service (City Side)	LF	\$ 35.00	4460	\$ 156,500.00		\$ -	4460	\$ 156,500.00
121	1-inch Type K Copper Water Service (Private Side)	LF	\$ 39.00	1875	\$ 73,125.00		\$ -	1875	\$ 73,125.00
122	1-inch Corporation Stop/Saddle	EA	\$ 950.00	2	\$ 1,900.00		\$ -	2	\$ 1,900.00
123	2-inch Curb Stop and Box	EA	\$ 875.00	2	\$ 1,750.00		\$ -	2	\$ 1,750.00
124	2-inch Type K Copper Water Service (City Side)	LF	\$ 75.00	60	\$ 4,500.00		\$ -	60	\$ 4,500.00
125	Water Service - Interior Plumbing Connection	EA	\$ 450.00	37	\$ 16,650.00		\$ -	37	\$ 16,650.00
126	Plumbing Permit Application and Administration	EA	\$ 150.00	37	\$ 5,550.00		\$ -	37	\$ 5,550.00
127	Plumbing Permit Application Fee	EA	\$ 100.00	37	\$ 3,700.00		\$ -	37	\$ 3,700.00
128	6" x 12" Grade Offset Adapter	EA	\$ 750.00	17	\$ 12,750.00		\$ -	17	\$ 12,750.00
129	6-inch Ductile Iron Hydrant Lead	LF	\$ 65.00	180	\$ 11,700.00		\$ -	180	\$ 11,700.00
130	Fire Hydrant Assembly	EA	\$ 7,850.00	17	\$ 130,050.00		\$ -	17	\$ 130,050.00
131	Salvage Existing Hydrant	EA	\$ 150.00	8	\$ 1,200.00		\$ -	8	\$ 1,200.00
132	12-inch HDPE/PVC Storm Sewer	LF	\$ 50.00	130	\$ 6,500.00		\$ -	130	\$ 6,500.00
133	12-inch RCP Storm Sewer	LF	\$ 54.00	188	\$ 10,044.00		\$ -	188	\$ 10,044.00
134	24-inch RCP Storm Sewer	LF	\$ 85.00	53	\$ 4,505.00		\$ -	53	\$ 4,505.00
135	36-inch RCP Storm Sewer	LF	\$ 155.00	16	\$ 2,480.00		\$ -	16	\$ 2,480.00
136	42-inch RCP Storm Sewer	LF	\$ 238.00	35	\$ 8,260.00		\$ -	35	\$ 8,260.00
137	Storm Sewer Catch Basin 2' Dia.	EA	\$ 3,000.00	12	\$ 36,000.00		\$ -	12	\$ 36,000.00
138	Storm Sewer Manhole 4' Dia.	EA	\$ 5,100.00	5	\$ 25,500.00		\$ -	5	\$ 25,500.00
139	Storm Sewer Manhole 6' Dia.	EA	\$ 8,100.00	1	\$ 8,100.00		\$ -	1	\$ 8,100.00
140	Connect to Ex Storm Sewer	EA	\$ 400.00	11	\$ 4,400.00		\$ -	11	\$ 4,400.00
141	Drainage Structure Cover & Adjust	EA	\$ 200.00	10	\$ 2,000.00		\$ -	10	\$ 2,000.00
142	Video Taping Sanitary, Storm, and Culvert Pipe	LF	\$ 3.50	214	\$ 749.00		\$ -	214	\$ 749.00
143	Excavation, Earth	CY	\$ 11.00	3055	\$ 33,605.00		\$ -	3055	\$ 33,605.00
144	Excavation, Rock	CY	\$ 10.00	415	\$ 4,150.00		\$ -	415	\$ 4,150.00
145	Subgrade Undercutting, Special	CY	\$ 15.00	1980	\$ 29,700.00		\$ -	1980	\$ 29,700.00
146	Special Backfill	CY	\$ 12.00	50	\$ 600.00		\$ -	50	\$ 600.00
147	Stone Refill (MDOT 6A)	CY	\$ 20.00	50	\$ 1,000.00		\$ -	50	\$ 1,000.00
148	Curb and Gutter, Rem	LF	\$ 2.00	7915	\$ 15,830.00		\$ -	7915	\$ 15,830.00
149	Concrete Sidewalk & Driveway, Rem	SV	\$ 4.00	2560	\$ 10,240.00		\$ -	2560	\$ 10,240.00
150	Concrete Pavement, Rem	SV	\$ 5.00	340	\$ 1,700.00		\$ -	340	\$ 1,700.00
151	HMA Surface, Rem	SV	\$ 1.75	14183	\$ 24,820.25		\$ -	14183	\$ 24,820.25
152	Utility Exploration	EA	\$ 150.00	20	\$ 3,000.00		\$ -	20	\$ 3,000.00
153	Subbase, CIP	CY	\$ 13.00	973	\$ 12,649.00		\$ -	973	\$ 12,649.00
154	Aggregate Base, 4 Inch	SY	\$ 2.50	1884	\$ 4,710.00		\$ -	1884	\$ 4,710.00
155	Aggregate Base, 9 Inch	SY	\$ 5.25	13872.5	\$ 72,830.63		\$ -	13872.5	\$ 72,830.63
156	Aggregate Surface Cse, 9 Inch	SY	\$ 10.00	68	\$ 680.00		\$ -	68	\$ 680.00
157	HMA (4EML, Leveling, 220#/SYD)	SY	\$ 10.85	13872.5	\$ 150,516.63		\$ -	13872.5	\$ 150,516.63
158	HMA (5EML, Surface, 165#/SYD)	SY	\$ 8.20	13872.5	\$ 113,754.50		\$ -	13872.5	\$ 113,754.50
159	HMA (5EML, Driveway, 275#/SYD)	SY	\$ 28.00	596	\$ 16,688.00		\$ -	596	\$ 16,688.00
160	Curb and Gutter, Conc, Det F-2	LF	\$ 22.75	6224	\$ 141,596.00		\$ -	6224	\$ 141,596.00
161	Curb and Gutter, Conc, Det F-4	LF	\$ 22.75	640	\$ 14,560.00		\$ -	640	\$ 14,560.00
162	Curb Slip, HMA	LF	\$ 5.00	25	\$ 125.00		\$ -	25	\$ 125.00
163	Sidewalk, Concrete, 4 Inch	SF	\$ 7.00	16160	\$ 113,120.00		\$ -	16160	\$ 113,120.00
164	Driveway, Nonreinf Conc, 6 Inch	SY	\$ 75.00	730	\$ 54,750.00		\$ -	730	\$ 54,750.00
165	Detectable Warning Surface	LF	\$ 130.00	55	\$ 7,150.00		\$ -	55	\$ 7,150.00
166	Pavt Mixg, Waterborne, 4 Inch, Yellow	LF	\$ 0.90	2900	\$ 2,610.00		\$ -	2900	\$ 2,610.00
167	Pavt Mixg, Polyurea, 6 Inch, Crosswalk	LF	\$ 4.00	914	\$ 3,656.00		\$ -	914	\$ 3,656.00
168	Pavt Mixg, Polyurea, 18 Inch, Stop Bar	LF	\$ 16.00	141	\$ 2,256.00		\$ -	141	\$ 2,256.00
169	Slope Restoration, Type A	SY	\$ 2.10	4550	\$ 9,555.00		\$ -	4550	\$ 9,555.00
170	Insulation Board, 2-Inch	SF	\$ 2.09	1000	\$ 2,090.00		\$ -	1000	\$ 2,090.00
171	Tree Removal, 12 inch or larger	EA	\$ 500.00	8	\$ 4,000.00		\$ -	8	\$ 4,000.00
172	Traffic Control	LS	\$ 41,000.00	0.5	\$ 20,500.00		\$ -	0.5	\$ 20,500.00
173	Erosion Control, Inlet Protection, Fabric Drop	EA	\$ 50.00	20	\$ 1,000.00		\$ -	20	\$ 1,000.00
174	Curb and Gutter Reinforcement	LF	\$ 5.75	6864	\$ 39,468.00		\$ -	6864	\$ 39,468.00
175	Sidewalk Reinforcement	SFT	\$ 1.00	22730	\$ 22,730.00		\$ -	22730	\$ 22,730.00
176	Sawcut Douglas Blvd HMA/Concrete	LF	\$ 10.00	76	\$ 760.00		\$ -	76	\$ 760.00
177	Install New MH Casting on Ex MH	EA	\$ 2,000.00	2	\$ 2,000.00		\$ -	2	\$ 2,000.00
178	Grading, Michigan Avenue Widening	SY	\$ 16.00	1375	\$ 22,125.00		\$ -	1375	\$ 22,125.00
179	Roadway Undercutting, Special	SY	\$ 14.95	487.5	\$ 7,288.13		\$ -	487.5	\$ 7,288.13
180	Re-Staking, Michigan Avenue	LS	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
181	Excavation Under Storm Sewer	EA	\$ 900.00	2	\$ 1,800.00		\$ -	2	\$ 1,800.00
182	Offset Water Service Under Unknown Storm Sewer	EA	\$ 583.00	3	\$ 1,749.00		\$ -	3	\$ 1,749.00
183	Remove Old City Gas Main	LF	\$ 6.50	3625	\$ 23,562.50		\$ -	3625	\$ 23,562.50
184	Additional Interior Plumbing at 600 N Douglas Blvd	LS	\$ 700.00	1	\$ 700.00		\$ -	1	\$ 700.00
185	Additional Interior Plumbing at 602 N Lowell St	LS	\$ 800.00	1	\$ 800.00		\$ -	1	\$ 800.00
187	Additional Interior Plumbing at 615 N Lowell St	LS	\$ 750.00	1	\$ 750.00		\$ -	1	\$ 750.00
188	Additional Interior Plumbing at 115 E Michigan St	LS	\$ 500.00	1	\$ 500.00		\$ -	1	\$ 500.00
EGLE TOTALS					\$ 2,372,384.39		\$ -		\$ 2,372,384.39
USDA RD - Sanitary Sewer System Upgrades									
201	8" SDR 35 PVC Gravity Sewer	LF	\$ 58.00	7659	\$ 444,222.00	280	\$ 16,240.00	7939	\$ 460,462.00
202	12" SDR 35 PVC Gravity Sewer	LF	\$ 72.00	1815	\$ 130,680.00		\$ -	1815	\$ 130,680.00
203	15" SDR 35 PVC Gravity Sewer	LF	\$ 93.20	532	\$ 49,582.40		\$ -	532	\$ 49,582.40
204	18" SDR 35 PVC Gravity Sewer	LF	\$ 103.25	1314	\$ 135,670.50		\$ -	1314	\$ 135,670.50
205	24" SDR 35 PVC Gravity Sewer	LF	\$ 300.00	14.5	\$ 4,350.00		\$ -	14.5	\$ 4,350.00
206	4' Dia. Stand. San MH & Cover	VF	\$ 782.20	373.1	\$ 291,838.82	4	\$ 3,128.80	377.1	\$ 294,967.62
207	Sanitary Sewer Drop MH Connection - New MH	EA	\$ 8,000.00	1	\$ 8,000.00		\$ -	1	\$ 8,000.00
208	Sanitary Sewer Drop MH Connection - Existing MH	EA	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
209	Sanitary Manhole Cover and Adjust	EA	\$ 250.00	5	\$ 1,250.00		\$ -	5	\$ 1,250.00
210	Connect to Ex Sanitary Sewer MH	EA	\$ 750.00	7	\$ 5,250.00	1	\$ 750.00	8	\$ 6,000.00
211	Connect to Ex Sanitary Sewer Main	EA	\$ 350.00	46	\$ 16,100.00		\$ -	46	\$ 16,100.00
212	8"x6" Sanitary Sewer Wye	EA	\$ 225.00	188	\$ 42,300.00	3	\$ 675.00	191	\$ 42,975.00
213	12"x6" Sanitary Sewer Wye	EA	\$ 475.00	45	\$ 21,375.00		\$ -	45	\$ 21,375.00
214	15"x6" Sanitary Sewer Wye	EA	\$ 825.00	8	\$ 6,600.00		\$ -	8	\$ 6,600.00
215	18"x6" Sanitary Sewer Wye	EA	\$ 1,450.00	28	\$ 40,600.00		\$ -	28	\$ 40,600.00
216	6" SDR 35 PVC Sewer Lateral	LF	\$ 37.00	7865	\$ 291,005.00	120	\$ 4,440.00	7985	\$ 295,445.00
217	12-inch HDPE/PVC Storm Sewer	LF	\$ 55.00	59	\$ 3,245.00		\$ -	59	\$ 3,245.00

Change Order No. 7			Revised Contract		Change Order #7		Revised Contract		
240618: Phase 6B Water & Sewer Upgrades			(Through Change Order No. 6)				(Through Change Order No. 7)		
Item	Description	Units	Unit Price	Quantity	Total	Quantity	Total	Quantity	Total
218	12-inch RCP Storm Sewer	LF	\$ 64.00	118	\$ 6,372.00			118	\$ 6,372.00
219	24-inch RCP Storm Sewer	LF	\$ 85.00	53	\$ 4,505.00			53	\$ 4,505.00
220	36-inch RCP Storm Sewer	LF	\$ 155.00	10	\$ 1,550.00			10	\$ 1,550.00
221	42-inch RCP Storm Sewer	LF	\$ 238.00	16	\$ 3,776.00			16	\$ 3,776.00
222	Storm Sewer Catch Basin 2' Dia.	EA	\$ 3,000.00	3	\$ 9,000.00			3	\$ 9,000.00
223	Storm Sewer Manhole 4' Dia.	EA	\$ 5,100.00	3	\$ 15,300.00			3	\$ 15,300.00
224	Connect to Ex Storm Sewer	EA	\$ 500.00	4	\$ 2,000.00			4	\$ 2,000.00
225	Drainage Structure Cover & Adjust	EA	\$ 200.00	10	\$ 2,000.00			10	\$ 2,000.00
226	Video Taping Sanitary, Storm, and Culvert Pipe	LF	\$ 8.50	11442	\$ 40,047.00	280	\$ 980.00	11722	\$ 41,027.00
227	Non-Structural Flowable Fill	CY	\$ 135.00	125	\$ 16,875.00			125	\$ 16,875.00
228	Excavation, Earth	CY	\$ 11.00	5555	\$ 61,105.00			5555	\$ 61,105.00
229	Excavation, Rock	CY	\$ 10.00	915	\$ 9,150.00			915	\$ 9,150.00
230	Subgrade Undercutting, Special	CY	\$ 15.00	2100	\$ 31,500.00			2100	\$ 31,500.00
231	Special Backfill	CY	\$ 12.00	850	\$ 10,200.00			850	\$ 10,200.00
232	Stone Refill (MDOT 6A)	CY	\$ 20.00	200	\$ 4,000.00			200	\$ 4,000.00
233	Curb and Gutter, Rem	LF	\$ 2.00	10030	\$ 20,060.00			10030	\$ 20,060.00
234	Concrete Sidewalk & Driveway, Rem	SY	\$ 4.00	2823.4	\$ 11,293.60			2823.4	\$ 11,293.60
235	Concrete Pavement, Rem	SY	\$ 5.00	680	\$ 3,400.00			680	\$ 3,400.00
236	HMA Surface, Rem	SY	\$ 2.00	18928	\$ 37,856.00			18928	\$ 37,856.00
237	Utility Exploration	EA	\$ 100.00	50	\$ 5,000.00			50	\$ 5,000.00
238	Subbase, CIP	CY	\$ 12.00	380	\$ 4,560.00			380	\$ 4,560.00
239	Aggregate Base, 4 inch	SY	\$ 2.50	3094	\$ 7,735.00			3094	\$ 7,735.00
240	Aggregate Base, 9 inch	SY	\$ 5.25	17691.5	\$ 92,880.38			17691.5	\$ 92,880.38
241	Aggregate Surface Cse, 9 inch	SY	\$ 10.00	64	\$ 640.00			64	\$ 640.00
242	HMA (4EML, Leveling, 220#/syd)	SY	\$ 10.85	17691.5	\$ 191,952.78			17691.5	\$ 191,952.78
243	HMA (5EML, Surface, 165#/syd)	SY	\$ 8.20	17691.5	\$ 145,070.30			17691.5	\$ 145,070.30
244	HMA (5EML, Driveway, 275#/syd)	SY	\$ 28.00	1241	\$ 34,748.00			1241	\$ 34,748.00
245	Curb and Gutter, Conc, Det F-2	LF	\$ 23.00	10730	\$ 246,790.00			10730	\$ 246,790.00
246	Curb and Gutter, Conc, Det F-4	LF	\$ 23.00	1220	\$ 28,060.00			1220	\$ 28,060.00
247	Curb Slip, HMA	LF	\$ 5.00	190	\$ 950.00			190	\$ 950.00
248	Sidewalk, Concrete, 4 inch	SF	\$ 7.00	23005	\$ 161,035.00			23005	\$ 161,035.00
249	Driveway, Nonreinf Conc, 6 inch	SY	\$ 75.00	1215	\$ 91,125.00			1215	\$ 91,125.00
250	Detectable Warning Surface	LF	\$ 130.00	72	\$ 9,360.00			72	\$ 9,360.00
251	Slope Restoration, Type A	SY	\$ 2.25	7105	\$ 15,986.25	1200	\$ 2,700.00	8305	\$ 18,686.25
252	Insulation Board, 2-inch	SF	\$ 2.00	900	\$ 1,800.00	1440	\$ 2,880.00	2340	\$ 4,680.00
253	Tree Removal, 12 inch or larger	EA	\$ 500.00	26	\$ 13,000.00			26	\$ 13,000.00
254	Traffic Control	LS	\$ 41,000.00	0.5	\$ 20,500.00			0.5	\$ 20,500.00
255	Erosion Control, Inlet Protection, Fabric Drop	EA	\$ 60.00	16	\$ 960.00			16	\$ 960.00
256	Mobilization	LSUM	\$ 55,000.00	1	\$ 55,000.00			1	\$ 55,000.00
257	8-inch Sanitary Sewer Main CIPP Lining	LF	\$ 85.00	400	\$ 34,000.00			400	\$ 34,000.00
258	10-inch Sanitary Sewer Main CIPP Lining	LF	\$ 90.00	100	\$ 9,000.00	-100	\$ (9,000.00)	0	\$ -
259	12-inch Sanitary Sewer Main CIPP Lining	LF	\$ 100.00	300	\$ 30,000.00			300	\$ 30,000.00
260	15-inch Sanitary Sewer Main CIPP Lining	LF	\$ 110.00	100	\$ 11,000.00	-100	\$ (11,000.00)	0	\$ -
261	18-inch Sanitary Sewer Main CIPP Lining	LF	\$ 200.00	2050	\$ 410,000.00	-600	\$ (120,000.00)	1450	\$ 290,000.00
262	24-inch Sanitary Sewer Main CIPP Lining	LF	\$ 225.00	1200	\$ 270,000.00			1200	\$ 270,000.00
263	Removal of Protruding Tap, 8-inch thru 24-inch	EA	\$ 500.00	70	\$ 35,000.00			70	\$ 35,000.00
264	Re-Instatement Lateral, 8-inch thru 15-inch	EA	\$ 500.00	26	\$ 13,000.00			26	\$ 13,000.00
265	Re-Instatement Lateral, 18-inch thru 24-inch	EA	\$ 900.00	50	\$ 45,000.00			50	\$ 45,000.00
266	Coolidge Ave Sewer Re-Lay	LSUM	\$ 2,762.50	1	\$ 2,762.50			1	\$ 2,762.50
267	Sanitary Sewer Lateral Repairs at 244 E Coolidge	LSUM	\$ 2,075.00	1	\$ 2,075.00			1	\$ 2,075.00
268	8"x8" Sanitary Sewer Wye	EA	\$ 400.00	2	\$ 800.00			2	\$ 800.00
269	Curb and Gutter Reinforcement	LF	\$ 5.75	11950	\$ 68,712.50			11950	\$ 68,712.50
270	Sidewalk Reinforcement	SFT	\$ 1.00	13940	\$ 13,940.00			13940	\$ 13,940.00
271	Sawcut Douglas Blvd HMA/Concrete	LF	\$ 10.00	76	\$ 760.00			76	\$ 760.00
272	Install New MH Casting on Ex MH	EA	\$ 1,000.00	2	\$ 2,000.00			2	\$ 2,000.00
273	Rural Development Project Sign	EA	\$ 1,400.00	1	\$ 1,400.00			1	\$ 1,400.00
274	138/134 W Coolidge Ave Sanitary Sewer Lateral Separation	LS	\$ 4,700.00	1	\$ 4,700.00			1	\$ 4,700.00
275	109 E Harding Ave - Storm Sewer Repairs	LS	\$ 1,975.00	1	\$ 1,975.00			1	\$ 1,975.00
276	Lowell St - Sanitary Sewer Additional Depth	LS	\$ 3,380.00	1	\$ 3,380.00			1	\$ 3,380.00
277	Grading, Michigan Avenue Widening	SY	\$ 16.09	1375	\$ 22,123.75			1375	\$ 22,123.75
278	Roadway Undercutting, Special	SY	\$ 14.95	487.5	\$ 7,288.13			487.5	\$ 7,288.13
279	Re-Staking, Michigan Avenue	LS	\$ 2,500.00	1	\$ 2,500.00			1	\$ 2,500.00
280	Cut-In Sewer Wye, 8-inch	EA	\$ 1,000.00	1	\$ 1,000.00			1	\$ 1,000.00
281	Cut-In Sewer Wye, 12-inch	EA	\$ 1,275.00	2	\$ 2,550.00			2	\$ 2,550.00
282	Service Line Teleswapping	EA	\$ 850.00	4	\$ 3,400.00			4	\$ 3,400.00
283	MH2198B Modifications	LS	\$ 1,000.00	1	\$ 1,000.00			1	\$ 1,000.00
284	Bulkhead, 30-inch and larger	EA	\$ 850.00	1	\$ 850.00			1	\$ 850.00
285	Offset Sewer Service Under Unknown Storm Sewer	EA	\$ 583.00	3	\$ 1,749.00			3	\$ 1,749.00
286	Storm Sewer Manhole Repair	EA	\$ 2,850.00	1	\$ 2,850.00			1	\$ 2,850.00
287	Michigan Ave Ex. Manhole Modifications	LS	\$ 900.00	1	\$ 900.00			1	\$ 900.00
288	Sewer Lateral Exploration, Special	EA	\$ 900.00	5	\$ 4,500.00			5	\$ 4,500.00
289	Remove Old City Gas Main	LF	\$ 6.50	2180	\$ 14,170.00			2180	\$ 14,170.00
290	Pre-Cleaning 24" Sewer Main for Lining	HOUR	\$ 835.00	0	\$ -	80	\$ 66,800.00	80	\$ 66,800.00
291	Clearing and Grubbing, Lake Ave	LSUM	\$ 5,000.00	0	\$ -	1	\$ 5,000.00	1	\$ 5,000.00
292	Abandon Existing Sanitary MH, Lake Ave	EA	\$ 650.00	0	\$ -	1	\$ 650.00	1	\$ 650.00
293	Mobilization, MH Lining	LSUM	\$ 28,000.00	0	\$ -	1	\$ 28,000.00	1	\$ 28,000.00
294	MH Liner (4' Dia MH)	VF	\$ 551.32	0	\$ -	101	\$ 55,683.32	101	\$ 55,683.32
295	New Sanitary MH Casting & Adjust, MH Lining	EA	\$ 1,100.00	0	\$ -	12	\$ 13,200.00	12	\$ 13,200.00
296	Rubber MH Adjustment Ring, MH Lining	VF	\$ 650.00	0	\$ -	12	\$ 7,800.00	12	\$ 7,800.00
297	Aggregate Surface Course, MH Lining	CYD	\$ 25.00	0	\$ -	1000	\$ 25,000.00	1000	\$ 25,000.00
298	Breaker Run, 3"x5", MH Lining	CYD	\$ 30.00	0	\$ -	250	\$ 7,500.00	250	\$ 7,500.00
299	Tree Removal, MH Lining	EA	\$ 1,500.00	0	\$ -	1	\$ 1,500.00	1	\$ 1,500.00
RURAL DEVELOPMENT TOTALS					\$ 3,936,096.91		\$ 102,927.12		\$ 4,039,024.03
City of Ironwood - Restoration Items									
301	Curb and Gutter, Rem (City)	LF	\$ 2.50	410	\$ 1,025.00			410	\$ 1,025.00
302	Concrete Sidewalk & Driveway, Rem (City)	SY	\$ 4.00	2840	\$ 11,360.00			2840	\$ 11,360.00
303	HMA Surface, Rem (City)	SY	\$ 2.50	453	\$ 1,132.50			453	\$ 1,132.50
304	Subbase, CIP (City)	CY	\$ 13.00	275	\$ 3,575.00			275	\$ 3,575.00
305	Aggregate Base, 4 inch (City)	SY	\$ 2.75	546	\$ 1,501.50			546	\$ 1,501.50
306	Aggregate Base, 9 inch (City)	SY	\$ 5.50	785	\$ 4,317.50			785	\$ 4,317.50
307	HMA (4EML, Leveling, 220#/SYD) (City)	SY	\$ 10.90	785	\$ 8,556.50			785	\$ 8,556.50
308	HMA (5EML, Surface, 165#/SYD) (City)	SY	\$ 8.20	785	\$ 6,437.00			785	\$ 6,437.00
309	HMA (5EML, Driveway, 275#/SYD) (City)	SY	\$ 28.00	100	\$ 2,800.00			100	\$ 2,800.00
310	Curb Slip, HMA	LF	\$ 10.00	10	\$ 100.00			10	\$ 100.00
311	Sidewalk, Concrete, 4 inch (City)	SF	\$ 7.00	19150	\$ 134,050.00			19150	\$ 134,050.00
312	Driveway, Nonreinf Conc, 6 inch (City)	SY	\$ 75.00	715	\$ 53,625.00			715	\$ 53,625.00
313	Detectable Warning Surface (City)	LF	\$ 130.00	10	\$ 1,300.00			10	\$ 1,300.00
314	Slope Restoration, Type A (City)	SY	\$ 5.00	200	\$ 1,000.00			200	\$ 1,000.00
315	Sidewalk Reinforcement	SFT	\$ 1.00	500	\$ 500.00			500	\$ 500.00
CITY TOTALS					\$ 231,280.00		\$ -		\$ 231,280.00

EGLE - Water System Upgrades	\$	2,372,384.39	\$	-	\$	2,372,384.39
RD - Sewer System Upgrades	\$	3,936,096.91	\$	102,927.12	\$	4,039,024.03
CITY - Restoration Upgrades	\$	231,280.00	\$	-	\$	231,280.00
PHASE 6B Total	\$	6,539,761.30	\$	102,927.12	\$	6,642,688.42

Mike Graham

From: Jakes Excavating <jakesexcavating@aol.com>
Sent: Monday, December 15, 2025 3:02 PM
To: Mike Graham; Scott Nowack
Subject: Ironwood 5B Lining

Caution: This is an external email and may be malicious. Please be mindful of clicking links or opening attachments.

24" Sanitary Sewer Cleaning

Heavy cleaning of 24" sanitary sewer mains using a vacuum truck and robotic cutter truck. All sludge generated will be disposed of at the treatment plant at no cost to Jake's.

Removal of protruding traps within the 24" mains is included in the TM cost. This scope will void the existing EA item of \$900, but only for the 24" mains.

Due to the number of unknown conditions, the work is estimated at 80 hours. This estimate is conservative, and payment will be made only for actual hours worked.

Cost Breakdown:

\$835/hour × 80 hours = \$66,800

Jake

Jake's Excavating & Landscaping LLC
N10633 Lake Road
Ironwood, MI 49938
Phone: (906)285-7109
Fax: (906)451-4689
Website: jakesexcavating.biz

Phase 5B - MH Lining				
Item	Unit	Estimated Qty	Unit Price	Price
Mobilization, MH Lining	LSUM	1	\$ 28,000.00	\$ 28,000.00
MH Liner (4' Dia MH)	VF	101	\$ 551.32	\$ 55,683.32
New Sanitary MH Casting & Adjust, MH Lining	EA	12	\$ 1,100.00	\$ 13,200.00
Rubber Adjustment Rings, MH Lining	VF	12	\$ 650.00	\$ 7,800.00
Aggregate Surface Course, MH Lining	Cyd	1000	\$ 25.00	\$ 25,000.00
Breaker Run, 3x5", MH Lining	CYD	250	\$ 30.00	\$ 7,500.00
Tree Removal, MH Lining	EA	1	\$ 1,500.00	\$ 1,500.00
			Total =	\$ 138,683.32

Phase 5B - Lake Ave Sewer Replacement				
Item Description	Units	Quantity	Unit Price	Auth. Amount
201. 8 SDR 35 PVC GRAVITY SEWER	FT	280	\$58.00	\$16,240.00
206. 4' DIA STAND MH & COVER	FT	4	\$782.20	\$3,128.80
210. CONNECT TO EX SANITARY SEWER MH	EA	1	\$750.00	\$750.00
212. 8x6 SANITARY SEWER WYE	EA	3	\$225.00	\$675.00
216. 6 SDR 35 PVC SEWER LATERAL	FT	120	\$37.00	\$4,440.00
226. VIDEO TAPING SANITARY, STORM, AND CULVERT PIPE	FT	280	\$3.50	\$980.00
251. SLOPE RESTORATION, TYPE A	SYD	1,200	\$2.25	\$2,700.00
252. INSULATION BOARD, 2-INCH	SFT	1,440	\$2.00	\$2,880.00
291. CLEARING AND GRUBBING	LSUM	1	\$5,000.00	\$5,000.00
292. ABANDON EXISTING SANITARY MANHOLE	EA	1	\$650.00	\$650.00
				\$37,443.80

Phase 5B - CO #7 - JE Signed

Final Audit Report

2026-04-07

Created:	2026-04-07
By:	Kelsey Roble (kroble@coleman-engineering.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnIEhIZfO7bl_QHPaMx5eZzXuKNCguQoL

"Phase 5B - CO #7 - JE Signed" History

-  Document created by Kelsey Roble (kroble@coleman-engineering.com)
2026-04-07 - 1:38:42 PM GMT
-  Document emailed to Scott Nowack (snowack@coleman-engineering.com) for signature
2026-04-07 - 1:39:49 PM GMT
-  Email viewed by Scott Nowack (snowack@coleman-engineering.com)
2026-04-07 - 1:50:21 PM GMT
-  Document e-signed by Scott Nowack (snowack@coleman-engineering.com)
Signature Date: 2026-04-07 - 1:50:41 PM GMT - Time Source: server
-  Agreement completed.
2026-04-07 - 1:50:41 PM GMT



Adobe Acrobat Sign

		Contractor's Application for Payment No.		15	
		Application Period: 2/1/2026 to 2/28/2026		Application Date: 2/28/2026	
To	CITY OF IRONWOOD	From	CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	Via (Engineer):	HDR
(Owner):		(Contractor):			
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 & 4		\$266,118.00		
2 & 3	\$128,103.25			
5 thru 8	\$105,375.54			
9	\$61,444.63			
10	\$24,848.76			
11	\$21,079.56			
12	\$14,111.83			
TOTALS	\$354,963.57	\$266,118.00		
NET CHANGE BY CHANGE ORDERS	\$88,845.57			

1. ORIGINAL CONTRACT PRICE.....	\$	\$10,084,625.00
2. Net change by Change Orders.....	\$	\$88,845.57
3. Current Contract Price (Line 1 ± 2).....	\$	\$10,173,470.57
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$8,662,841.83
5. RETAINAGE:		
a. 5% X \$8,662,841.83 Work Completed.....	\$	\$433,142.09
b. 5% X Stored Material.....	\$	\$0.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$433,142.09
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$8,229,699.74
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$7,763,089.31
8. AMOUNT DUE THIS APPLICATION.....	\$	\$466,610.43
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$1,943,770.83

Contractor's Certification		Payment of: \$ 466,610.43 (Line 8 or other - attach explanation of the other amount)	
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		is recommended by:  _____ (Engineer) (Date)	
		Payment of: \$ _____ (Line 8 or other - attach explanation of the other amount)	
		is approved by: _____ (Owner) (Date)	
Contractor Signature By: <i>Samuel Platon</i>		Approved by: _____ Funding or Financing Entity (if applicable) (Date)	
Date: 2/24/2026			

										Administrative										General Addition										Filter Room										Wastewater									
Spec. No.	Description	Schedule of Values	Previous Percent Complete	Previously Complete	Currently Payable Percent	Current Payment Due	Percent Complete	Total Complete	SDV				SDV				SDV				SDV				SDV				SDV				SDV				SDV												
									Previous	%	Value	Previous	%	Value	Previous	%	Value	Previous	%	Value	Previous	%	Value	Previous	%	Value	Previous	%	Value	Previous	%	Value	Previous	%	Value														
C.1 Smith Construction																																																	
11.01.01	Excavation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.02	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.03	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.04	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.05	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.06	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.07	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.08	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.09	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.10	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.11	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.12	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.13	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.14	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.15	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.16	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.17	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.18	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.19	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.20	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.21	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.22	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.23	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.24	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.25	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.26	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.27	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.28	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.29	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.30	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.31	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.32	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.33	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.34	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.35	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.36	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.37	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.38	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.39	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.40	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.41	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.42	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.43	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.44	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.45	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.46	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.47	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.48	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.49	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.50	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.51	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.52	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.53	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.54	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.55	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.56	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.57	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.58	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.59	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.60	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.61	Foundation	\$	100,000.00			\$	95,000.00	95%																																									
11.01.62	Foundation	\$																																															

Contractor's Application for Payment No.

16

		Application Period: 3/1/2026 to 3/31/2026	Application Date: 3/31/2026
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935
Project:	WATER TREATMENT PLANT - PHASE 2	Via (Engineer):	HDR
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 & 4		\$266,118.00
	2 & 3	\$128,103.25	
	5 thru 8	\$105,375.54	
	9	\$61,444.63	
	10	\$24,848.76	
	11	\$21,079.56	
	12	\$14,111.83	
	13	\$19,425.18	
	TOTALS	\$374,388.75	\$266,118.00
	NET CHANGE BY CHANGE ORDERS	\$108,270.75	

1. ORIGINAL CONTRACT PRICE.....	\$ 10,084,625.00
2. Net change by Change Orders.....	\$ 108,270.75
3. Current Contract Price (Line 1 ± 2).....	\$ 10,192,895.75
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$ 9,192,600.19
5. RETAINAGE:	
a. 5% X \$9,192,600.19 Work Completed.....	\$ 459,630.01
b. 5% X Stored Material.....	\$ 0.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 459,630.01
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 8,732,970.18
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 8,229,699.74
8. AMOUNT DUE THIS APPLICATION.....	\$ 503,270.44
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$ 1,459,925.57

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 Platon* Date: **3/30/2026**

503,270.44

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

is recommended by: *Prusakiewicz, Joshua R.* _____ (Date) _____
(Engineer)

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

is approved by: _____ (Date) _____
(Owner)

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

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: City of Ironwood 213 South Marquette Street Ironwood, MI 49938	PROJECT: 2026 Ironwood, MI Pat O' Donnell Civic Center E4972 Jackson Road Ironwood, MI 49938	APPLICATION NO: 001 PERIOD TO: March 31, 2026 CONTRACT FOR: Refrigeration System CONTRACT DATE: March 24, 2026 PROJECT NOS: / /
FROM Rink-Tec International Inc CONTRACTOR: 3485 Willow Lake Blvd. #500 Vadnais Heights, MN 55110	VIA ARCHITECT:	Distribution to: OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐ FIELD: ☐ OTHER: ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$675,430.00
2. NET CHANGE BY CHANGE ORDERS	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$675,430.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$137,490.00
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$6,874.50
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$6,874.50
6. TOTAL EARNED LESS RETAINAGE	\$130,615.50
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$0.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$130,615.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$544,814.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____

Date: March 27, 2026

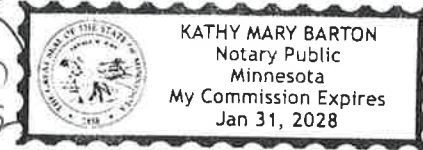
State of: _____

County of: _____

Subscribed and sworn to before me this 27 day of March

Notary Public: _____

My Commission Expires 03-31-2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$130,615.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:	001
APPLICATION DATE:	March 27, 2026
PERIOD TO:	March 31, 2026
ARCHITECT'S PROJECT NO:	Refrigeration System

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			% (G÷C)		
010	Mobilization & Down Payment	137,490.00	0.00	137,490.00	0.00	137,490.00	100.00%	0.00	6,874.50
020	Due Upon Demolition	68,745.00	0.00	0.00	0.00	0.00	0.00%	68,745.00	0.00
030	Due Upon Delivery of Chiller	274,980.00	0.00	0.00	0.00	0.00	0.00%	274,980.00	0.00
040	Due Upon Piping & Insulation	137,490.00	0.00	0.00	0.00	0.00	0.00%	137,490.00	0.00
050	Due Upon Start Up	68,745.00	0.00	0.00	0.00	0.00	0.00%	68,745.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
GRAND TOTAL		\$687,450.00	\$0.00	\$137,490.00	\$0.00	\$137,490.00	20.00%	\$549,960.00	\$6,874.50

GRANT NO. MSC 225011-WRI

STATE OF MICHIGAN

COMMUNITY DEVELOPMENT GRANT AGREEMENT

BETWEEN THE

MICHIGAN STRATEGIC FUND

AND THE

CITY OF IRONWOOD

STATE OF MICHIGAN

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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I. GRANT OFFER FOR MICHIGAN CDBG NO. MSC 225011-WRI

The Fund Manager of the Michigan Strategic Fund (the “Grantor”), acting pursuant to Resolution 2025-096 of the Michigan Strategic Fund Board, hereby offers to the City of Ironwood (the “Grantee”), grant assistance subject to the Grant Agreement.

The maximum amount of grant assistance hereby offered for public infrastructure improvements is \$493,657 (the “Grant”), but in no event shall the amount of the grant assistance for the public infrastructure improvements exceed more than Sixty-Three (63 %) of the total actual cost of the public infrastructure improvements financed with the Grant and Local matching funds. The maximum amount of grant assistance hereby offered for administration is \$34,266. If the actual cost is less than shown in the Total Authorized Budget (See Section II(A)(1)), the amount of the Grant shall be reduced on a proportional basis. The Grantee shall be responsible for any cost overruns.

The term of work performance shall be Twenty-One months (21) months from April 1, 2026, through December 31, 2027 (the “Term”), plus additional time to meet reporting or other procedural requirements.

If construction will not start by July 1, 2026, the “Commencement Period”), then the Grantee must seek and receive in writing an extension of the Commencement Period from the Grant Administrator prior to the expiration of the Commencement Period, otherwise this Grant Agreement shall terminate and no longer be in effect. In the event this Grant Agreement is terminated as set forth herein, the Grantee must request that the Grant be reapproved by the MSF Board before it may be reinstated.

The Grant is dependent upon the Grantor’s continued receipt of Community Development Block Grant funds and the availability of adequate funds. This Grant Offer does not commit the Grantor to approve requests for additional funds during or beyond this grant.

The foregoing Grant Offer is hereby accepted and it is agreed that the funds made available will be used only as set forth herein and in the attached Special and General Terms and Conditions. The signatories below warrant that they are empowered to enter into this Agreement.

Dated this ____ day of _____, 2026

Dated this ____ day of _____, 2026

Matt Casby
Fund Manager
Michigan Strategic Fund

Paul Anderson
City Manager
City of Ironwood

Counterparts; Facsimile, Electronic and PDF Signatures; Copies – This Agreement may be executed in any number of counterparts, each of which, when executed shall be deemed an original, and all of which together, shall constitute one and the same agreement. This agreement may be delivered by facsimile, or PDF or other electronic format and in such circumstances, may be relied upon to the same extent as though such copy was an original.

II. SPECIAL TERMS AND CONDITIONS

For Michigan CDBG under Title I of
the Housing and Community Development Act of 1974, as amended.
CFDA #: 14.228 Community Development Block Grants / State's Program & Non-Entitlement
Grants in Hawaii

GRANT NO.: MSC 225011-WRI

GRANTEE: City of Ironwood
213 S. Marquette Street
Ironwood MI 49938
Paul Anderson, City Manager, (906) 932-5050

UEI NUMBER: C4NEJ17F7HQ5

GRANT ADMINISTRATOR: Michigan Economic Development Corporation
300 North Washington Square
Lansing, Michigan 48913
Monica Smith, Federal Program Spec. (517) 930-7877

FFATA PROJECT DESC.: City of Ironwood – Old County Road
Infrastructure Improvements

TERM: April 1, 2026 – December 31, 2027

GRANT FUNDING YEAR: CDBG 2021

FEDERAL AWARD: B-21-DC-26-0001
08/16/2021
Department of Housing & Urban Development
Assistant Secretary of Community Planning & Development
(202) 708-1112

A. TOTAL AUTHORIZED BUDGET

1. Sources of funds for the project under this Grant Agreement consist of:

Grantor (State) Cash Contributions	\$ 527,923
Grantee (Local) Cash Contributions	<u>\$ 292,043</u>
TOTAL	\$ 819,966

2. Application of funds to the project supported under this Grant Agreement consists of:

PLEASE REFER TO ATTACHMENT A FOR THE AUTHORIZED BUDGET FOR THIS PROJECT.

3. Pre-Agreement Costs must be authorized in writing. Unless previously authorized as indicated below, the Grant will only be made available for the Grantee's eligible expenses, which occur during the Term, in accordance with the Grant Agreement.

<u>Date</u>	<u>Source</u>	<u>Activity</u>	<u>Amount</u>
08/22/2025	Grantor (State)	Administration Costs-SHPO	\$ 1,636
08/27/2025	Grantor (State)	Administration Costs - ER	\$ 3,750
09/12/2025	Grantor (State)	Administration Costs – CGA	\$ 28,880
08/11/2025	Grantee (Local)	Engineering Costs	\$ 137,183

B. SCOPE OF WORK

The Scope of Work of the Grantee under this grant shall be to undertake and complete the following activities, as further detailed in the Grantee's Application received May 30, 2025, as amended, subject to the limitations set forth in the Grant Agreement and applicable federal and state laws, rules and regulations:

1. Prior to the commitment of any project funds, incurring any project costs, and Grantor disbursement of the Grant, the Grantee shall provide for approval by the Grant Administrator a copy of the complete Environmental Review Record (including the Environmental Assessment), and secure written approval by the Grant Administrator for the Request for Release of Funds and Certification. The Request for Release of Funds and Certification represents local completion of the environmental review procedures and requirements as set forth in 24 CFR Part 58, "Environmental Review Procedures for Title I Community Development Block Grant Program," issued by the U.S. Department of Housing and Urban Development. Project costs include costs to be paid by the Grant and other local, public and private funds.
2. If the Grantee will be engaging the consultant, supplier, or contractor then the Grantee shall comply with the procurement process required by 2 CFR 200.320. Among other things, this regulation applies to all CDBG funded engineering, administrative, and consultant contracts as well as all CDBG funded construction contracts.
 - a. For supplies and service contracts such as engineering, administrative and consulting less than or equal to \$150,000, the Small Purchase Procedures as provided in 2 CFR 200.320(b) may be used. In accord with this regulation and prior to Grantor disbursement of the Grant, the Grantee shall provide for approval by the Grant Administrator documentation that price or rate quotations were obtained from an adequate number of qualified sources and a copy of the executed contract.
 - b. For supplies and service contracts such as engineering, administrative and consulting greater than \$150,000, Grantee must use competitive negotiation through a Request for Proposal (RFP) or Request for Qualifications (RFQ) process as provided in 2 CFR 200.320(d). In accord with this regulation and prior to Grantor disbursement of the Grant, the Grantee shall provide for approval by the Grant

Administrator a copy of the locally published RFP / RFQ, a list of respondents to the RFP / RFQ, Grantee's evaluation and recommendation for the award of the contract(s), and the executed contract(s).

- c. For construction related contracts, Grantee must use the procurement by Sealed Bids Process as provided in 2 CFR 200.320(c). In accord with this regulation and prior to Grantor disbursement of the Grant, the Grantee shall provide for approval by the Grant Administrator a copy of the locally published advertisement for bids and the bid tabulation.
3. If the Grantee will not be engaging any consultant, supplier, or contractor, then the procurement process required by 2 CFR 200.320 shall not apply. The Grantee shall ensure that payment for services, supplies, or materials shall not exceed the amount ordinarily paid for such services, supplies, or materials in the area where the services are rendered or the supplies or materials are furnished.
4. If the project involves construction activities using the Grant, the Grantee shall provide for approval by the Grant Administrator a copy of all bidding documents or other evidence of compliance with federal labor standards for all construction activities financed in whole or in part with the Grant. Such approval must be secured prior to Grantor disbursement of the Grant for relevant construction activities.
5. If the project involves both Grant and Non-Grant funded construction activities on private property, the Grantee shall provide for approval by the Grant Administrator a copy of all bidding or contract documents showing evidence of compliance with federal labor standards for all construction activities financed with the Grant and any other matching funds on said private property. Such approval must be secured prior to Grantor disbursement of the Grant.
6. If the project involves the installation of machinery and equipment and the installation cost is greater than 20% of the total cost of the machinery and equipment, the Grantee shall provide for approval by the Grant Administrator a copy of all bidding documents or other evidence of compliance with federal labor standards for all installation activities financed in whole or in part with CDBG funds. Such approval must be secured prior to Grantor disbursement of the Grant.
7. If the project involves acquisition, including donations, of real estate, permanent easements and/or right-of-ways, or the relocation of persons, families or farms, the Grantee shall provide for approval by the Grant Administrator documentation of compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970. Such approval must be secured prior to Grantor disbursement of the Grant.
8. If the project involves the demolition or conversion of an occupied dwelling unit or a vacant occupiable dwelling unit, the Grantee shall provide for approval by the Grant Administrator documentation of compliance with Section 104(d) of the Housing and Community Development Act of 1974. Such approval must be secured prior to Grantor disbursement of the Grant.

9. If the Project involves improving and/or acquiring real property in whole or in part using Grant funds in excess of \$150,000, the Grantee shall provide for approval by the Grant Administrator a Real Property Management Report (RPMR) prior to Grantor disbursement of the Grant, annually, at close out, and when the property is no longer needed for its original purpose.

If the real property acquired and/or improved with the Grant is no longer needed for its original purpose at any time during the project and up to five years from close out, the Grantee shall request disposition instructions from the Grantor prior to disposing of the real property acquired or improved in whole or in part with the Grant. Depending on the disposition request, the Grantee may be required to return a portion of the Grant to the Grantor.

10. If the Project involves acquiring personal property in whole or in part using Grant funds in excess of \$150,000, the Grantee shall provide for approval by the Grant Administrator a Personal Property Management Report (PPMR) prior to disbursement of the Grant, annually, at close out, and when the property is no longer needed for its original purpose.

If the personal property acquired with the Grant is no longer needed for its original purpose at any time during the project and after project close out, the Grantee shall request disposition instructions from the Grantor prior to disposing of the personal property acquired in whole or in part with the Grant. Depending on the current per unit fair market value of the personal property, the Grantee may be required to return a portion of the Grant to the Grantor.

11. Grantee is responsible for ensuring that all contractors working on the project are CDBG eligible and properly licensed, bonded, and insured.
12. The Grantee, all contractors, and all subcontractors shall ensure that any construction or rehabilitation implemented pursuant to the terms and conditions of this Agreement shall meet all applicable state and local building codes.
13. The Grantee, all contractors, and all subcontractors shall secure in a timely manner all necessary certificates and permits from municipal or other public authorities as required in connection with the performance of this Agreement.
14. The Grant must be requested on a reimbursement basis or when there is an immediate cash need for the funds.
15. Vendor Registration. To receive payments under this Agreement, the Grantee must register as a vendor with the State. All required payments will be made via electronic funds transfer.
16. Prior to incurring construction costs, the Grantee shall:
 - a. Receive written release of funds for construction activities
 - b. Provide a signed CDBG Compliance Due Diligence Checklist

17. The Grantee shall expend up to \$493,657 of the Grant for project activities that benefit the entire Community and are described in Attachment B.
18. The Grantee shall expend up to \$34,266 for administration.
19. The Grantor may, in its sole discretion, after discussion with representatives of the Grantee, modify or reduce the total amount of grant assistance offered under this Agreement or terminate this Agreement and demand full repayment of disbursed grant proceeds if the Grantee violates, fails, or refuses to comply with any term, condition, or provision of this Agreement.
20. The Grantee shall provide Program Progress Reports beginning July 15, 2026, and every six (6) months thereafter.
21. The Grantee shall provide a final Payment Request within 60 days of the expiration of the Term. Payment Requests received after this time will not be processed.
22. The Grantee shall provide a final Program Progress Report and all other required close out documents specified by the MSF within 120 days of the expiration of the Term.
23. The Grantee shall provide documentation that at least one public hearing was held after grant award and prior to formal grant closeout. Such documentation shall be provided prior to formal grant closeout.
24. During each of the Grantee's fiscal years in which a disbursement of the Grant is made under this Agreement, the Grantee shall file an Audit Report. This Audit Report must be prepared by an independent auditor, and be in compliance with the requirements of 2 CFR Part 200, or as required by the Grant Administrator. This Audit Report shall be filed with the Grant Administrator within 30 days after completion of the audit, but not later than nine months after the close of the Grantee's fiscal year.
25. Whenever possible, auditees shall make positive efforts to utilize small businesses, minority-owned firms, and women's business enterprises, in procuring audit services as stated in 2 CFR Part 200, as applicable.
26. A risk assessment has been completed for this project. Based on the assessment, the following grant terms are required to minimize identified areas of potential risk:
 - a. Contract with a Certified Grant Administrator;
 - b. Participate in Technical Assistance Visits. (Program Specialist to determine the number of visits and the topics)
27. Non-Discrimination and Unfair Labor Practices. In connection with this Agreement, the Grantee and the Company/Property Owner/Developer/Landlord agrees not to discriminate against any employee or applicant for employment, with respect to their hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of race, color, religion, national origin, ancestry, age, sex

(including sexual orientation and gender identity or expression as defined in Executive Directive 2019-09), height, weight, marital status, partisan considerations, physical or mental disability, or genetic information (as defined in Executive Directive 2019-09) that is unrelated to the individual's ability to perform the duties of the particular job or position. The Grantee and the Company/Property Owner/Developer/Landlord further agrees that every subcontract or sub-recipient agreement entered into for performance of this Agreement will contain a provision requiring nondiscrimination in employment, as specified in this Agreement, binding upon each subcontractor. This covenant is required, as applicable under the Elliot Larsen Civil Rights Act, 1976 PA 453, MCL 37.2101, *et seq.*, and the Persons with Disabilities Civil Rights Act, 1976 PA 220, MCL 37.1101, *et seq.*, and is consistent with Executive Directive 2019-09, and any breach thereof may be regarded as a material breach of this Agreement.

Under 1980 PA 278, MCL 423.321, *et seq.*, the State shall not award a contract or subcontract to an employer whose name appears in the current register of employers failing to correct an unfair labor practice compiled under MCL 423.322. The United States Labor Relations Board compiles this information. The Company shall not enter into a contract with a subcontractor, manufacturer, or supplier whose name appears in this register. Under MCL 423.324, the State may void any contract if, subsequent to the award of the contract, the name of the Company as an employer, or the name of a subcontractor, manufacturer, or supplier of the Company appears in the register.

III. GENERAL TERMS AND CONDITIONS

1. Applicability to Sub Recipients and Contractors: Where performance of the grant project is carried out by any sub recipient or contractor of the Grantee, the provisions of the Grant Agreement shall be made binding on such sub recipient or contractor by the Grantee. This shall be accomplished by a written agreement or contract between the Grantee and sub recipient or contractor. Where the term “Grantee” appears in this Grant Agreement it shall be read to include any sub recipient or contractor of the Grantee.

The ultimate legal responsibility for insuring compliance with requirements of the Grant Agreement is that of the Grantee designated in the Grant Offer.

2. Compliance by the Grantee: The Grantee shall comply with all applicable provisions of the following:
 - a. “Statement of Assurances” as included in the Application.
 - b. Compliance with Section 3 of the Housing and Urban Development Act of 1968, as amended.
 - c. Compliance with Title I of the Housing and Community Development Act of 1974, as amended (Fair Housing).
3. Maintenance of Records: The Grantee shall maintain records which will allow assessment of the extent of Grantee performance of the Scope of Work and which allow for the comparison of actual outlays with budgeted amounts. The Grantee’s overall financial management system must ensure effective control over, and accountability for, all funds received. Accounting records must be supported by source documentation such as time sheets and invoices.
4. Retention of Records: The Grantee shall retain all financial records, supporting documents, statistical records, and all other pertinent records until notified by the MSF.
5. Publicity: At the request and expense of the Grantor, the Grantee will cooperate with the Grantor to promote the Grant Activities through one or more of the placement of a sign, plaque, media coverage or other public presentation at the project or other location acceptable to the Parties.
6. Applicability of Federal Regulations: In the event that federal laws, statutes, rules or regulations related to HUD or CDBG funding require a change to this Grant Agreement, this Grant Agreement shall be immediately interpreted, modified, applied and enforced consistent with those changes as though they were in the original Grant Agreement. Those changes shall be incorporated into this Grant Agreement in writing as soon as possible without unreasonable delay by any party.
7. Amendments. The Grantee must obtain prior written approval of the Grant Administrator for grant amendments as follows:
 - a. changes of substance in the Scope of Work including new activities or alterations of existing approved activities;

- b. extensions to the term of work performance for completion of project activities;
- c. for Grants of less than \$100,000, cumulative changes among approved CDBG funded budget items which exceed \$5,000 or five (5) percent of the Grant, whichever is the lesser amount; and
- d. for Grants of \$100,000 or more, cumulative changes among approved CDBG funded budget items which exceed \$10,000 or five (5) percent of the Grant, whichever is the lesser amount.

The amendment request must be submitted by an authorized local official of the Grantee.

- 8. Suspension of Grant: When the Grantee has failed to comply with the grant award stipulations, standards, or conditions, the Grantor may, on reasonable notice to the Grantee, suspend the grant and withhold further payments, or prohibit the Grantee from incurring additional obligations of grant funds, pending corrective action by the Grantee or a decision to terminate in accordance with these Terms and Conditions. The Grantor will allow all necessary and proper costs, which the Grantee could not reasonably avoid during the period of suspension, provided they meet the provisions of 2 CFR Part 200.
- 9. Termination for Cause: The Grantor may terminate this grant in whole, or in part, at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the conditions of the grant. The Grantor will promptly notify the Grantee in writing of the determination and the reasons for the termination, together with the effective date. Payments made to recipients, or recoveries by the Grantor, will be in accordance with the legal rights and liabilities of the parties.
- 10. Termination for Convenience: The Grantor or the Grantee may terminate this grant in whole, or in part, when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of the Grant. The two parties shall agree upon the termination conditions, including the effective date and, in the case of partial terminations, the portion to be terminated. The Grantee shall not incur new obligation for the terminated portion after the effective date, and shall cancel as many outstanding obligations as possible. The Grantor will allow full credit to the Grantee for the Grantor's share of the noncancelable obligations that were properly incurred by the Grantee prior to termination.
- 11. The Grantee and political subdivisions, agencies, and instrumentalities thereof, when engaged in letting contracts or procuring products or services which involved funds obtained from the Grantor shall ensure that bid specifications, project agreements, other controlling documents, and any other local requirements do not:
 - a. require bidders, offerors, contractors, or subcontractors to enter into or adhere to agreements with one or more labor organizations on the same or related projects;

- b. discriminate against bidders, offerors, contractors or subcontractors for refusing to become or remain signatories or otherwise adhere to agreements with one or more labor organizations on the same or related construction projects; or
 - c. require any bidder, offeror, contractor, or subcontractor to enter into, adhere to or enforce any agreement that requires its employees as a condition of employment to:
 - i. become members of or become affiliated with a labor organization; or
 - ii. pay dues or fees to a labor organization, over an employee's objection, in excess of the employee's share of labor organization costs relating to collective bargaining, contract administration or grievance adjustment.
12. The MSF, the State of Michigan, its board and its employees shall not in any manner be liable for any loss or damage connected to or resulting from activities conducted under this Agreement; nor for any injury or damages to any person whether an employee of the Grantee or otherwise, or for damage to any materials, equipment, or other property that may be used or employed in connection herewith.

The parties hereby agree that the invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions thereof.

13. Prohibit Use of Grant Disbursements: The Grantee shall not use any Grant Disbursements for the development of a stadium or arena for use by a professional sports team or development of a casino or property associated or affiliated with the operation of a casino as prohibited by the Act (see MCL 125.2088c(3)(a) and (b)), or to induce the Company, a qualified business, or small business to leave the State of Michigan, or to contribute to the violation of internationally recognized workers' rights, of workers in a country other than the US, or to fund an entity incorporated in a tax haven country, as prohibited by the Act (see MCL 125.2088c(4)(c), (d), and (e)).
14. Criminal or Civil Matters: The Grantee affirms that to the best of its knowledge that it or its Affiliates, subsidiaries, officers, directors, managerial employees, and any person who, directly or indirectly, holds a pecuniary interest in the Company of Twenty percent (20%) or more: (i) do not have any criminal convictions incident to the application for or performance of a state contract or subcontract; and (ii) do not have any criminal convictions or have not been held liable in a civil proceeding, that negatively reflects on the person's business integrity, based on a finding of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or violation of state or federal antitrust statutes.

[illegible]

Project Description and National Objective

The City of Ironwood (City) is applying for CDBG assistance to replace 2,000 feet of undersized galvanized water main and associated water service connections and fire hydrants along Old County Road. Replacing this main will ensure a safe and reliable water supply for the neighborhood, improve fire protection capabilities, and allow City personnel to properly maintain the line for future generations.

NATIONAL OBJECTIVE

NATIONAL OBJECTIVE	UGLG POPULATION	UGLG LOW-MOD %
Low Mod Area Benefit	4,810	62.4%

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



Phone: (906) 932-5050
Fax: (906) 932-5745
www.ironwoodmi.gov

MEMO

To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: April 8, 2026

Meeting Date: April 13, 2026

Re: Zoning Ordinance Audit

Background

In the Fall of 2025, the City started the process of auditing the Zoning Ordinance. This is the first step of doing a revision of the Zoning Ordinance to meet the requirement of being consistent with the Comprehensive Plan. Now that we are finishing the Comp Plan, we can move toward the revision of the Zoning Ordinance. Attached to this memo is the final draft of the audit for the zoning ordinance. There are some significant recommendations on changes to be made to the zoning ordinance. Some of these are consistency recommendations with the Comp Plan, but others are issues we have discovered through use of the existing ordinance.

The next step is to start the revision of the Zoning Ordinance. Funding of this project will come from Redevelopment Ready Community Certification and general fund dollars. The MEDC provides technical assistance dollars to certified communities. We are hoping to get more firm cost estimates in the coming weeks. The Zoning Audit was approved by the Planning Commission at their April 2nd 2026 meeting.

Recommendation

Recommend adoption of the Zoning Audit.



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



City of Ironwood

Zoning Code Audit Report

March 2026

Introduction

In Fall 2025, the City contracted with HKGi to conduct this Zoning Code Audit. As the City is finalizing the update of its Comprehensive Plan, the City is also preparing for the subsequent updates that will be needed to its Zoning Code to align with the updated Plan and to implement the Plan. Zoning code updates should also support implementation of the recently approved housing study and the City's redevelopment initiatives. The City wants to identify the issues, gaps, and complexities in the zoning code that serve as barriers to property development and redevelopment as well as make the zoning code difficult to use.

HKGi's understanding of the City's needs for the zoning code audit includes the following:

- » The current zoning code was updated three years ago, with Council adoption in December 2022.
- » While the City is generally satisfied with the overall code structure and the 2022 code improvements, they recognize that some issues were not adequately addressed by the code update.
- » The City needs to review and amend the zoning code to ensure it is consistent with the updated Comprehensive Plan.
- » General code issues identified by city staff include standards oriented to a growth community rather than redevelopment, overly complex district standards, and development procedures that could be streamlined.
- » The code audit is intended to identify the types of additional code improvements needed.

The purpose of this zoning code audit is to provide detailed documentation of the zoning code's issues, summarize the key code improvements needed, and provide a foundation for the future zoning code update process. The code audit is based on findings from a comprehensive review of the City's zoning code, updated comprehensive plan, and the housing action plan documents, as well as discussions with the City's Community Development Staff.

In addition to this report, the following supplementary documents are attached:

- » Existing uses table (from Appendix of the Zoning Code)
- » Existing dimensional standards tables
- » Residential lot size analysis
- » Zoning district maps
- » Overview of development review procedures

Key Improvement Areas by Article

The key improvement areas were identified based on HKGi's review and evaluation of each code article as well as discussions of each article with City Community Development Staff and their experiences with the zoning code.

Article 1: Introduction

- » *Locate all definitions in one place to make them easier to find and eliminate inconsistency and redundancy.* Consider moving all definitions to the definitions section, such as signs, adult uses, medical marihuana, lighting, and residential building types. Larger categories of definitions can be separate sub-sections within the definitions section.
- » *Consider separating and relocating definitions section to a separate article.* Since the definitions are a long section and provide reference information, consider relocating from the front of the code to the last article of the code.

Article 2: Zoning Districts

One focus of this audit is an evaluation of the requirements and organization of the City's existing zoning districts to determine necessary changes to the districts, uses, and standards to reflect the guidance from the 2040 Comprehensive Plan, current market demand, reduction of development barriers, and state statute requirements. This analysis used the existing uses table, existing dimensional standards tables, mapping of existing zoning districts (residential districts map and non-residential districts map), and lot size analysis, which are attached.

Districts Overall

- » *Clearly identify and expand accessory uses in the use tables by creating separate principal and accessory use tables.* The current use tables identify a limited number of accessory uses. However, standards for accessory uses are in three different sections in the zoning code, including Article 3 General Provisions (13 accessory uses), Section 5.3-8 Special Land Use Specific Requirements, and Section 5.4-5 Permitted with Use Standards Specific Requirements. Based on best practices in other cities' zoning codes, a significant number of additional accessory uses should be identified, such as garage, storage shed, accessory dwelling unit, home occupation, outdoor display, outdoor storage, drive-through window facility, keeping of chickens/bees, food truck, outdoor dining area, in-home family/group day care, swimming pool, solar facility.
- » *Address the specific standards for select accessory uses.* Identified accessory uses with standards include:
 - accessory structures in commercial districts – one issue is the requirement for the exterior building materials of accessory structures to be consistent with those of the principal structure
 - portable toilets
 - snow storage, which was in the old zoning code
 - manufactured housing units Sec. 2.2-7.b.6 - particularly the reference to BOCA National Building Code Sec. 621 and consistency with State Statutes
 - solar energy collectors - consider allowing ground-mounted if structure setbacks are met, in addition to roof-mounted uses that are already allowed
 - wind energy systems - evaluate whether this use should be allowed in additional districts

- recreational vehicles, Sec. 3.1-26 - address the allowance of short-term uses (e.g. two weeks) of recreational vehicles and access challenges to rear yards where they are allowed
- » *Organize use specific standards.* Organize all standards that are specific to a use, rather than a district, in one place by creating a new Use Specific Standards article.

Residential Districts (R-1A, R-1B, R-2, R-3, R-4):

- » *Consider additional medium density (Missing Middle Housing) types/uses.* Potential Missing Middle Housing types include four-unit multi-story buildings, small townhouse buildings (up to 4 attached units), and small low-rise apartment buildings that are a similar scale to other Missing Middle Housing types already in the zoning code.
- » *Add a new medium density (Missing Middle Housing focused) district.* Create a residential district that allows Missing Middle Housing options but does not allow apartment buildings, or alternatively, restructure the existing residential districts to achieve the same outcomes.
- » *Consider allowing duplexes in all urban residential districts.* Currently the R-1A and R-4 districts do not allow duplexes. Also consider allowing duplexes subject to the same lot and site/building standards as single-unit dwellings as an incentive for the development of smaller and affordable housing options.
- » *Consider allowing live/work buildings in additional residential districts.* Currently live/work buildings are only allowed in the R-1B district. Since the R-4 and R-2 districts allow higher density development than the R-1B district, it may be appropriate to allow live/work buildings in these districts as well.
- » *Review and update the residential districts' intent statements.* All the districts' intent statements should be updated to reflect the addition of a new medium density (Missing Middle Housing focused) district.
- » *Rename and renumber the residential districts.* District names and number code should reflect their relative density, with R-1 as the lowest density district, to make the zoning districts and the zoning map easier to understand. Update the districts' sequence in the tables accordingly.
- » *Remove the "applicable building types" from each district's intent.* Since the Use Table identifies building/housing types for each district, it is redundant to list them with each district intent.
- » *Update the districts' dimensional standards.* Evaluate dimensional standards to conform to comp plan density requirements, reflect contemporary building setback requirements, reduce barriers to development, and eliminate unnecessary or conflicting standards, including the following:
 - Reduce minimum lot sizes, particularly the R-1A district; use the lot size analysis and mapping of existing non-conforming lots (attached) to identify the appropriate new lot size standards
 - Consider removing the lot depth, lot width/depth ratio, site FAR, and building floor area requirements
 - Consider increasing the maximum building height in the R-2 district from 3 stories (50 ft.)

- Clean up the confusing standards, discrepancies, and overly complex standards, including the following:
 - Floor area vs. FAR calculations related to the inclusion of garages
 - Cottage court/cluster housing maximum floor area standards
 - ADUs
 - Cottage court housing
 - Cottages/tiny homes
 - Window fenestration
- » *Evaluate and update the Residential Building Design standards.* Section 2.2-7 is a lengthy section consisting of General Residential Building Standards and Building Type Standards. These are primarily form-based standards that should be evaluated for their benefits to development, barriers to development, complexity, and practicality.

Commercial/Mixed-Use Districts (C-1, C-2, C-2A, C-3):

- » *Clarify and update C-2A as an overlay district or a base district.* If it is a base district, then the district should include the same types of standards as other commercial districts and properties should be clearly zoned C-2A on the zoning map. If it's an overlay district, the overlay district's standards need to be compared with the uses and standards in the other commercial districts, e.g. overlay districts typically don't include allowed uses.
- » *Consider allowing additional residential uses in C-2, C-2A, and C-1 districts.* Some of the Missing Middle Housing types could be a good fit for these districts that already allow residential.
- » *Rename and update the district intents of the commercial districts to mixed-use districts.* Since these districts all allow residential uses, make it clear to property owners, neighbors, and developers what uses are allowed.
- » *Consolidate and organize the Site & Building Requirements tables into a single table.* This table would be parallel to the Residential Districts' Schedule of Regulations table (Sec. 2.2-5).
- » *Update the districts' dimensional standards.* Evaluate dimensional standards to conform to Comprehensive Plan density requirements, reflect contemporary building setback requirements, reduce barriers to development, and eliminate unnecessary or conflicting standards.
- » *Evaluate and update the Commercial Design standards.* Section 2.3-2 is a lengthy section consisting of building materials and other design standards. These are primarily form-based standards that should be evaluated for their benefits to development, barriers to development, complexity, and practicality. One issue is balancing between the City's desire to get commercial buildings to return to their original character and the resulting barriers to redevelopment.
- » *Consider a potential overlay district that supports implementation of the Business Development District concept in the updated Comprehensive Plan.* The intent of this overlay district would be to provide an area where a wide variety of small and expanding businesses

can enter the Ironwood market through flexible standards, reuse of buildings, and allowing a greater range of uses.

Industrial District (I):

- » *Assess and update the Industrial Building Standards.* Assess these form-based development standards in terms of presenting barriers to industrial development and opportunities to reduce restrictions/increase flexibility.
- » *Assess uses requiring the Special Land Use (SLU) application.* Consider whether any uses requiring a SLU could be changed to Permitted with Use Standards to streamline the process and remove potential barriers to industrial development.

Open Area District (O):

Review alignment between the district's intent statement, use table, and zoning map. Based on the use table, consider whether additional parcels should be zoned for the O district, e.g. parks, public buildings.

Zoning Map

- » *Align the zoning map with the future land use map in the updated Comprehensive Plan.*
 - Assess whether additional land in the Downtown Neighborhood FLU area could be rezoned R-4 or R-2.
 - Assess whether some land in the Traditional Neighborhood FLU areas could be rezoned R-1B or R-4.
 - Assess whether any of the commercial FLU areas are oversized for commercial uses long-term and could be rezoned to R-2 to clarify the community's need and acceptance of residential development in these areas.
 - Rezone industrial to align with the FLU map.
- » *Assess opportunities to increase the application of the R-1B, R-4, R-2, and new medium density districts on the zoning map.* Analysis could include identifying areas that are within walking distance of community amenities, such as commercial areas, services, schools, and parks.
- » *Consider extending the R-1A district down Van Buskirk Rd.* Existing areas with narrow lots could be opportunities for development of additional urban-sized lots.
- » *Update the C-2A district on the zoning map.* Depending on the determination of whether it is a base district vs. an overlay district, update the zoning map accordingly, e.g. if it's an overlay district, there could be a hatched layer over that portion of the C-2 zoning.
- » *Assess additional opportunities to apply the C-1 district along collector streets.* Currently the C-1 district is only applied to 20 acres of land total and less than one acre is vacant land.

Article 3: General Provisions

This article's name is confusing. Consisting of 35 sections, it is a catch-all article that makes it hard to find information with the zoning code. Our high-level review of the article finds that it includes 9 sections that are typically considered general provisions, 18 sections that are

standards for specific uses (13 accessory uses, 3 principal uses, and 2 temporary uses), 6 sections that are site development standards, and 2 sections that are district level standards.

- » *Create a new article for all use specific standards separate from Article 3 General Provisions.* This article could include the 18 sections referenced above, Sec. 5.3-8 Special Land Use Specific Requirements, Sec. 5.4-5 Permitted Uses with Use Standards Specific Requirements, and potentially Sec. 2.2-7 Residential Building Design (which contains standards for each housing type in the use table).
- » *Relocate sections.* The following sections could be relocated to the Site Development article:
 - Fences and walls
 - Grading, excavation, filling, soil removal, creation of ponds, and clearing of trees
 - Performance standards
 - Private road standards
 - Sidewalks, bike paths, and walkways
 - Street access and design
- » *Relocate sections.* The following sections could be relocated to the Zoning Districts article:
 - Lot width/depth ratio
 - Residential recreational area
- » The following sections could remain in the General Provisions article:
 - Principal Buildings, Structures, and Uses
 - Determination of Similar Uses
 - Lot Area Allocation
 - Building Grades
 - Electric Distribution and Service Lines
 - Front Yard Requirements
 - Projections Into Yards
 - Intersection Visibility
 - Height Expectations and Limitations

Article 4: Site Development

Off-Street Parking and Loading Standards

- » *Align the uses in the parking standards table with the uses in the districts' use tables.* The current parking standards table includes more detailed uses than necessary and makes the table overly long. Since the districts' use tables will be updated, this table should be updated to eliminate any confusion about uses.
- » *Evaluate and update the number of parking spaces requirements.* Some requirements could be lowered to meet contemporary parking demands and reduce barriers to development. In particular, consider reducing residential minimum parking requirements to reduce barriers to development. Also consider the impact of snow storage concerns on parking standards.

Access Management and Driveway Standards

- » *Broaden these standards beyond Highway 2.* This section only applies to the Highway 2 corridor, which is an arterial roadway. Driveway requirements for residential are confusing. Access management and driveway standards are needed for other roadways.

- » *Consider moving Sec. 3.1-31 Street Access and Design to this section.* All or portions of this section may fit better here.

Landscape and Tree Replacement Standards

- » *Staff believe this section needs a full evaluation and update.* Overall, the standards are overly complex to use. Staff is unsure of how to apply it and its practicality. In particular, the tree removal/replacement, greenbelt, and buffer zone standards need updating. Staff is also interested in adding tree planting requirements within street rights-of-way.
- » *Staff are interested in adding and expanding standards for screening, fences, and walls.* Fence/wall standards in Article 3 should be moved here. Consider increasing the maximum fence height allowed from 6 to 7 feet.

Sign Standards

- » *Evaluate and update sign standards based on current issues.* Too many signs exist along the highway today, so evaluate whether the number and types of signs allowed is too high. Also evaluate the types, sizes, and locations of signs allowed in different contexts, e.g. pole signs vs. monument signs.
- » *Update sign regulations to meet content neutrality First Amendment legal ruling.* Evaluate and update sign sections to remove content-based regulations.

Lighting Standards

- » Staff feel this section does not need updating.

Article 5: Approval

Site Plan Review

- » *Site plan review requirements are confusing and should be updated to be clearer.* The Uses Requiring Site Plan Review table, Sec. 5.1-2, identifies a lengthy list of uses (33) requiring site plan review but then identifies some uses that are Exempt and some that are subject to Sketch Plan Review (Administrative Approval). Evaluate and streamline the site plan review process where appropriate.
- » *Expand administrative approvals.* Consider making additional uses subject to administrative approval or exempt. For example, remove detailed criteria and remove low thresholds (less than 5% of floor area or parking area). Consider more opportunities for administrative approvals of site plan amendments as well.

Planned Unit Development (PUD) Overlay

- » This procedure is not currently being used so does not need updating.

Permitted With Use Standards

- » *Clarify and simplify this procedure to make it less confusing.* Even though it is an administrative approval process, this section refers to conditional land uses and a requirement for a site plan review.

Special Land Use

- » *Clarify and simplify this procedure.* This procedure also refers to conditional land uses and requires a site plan review.

Condominium Development Standards

- » This procedure is not currently being used so does not need updating.

Subdivision

- » *Develop a subdivision procedure.* The zoning code does not have a subdivision section. The City needs a subdivision process, particularly for lot splits and minor subdivisions.

Article 6: Administrative

- » *Move some divisions/sections to the Introduction or General Provisions articles:*
 - Non-Conforming Use, Structures, and Lots (Division 6.1)
 - Authority of Zoning Administrator (Sec. 6.2-1)
 - Sub-sections of Zoning Board of Appeals (Division 6.3)
- » *Integrate the remaining sections into article 5.* All the zoning code's development procedures should be in the same article to better align procedures and make them easier to find for applicants.
- » *Review and simplify the requirements for the certificate of zoning compliance and variance procedures.* It would be beneficial to organize all the development procedures into a table that makes it clear and easy-to-understand the requirements.
- » *Simplify zoning ordinance text amendments, zoning map amendments/rezoning, and comprehensive plan amendments if feasible.* There are a substantial number of site plan amendments per year, and staff believe there are opportunities to make some amendments administrative approvals. In particular, the rezoning procedure is too complex, which may be tied in part to the City Charter, and often presents a barrier to development.

Improve the Zoning Code's Structure

Improve the Code's Practicality and Usability

The City should consider improving the zoning code's usability by revising its structure. HKGi offers the following specific suggestions for improving the zoning code's usability:

- » Reorganize and relocate sections within the zoning code to group similar topics together. A suggested revised code structure follows. In particular, Article 3 General Provisions, which is a catch-all article that includes unrelated sections, should be reorganized.
- » Organize uses into principal use and accessory use tables, which will also organize other articles of the code.
- » Consolidate standards that are specific to a use, as opposed to the district level, into a use specific standards article.
- » Organize all development procedures, both legislative and administrative, into the same article and an easy-to-use table.
- » Organize all definitions into a new article.
- » Address inconsistencies in language, grammar, and/or references.

Overview of Code's Current Structure

The current structure of Ironwood's Zoning Code is:

- Articles
- Divisions

- Sections

Within each section, information is generally formatted (numbered) as follows:

- a.
 - 1.
 - (a)
 - (1)
 - i, ii, iii

The Zoning Code, which is Chapter 34, contains 10 articles and 134 sections as shown in the table below:

Article No.	Article Name	Number of Sections
1	Introduction	21
2	Zoning Districts	20
3	General Provisions	35
4	Site Development	50
5	Approvals	59
6	Administrative	30
Total No. of Sections		215

Article 1 Introduction

- Division 1.1 Title, Purpose, & Authority
- Division 1.2 Definitions & Rules of Measurement

Article 2 Zoning Districts

- Division 2.1 Zoning Districts & Map
- Division 2.2 Residential Districts
- Division 2.3 Commercial/Mixed-Use Districts
- Division 2.4 Industrial District
- Division 2.5 Open Area District

Article 3 General Provisions

- Division 3.1 General Provisions

Article 4 Site Development

- Division 4.1 Off-Street Parking & Loading Standards
- Division 4.2 Access Management & Driveway Standards
- Division 4.3 Landscape Standards & Tree Replacement
- Division 4.4 Signs
- Division 4.5 Lighting Standards

Article 5 Approval

- Division 5.1 Site Plan Review
- Division 5.2 Planned Unit Development (PUD) Overlay

- Division 5.3 Special Land Use
- Division 5.4 Permitted with Use Standards
- Division 5.5 Condominium Development Standards
- Article 6 Administrative
 - Division 6.1 Non-Conforming Uses, Structures, and Lots
 - Division 6.2 Administration & Enforcement
 - Division 6.3 Zoning Board of Appeals
 - Division 6.4 Amendments

Potential Code Reorganization

- Article 1 Introduction
 - Division 1.1 Title, Purpose, & Authority
 - Division 1.2 Zoning Administrator
 - Division 1.3 Zoning Board of Appeals
 - Division 1.4 Rules of Measurement
- Article 2 Establishment of Districts & General Provisions
 - Division 2.1 Zoning Districts & Map
 - Division 2.2 General Provisions
 - Principal Buildings, Structures, and Uses
 - Determination of Similar Uses
 - Lot Area Allocation
 - Building Grades
 - Electric Distribution and Service Lines
 - Front Yard Requirements
 - Projections Into Yards
 - Intersection Visibility
 - Height Expectations and Limitations
- Article 3 Zoning Districts
 - Division 3.1 Residential Districts
 - Division 3.2 Commercial/Mixed-Use Districts
 - Division 3.3 Industrial District
 - Division 3.4 Open Area District
- Article 4 Use Specific Standards
 - Division 4.1 Principal Uses
 - Division 4.2 Accessory Uses
 - Division 4.3 Temporary Uses
- Article 5 Site Development
 - Division 5.1 Off-Street Parking & Loading Standards
 - Division 5.2 Access Management & Driveway Standards
 - Division 5.3 Streets, Sidewalks, Bike Paths Design
 - Division 5.4 Landscape Standards & Tree Replacement

	Division 5.5	Grading, Excavation, Filling, Soil Removal, Creation of Ponds, Clearing of
Trees		
	Division 5.6	Signs
	Division 5.7	Lighting Standards
	Division 5.8	Performance Standards
Article 6		Development Procedures
	Division 6.1	Administration & Enforcement
	Division 6.2	Permitted with Use Standards
	Division 6.3	Special Land Use
	Division 6.4	Site Plan Review
	Division 6.5	Variances
	Division 6.6	Amendments
Article 7		Definitions
	Division 7.1	General Definitions
	Division 7.2	Use Definitions (including residential building types)
	Division 7.3	Sign Definitions
	Division 7.4	Lighting Definitions
	Division 7.5	Adult Use Definitions
	Division 7.6	Medical Marihuana Definitions

Overview of Development Review Procedures <i>(Note: for analysis purposes only; procedures should be verified during code update)</i>																	
Area (Land Use, Subdivision, Ordinance Amendment)	Application		Pre-Application Meeting with Staff Required?	Public Notice Required			Public Hearing			Decision				Appeal			Notes
				Published	Mailed	Distance	Planning Commission	Council	ZBA	Administrative	Planning Commission	City Commission	ZBA	City Commission	ZBA	Courts	
Land Use	Site Plan	Sketch	No							X					X		
Land Use			Full Plan	Optional							X					X	
Land Use	PUD Site Plan	Preliminary	Optional	X	X	300	X	X (verify)					X		X		
Land Use			Final Site	No							X					X	
Land Use	Permitted with Use Standards									X					X		
Land Use	Special Land Use			X	X	300	X				X				X		
Subdivision	Condominium Subdivision		Optional								X				X		Same procedure as Site Plan Review
Amendment	Rezoning	Rezoning	Optional	X	X	300	X	X					X		X		
Amendment			Conditional	Optional	X	X	300	X	X					X		X	
Amendment	Zoning Text Amendment		Optional	X	X	300	X	X (optional)					X		X		For amendment affecting 11+ properties, don't need to mail notice, just publish it
Amendment	Map Amendment		Optional	X	X	300	X	X (optional)					X		X		For amendment affecting 11+ properties, don't need to mail notice, just publish it
Amendment	Master Plan Amendment		Optional	X	X	300	X				X				X		
Land Use	Variance	Dimensional Variance		X	X	300			X				X			X	
Land Use			Use Variance		X	X	300			X				X			X
Land Use	Certificate of Zoning Compliance									X					X		

Lot Size Analysis by Residential Zoning District

Vacant land by zoning district (includes city-owned)	
Zoning District	No. of Parcels
R-1A	457
R-1B	133
R-2	4
R-3	40
R-4	11

City-owned vacant land by zoning districts	
Zoning District	No. of Parcels
R-1A	40
R-1B	12
R-2	3
R-3	6

Analysis of Existing Parcels Below Minimum Lot Area Standards				
Zoning District	Minimum Lot Size	Total Parcels	No. Parcels below Minimum Lot	% Parcels Below Minimum Lot
R-1A	8,400 sf	1,773	650	36.66%
R-1B	5,000 sf	1,292	288	22.29%
R-2	5,000 sf	32	2	6.25%
R-3	10 acres	90	55	61.11%
R-4	4,000 sf	57	14	24.56%

Non-Residential Dimensional and Building Standards						
Development Standards	C-1	C-2	C-2A	C-3		I
				Residential	Commercial/MU	
Lot Size						
Minimum Area	X					X
Minimum Width	X			X	X	X
Setbacks						
Front (minimum)	X			X	X	X
Rear (minimum)	X			X	X	X
With alley		X	X			
Without Alley		X	X			
Side (minimum)	X	X	X	X	X	X
Adjacent single-family residential (side and rear)		X	X		X	
Parking (minimum)	X	X	X		X	
Front Setback (maximum)	X			X	X	
Build to/dooryard		X	X			
Other Building Standards						
Building Floorprint (maximum)	X					
Building Height (maximum)	X	X		X	X	X
Building height (minimum)		X				
Form Standards						
Ground Floor Elevation			X			
Second Floor Elevation			X			
Upper Stories Clear Height			X			
Upper Stories Setback (above third story)		X	X			
Window fenestration						X
Ground Floor Fenestration	X	X	X	X	X	
Upper Story Fenestration	X	X	X	X	X	
Façade articulation						X
Frontage Build-to (minimum)		X	X			
Other Site Standards						
Private Open Space (minimum)		X	X			
Lot Coverage (maximum)				X	X	
Screening					X	

SEC. 2.2-5 SCHEDULE OF REGULATIONS

	Lot Size				Floor Area Ratio (FAR) max.	Height (max.)		Yard Setbacks (min. ft.)			Floor Area	
District	Min. Area (min. sq. ft.)	Lot Width (min. ft.)	Lot Width (max. ft.)	Lot Depth (min. ft.)		Stories	Feet	Front	Side		Rear	(min sq.ft.)
									Least	Total		
R-1B Med. Density	5,000	40	70	120	.36	2	35	25	8	16	30*	650
R-1A Low Density	8,400	75 average, 70 at road	100	120	.36	2	35	35	8	20	30*	650
R-2 Multiple-Family	5,000	50	N/A	N/A	.5	3	50	25	8		40	600
R-3 Rural	435,600 (10 acres)	330 at road	N/A	N/A	N/A	2	35	50	50		100	N/A
R-4 High Density	4,000	30	60	75	.5	2	35	15	5	10	10	600
Cottage/ Cottage Cluster	N/A	Per Dwelling Unit			N/A	2	18	10	10		10	700 max.
		18	30	50-100								

SEC. 2.2-6 RESIDENTIAL USE TABLE

In the Residential Districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, "P*" as permitted uses with use standards, "A" as accessory to a principal use, and "SLU" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in [Article 5, Division 3](#). Additional applicable use standards are listed in the column at right.

Use	R-1A	R-1B	R-2	R-3	R-4	Additional Requirements
Residential						
Detached single-family dwellings	P	P	P	P	P	Sec. 2.2-7b1. Single-Family Detached
Duplex/Triplex		P	P			Sec. 2.2-7b2. Duplex/Triplex
Townhouses			P			Sec. 2.2-7b3. Townhouses
Multi-family residential dwellings (flats)			P			Sec. 2.2-7b4. Flats
Manufactured housing units	P*	P*	P*	P*	P	Comply with Sec 621 of the BOCA National Building Code, cross section length, roof pitch

The purpose of this combined use table is to provide a snapshot of uses allowed by district. It is not intended to replace the specific use tables in each chapter.
Please refer to the specific article in which that district is found.

Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Residential												
Detached single-family dwellings	P	P	P	P	P				P			Sec. 2.2-7b1. <i>Single-Family Detached</i>
Duplex/Triplex		P	P						P			Sec. 2.2-7b2. <i>Duplex/Triplex</i>
Townhouses			P						P			Sec. 2.2-7b3. <i>Townhouses</i>
Multi-family residential dwellings (flats)			P					P	P			Sec. 2.2-7b4. <i>Flats</i>
Upper floor residential dwellings						P	P	P	P			
Manufactured housing units	P*	P*	P*	P*	P							Comply with Sec 621 of the BOCA National Building Code, cross section length, roof pitch
Cottage Court			PUD	PUD								Sec. 2.2-7b5. <i>Cottage Courts</i> and <i>Article 5, Division 2</i>
Cottages (Tiny Homes)	SLU	SLU	SLU	SLU	P							
Accessory Dwelling Units	P*	P*	P*	P*								Sec. 5.4-5a. <i>Accessory Dwelling Unit</i>
Human Care Facilities	<i>Sec. 3.1-2 Adult and Child Care Facilities</i>											
Live/work		P*				P		P	P			in R-1B, non-residential uses may only be those permitted in C-1 and along minor arterials
Retail Uses												
Retail sales and services						P*	P	P	P			<i>C-1 Footnote</i>
Outdoor retail display and sales									P*			Sec. 5.4-5i. <i>Outdoor Retail Display and Sales</i>
Wholesale businesses										P		
Garden Centers									P*			Sec. 5.4-5h. <i>Garden Centers</i>
Retail businesses with adult novelties									SLU			Sec. 5.3-8 c. <i>Adult Entertainment Regulated Uses</i>
Marihuana establishment: retailer, microbusiness, and safety compliance facility								SLU	SLU			Chapter 37 of Code of Ordinances
Accessory retail										A		Limited to 20% of the total floor area of principal industrial use
Office and Service Uses												
Personal and business services						P	P	P	P			
Professional and Business Offices						P	P	P	P			
Bank, Financial Institution							P	P	P			
Studio, such as art, dance, health, music or other similar place of instruction						P	P	P				
Funeral homes and mortuaries								P*	P*			Sec. 5.4-5g. <i>Funeral Homes and Mortuary Establishments</i>

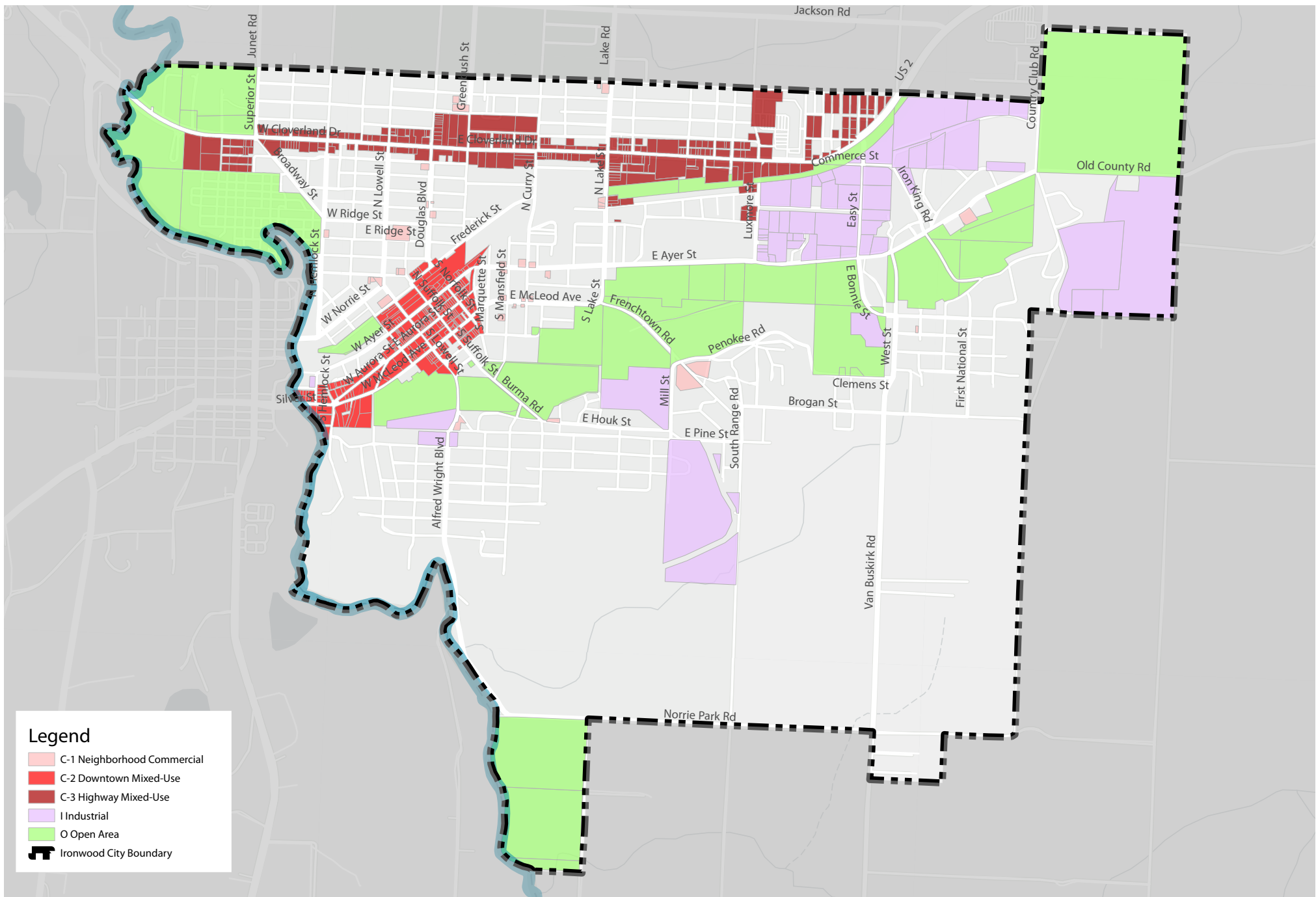
Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Self-service laundry and dry cleaning establishments								P	P			
Medical Uses												
Hospitals									P			
Medical and dental offices and clinics						P		P				
Medical laboratories								P	P	P		
Urgent care center									P			
Lodging												
Hotels and motels							P	P	P			
Bed and breakfast inns						P*		P*	P*			Sec. 5.4-5f. <i>Bed and Breakfast/ Inns</i>
Food and Drink Establishments												
Bars, taverns, lounges							P*	P*	P*			Sec. 5.4-5e. <i>Bars, Taverns, Lounges, Microbreweries (Accessory), and Brewpubs</i>
Microbreweries, brew-pubs							P*	P*	P*	P*		Sec. 5.4-5e. <i>Bars, Taverns, Lounges, Microbreweries (Accessory), and Brewpubs</i>
Drive-through window facilities for banks, restaurants, or other permitted uses								SLU	SLU	SLU		Sec. 5.3-8g. <i>Drive-through Window Facilities for Banks, Restaurants or Other Permitted Uses</i>
Restaurants, standard							P	P	P			
Restaurants with an open front window							P	P	P			Sec. 5.4-5l. <i>Restaurants with an Open Front Window</i>
Restaurant, Drive-In									P			
Restaurant, Fast-Food									P			
Restaurant, Carry-out							P	P	P			
Auto-related Uses												
Auto dealerships, new and used								SLU	P*			Sec. 5.3-8d. <i>Automobile or Vehicle Dealerships</i>
Automobile gasoline stations								SLU	SLU			Sec. 5.3-8d. <i>Automobile Gasoline Stations</i>
Automobile washes, automatic or self-service								P*	P*			Sec. 5.4-5c. <i>Automobile Washes, Automatic or Self-service</i>
Automobile and vehicle dealerships							P*	P*	P*			Sec. 5.3-8d. <i>Automobile or Vehicle Dealerships</i>
Passenger terminals								P	P			
Automobile repair establishments, (major repair)									SLU	P		Sec. 5.3-8e. <i>Automobile Repair Establishments (Major Repair)</i>



Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Automobile service establishments, (minor repair)									P*	P*		Sec. 5.4-5 b. Automobile Service Establishments (Routine Maintenance and Minor Repair)
Industrial, Construction & Storage												
Any production, processing, cleaning, testing, repairing, storage and distribution of materials, goods, foodstuffs and products										P		
Contractor's establishments not engaging in any retail activities on the site										P		
Log yards (sorting and/or storage)										SLU		Sec. 5.3-8 i. Log Yards
Research and testing laboratories							P	P	P	P		
Stone cutting and monuments										P		
Building supply and equipment stores and yards										P		
Storage facilities/units										SLU		
Outdoor storage				P*				SLU	SLU	P*		Sec. 5.4-5 j. Outdoor Storage
Medical marihuana caregiver growing facility										SLU		
Marihuana establishment: grower, processor, secure transporter, safety compliance facility										SLU		Chapter 37 of Code of Ordinances
Small scale production, manufacturing and processing establishments							P*	P*	P			If located in C-2 or C-2A, must provide an accessory retail use facing the building's front yard
Truck terminal										P		
Any modifying, altering, excavating, erecting or razing of structures or the natural characteristics of the land											SLU	
Solar energy collectors				SLU							SLU	Sec. 5.3-8 p. Solar Energy Collectors
Wind Energy Systems				SLU								
Animals & Agricultural												
Agriculture				A								
Agricultural businesses				A								
Farms				A								
Stables				P*								Sec. 5.4-5 m. Stables.
Kennels				SLU						SLU		Sec. 5.4-5 k. Kennels
Keeping of livestock				A								

Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Pet boarding facilities				SLU						p*		Sec. 5.4-5 <i>k. Pet Boarding Facilities</i>
Veterinary clinic, office, hospitals				p*				p*	p*	p*		Sec. 5.4-5 <i>n. Veterinary Hospitals</i>
Forestry											P	
Recreation and Entertainment Uses												
Fitness center or health club						P	P	P	P			
Recreational facility (indoor)									P			
Recreational facility (outdoor)									P	P	SLU	
Parks	P		P	P	P						P	
Multiplex and outdoor theatres (drive-in theatres)									P			
Theatres						P	P	P	P			
Adult Entertainment Regulated Uses								SLU	SLU			Sec. 5.3-8 <i>c. Adult Entertainment Regulated Uses</i>
Institutional, Educational, and Assembly Uses												
Places of assembly, including places of worship	SLU		SLU	SLU	SLU	P	A	P	P			
Schools (K-12)	P		P	P	P							
Post-secondary education, colleges, or vocational schools								P	P			
Community centers						P						
Public buildings							P	P	P	P	P	
Public utilities	SLU		SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	
Essential public service buildings and structures	SLU		SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	Sec. 5.3-8 <i>h. Essential Public Service Buildings and Structures</i>
Wireless Communications Facilities				SLU					SLU	SLU		
Cemeteries				SLU								

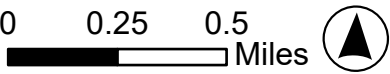


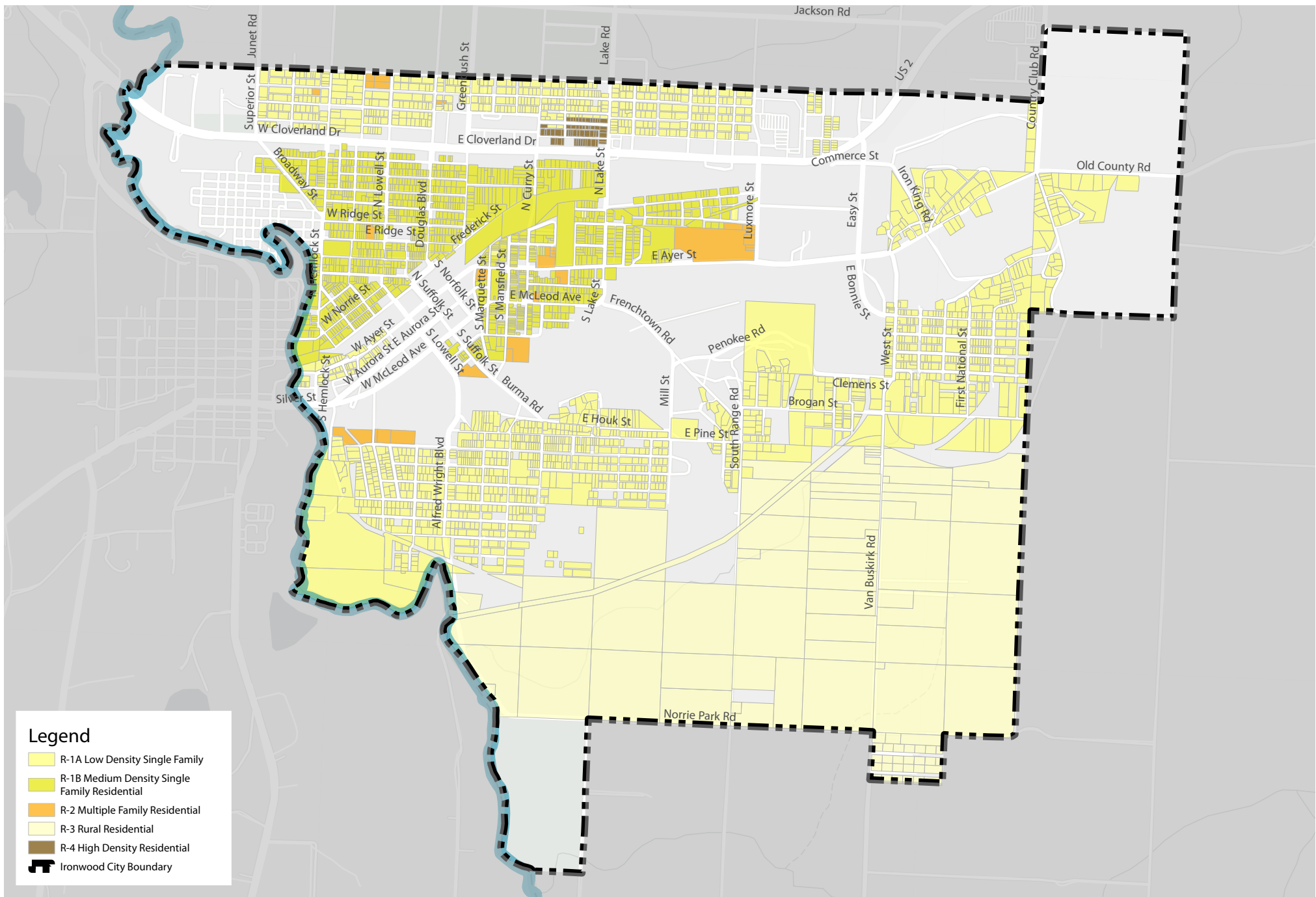


Zoning: Residential Districts

City of Ironwood

Source: City of Ironwood, 2025

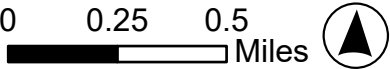




Zoning: Residential Districts

City of Ironwood

Source: City of Ironwood, 2025



City of Ironwood
213 S. Marquette St.
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MEMO

To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: April 8, 2026

Meeting Date: April 13, 2026

Re: Use and Maintenance Agreement for Norrie Park Community Garden

Background

For many years the Norrie Community Garden Volunteers have been maintaining and programming the Norrie Park Community Garden. They are applying for a grant through the Gogebic Conservation District. The grant requires that there is a formal and perpetual use agreement for the Norrie Park Community Garden. In addition, the agreement includes the installation of a grant acknowledgement sign for the Gogebic Conservation District. Attached is a draft agreement for the City Commission to review.

Recommendation

Recommend approval of the Use and Maintenance Agreements for the Norrie Park Community Garden.



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



USE AND MAINTENANCE AGREEMENT FOR THE NORRIE PARK COMMUNITY GARDEN

Between the City of Ironwood and Norrie Community Garden Volunteers for the Maintenance and Care of Norrie Park Community Garden

This Perpetual Agreement (“Agreement”) is entered into this ____ day of _____, **2026**, by and between the **City of Ironwood**, a Michigan municipal corporation (“City”), and the **and The Norrie Community Garden Volunteers**, an organized volunteer group (“NCGV”).

1. Purpose

The purpose of this Agreement is to establish a long-term partnership for the maintenance, beautification, and care of the City-owned Norrie Park Community Garden located at Norrie Park, Ironwood, MI (“Garden”).

2. Term

This Agreement shall be considered perpetual in nature and shall remain in effect unless terminated by either party in accordance with Section 9 of this Agreement.

3. Responsibilities of the NCGV

NCGV agree to:

- Design, plant, and maintain garden plots within the garden.
 - Provide routine care, including watering, weeding, pruning, and seasonal clean-up.
 - Coordinate volunteer efforts necessary to maintain the garden in an orderly and attractive condition.
 - Consult with the City prior to making any significant structural or design changes.
 - Coordinate assignments of garden plots to members of the community
-

4. Responsibilities of the City

The City agrees to:

- Provide general oversight of the Garden as a public space.
 - Maintain infrastructure elements such as benches, walkways, lighting, irrigation (if applicable), and waste receptacles.
 - Provide access to water for maintenance purposes, if available.
 - Assist with removal of large debris, trash, or materials beyond routine gardening maintenance.
 - Coordinate with the NCGV on any planned construction or improvements that may impact the Park.
-

5. Improvements and Alterations

Any permanent improvements or installations (e.g., structures, signage, hardscape elements) must receive prior written approval from the City. For the purpose of the Gogebic Conservation District Grant, a permanent sign about the project will be placed in the park acknowledging the Gogebic Range Conservation District as the funder.

6. Liability and Insurance

- The NCGV acknowledge they are acting as volunteers and assume responsibility for their activities.
 - To the extent permitted by law, each party agrees to be responsible for its own acts and omissions.
 - The City does not assume liability for injuries sustained by volunteers during activities related to this Agreement.
-

7. Compliance with Laws

Both parties agree to comply with all applicable local, state, and federal laws, ordinances, and regulations.

8. Non-Assignment

This Agreement may not be assigned or transferred without the prior written consent of the City.

9. Termination

Either party may terminate this Agreement at any time, with or without cause, upon providing thirty (30) days written notice to the other party.

10. Amendment

This Agreement may be amended only by written agreement signed by both parties.

11. Entire Agreement

This document constitutes the entire agreement between the parties and supersedes all prior discussions or understandings.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF IRONWOOD

By: _____

Name/Title: _____

Date: _____

Norrie Community Garden Volunteers

By: _____

Name/Title: _____

Date: _____