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

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AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
October 12, 2026

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

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

PUBLIC HEARING
5:25 P.M.

1. Open Public Hearing.

2. Roll Call.

3. Public Hearing: To hear comments relative to an Industrial Facilities Tax Exemption Certificate application filed by Balduc Properties, LLC. (DBA Tritegrity Machine), for 397 W. Aurora Street, the City of Ironwood, Michigan as located in part of SW 1/4 and the SW 1/4, Section 22, T47N, R47W, City of Ironwood, Gogebic County, Michigan.

4. Close Public Hearing.

REGULAR MEETING
5:30 P.M.

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

B. Recording of the Roll.

C. Approval of the Consent Agenda. *
All items with an asterisk (*) are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

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

*1) Approval of Minutes:
   a. Regular City Commission Meeting Minutes of September 28, 2026.
   b. Closed Session Meeting Minutes of September 28, 2026.

*2) Review and Place on File:
   a. Ironwood Housing Commission Meeting Minutes of September 8, 2026.
   b. Planning Commission Meeting Minutes of June 4, 2026.
   c. Planning Commission Meeting Minutes of August 3, 2026.
   d. Planning Commission Meeting Minutes of September 3, 2026.

D. Approval of the Agenda.

E. Presentation by Dan Martinson, Ironwood Area School Superintendent.

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

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

UNFINISHED BUSINESS

H. Discuss and consider approving Change Order #3 for Ruotsala Construction, Inc, which is a decrease of $17,444.50 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents.

I. Discuss and consider approving Change Order #4 for Ruotsala Construction, Inc, which is an increase of $20,760.00 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents.

J. Discuss and consider approving Payment #3, for Ruotsala Construction, Inc, in the amount of $32,463.46 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents.

K. Discuss and consider approving Payment #23, for C.D. Smith, in the amount of $54,007.22 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

NEW BUSINESS

L. Discuss and consider authorizing the Ironwood City Manager to attend the Michigan Public Service Commission meeting in Houghton on October 15th, 2026, to express concerns on the sale of Xcel Energy's Michigan assets to UPCCO and Semco.

M. Discuss and consider approval of the FY 2025-2026 Planning Commission Annual Report.

N. Discuss and consider adopting Resolution #026-031, a Resolution Approving Application of Balduc Properties (DBA Tritegrity Machine) for Industrial Facilities Exemption Certificate for a New Facility.

O. Discuss and acknowledge Ordinance Number 562, an Ordinance to amend Chapter 12, Cemeteries, Section 12-41 and 12-44 of the Code of Ordinances and schedule a Public Hearing for 5:20 p.m. on Monday, October 26, 2026.

P. Discuss and consider approving a $27,000.00 Ice Rental Contract between the Ice Crystals Figure Skating Club and the Pat O'Donnell Civic Center for the 2026-2027 Season.

Q. Discuss and consider approving a $42,000.00 Ice Rental Contract between the Polar Bear Hockey Club and the Pat O'Donnell Civic Center for the 2026-2027 Season.

R. Manager's Report.

S. Other Matters.

T. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on September 28, 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. Amended City Commission Meeting Minutes of August 10, 2026.
b. Closed Session Meeting Minutes of August 24, 2026.
c. Regular City Commission Meeting Minutes of September 14, 2026.

2) Review and Place on File:
a. Revised Pat O'Donnell Civic Center Meeting Minutes of August 4, 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 Mildren, seconded by Korpi, and carried, to approve the Agenda as presented.*

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

Motion *was made by Mildren, seconded by Korpi, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending August 30, 2026, and the Cash and Investment Summary Report for August 2026.*

F. Approval of Monthly Check Register Report.

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

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
Jeanne Saari commented on Agenda Item U.

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 approving Change Order #10, for Jake's Excavating and Landscaping, LLC., which is an increase of $47,684.54 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Mildren, seconded by Korpi, to approve Change Order #10, for Jake's Excavating and Landscaping, LLC., which is an increase of $47,684.54 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

J. Discuss and consider approving Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $901,414.61 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $901,414.61 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approving the Rural Development Pay Package #12, in the amount of $383,873.69 for the Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve the Rural Development Pay Package #12, in the amount of $383,873.69 for the Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

L. Discuss and consider approving Payment #2, for Ruotsala Construction, Inc, in the amount of $282,517.30 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #2, for Ruotsala Construction, Inc, in the amount of $282,517.30 for the Old County Road Water Main Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

M. Discuss and consider approving Change Order #18, for C.D. Smith, which is an increase of $95,233.76 for the Water Treatment Phase 2 Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Mildren, seconded by Korpi, to approve Change Order #18, for C.D. Smith, which is an increase of $95,233.76 for the Water Treatment Phase 2 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

N. Discuss and consider approving Change Order #27, for Jake's Excavating and Landscaping, LLC., which is an increase of $6,410.93 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Change Order #27, for Jake's Excavating and Landscaping, LLC., which is an increase of $6,410.93 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

O. Discuss and consider approving Payment #29, for Jake's Excavating and Landscaping, LLC., in the amount of $61,800.21 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Payment #29, for Jake's Excavating and Landscaping, LLC., in the amount of $61,800.21 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

P. Discuss and consider approving Change Order #8, for Jake's Excavating and Landscaping, LLC., which is a decrease of $97,573.92 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Change Order #8, for Jake's Excavating and Landscaping, LLC., which is a decrease of $97,573.92 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

Q. Discuss and consider approving Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $385,965.70 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #11, for Jake's Excavating and Landscaping, LLC., in the amount of $385,965.70 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

R. Discuss and consider approving Change Order #5, for Jake's Excavating and Landscaping, LLC., which is a decrease of $46,219.80 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Change Order #5, for Jake's Excavating and Landscaping, LLC., which is a decrease of $46,219.80 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

S. Discuss and consider approving Payment #12, for Jake's Excavating and Landscaping, LLC., in the amount of $12,052.00 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Dean, seconded by Frank, to approve Payment #12, for Jake's Excavating and Landscaping, LLC., in the amount of $12,052.00 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

T. Discuss and consider awarding the bid for 2,000 tons of Winter Street Sand to Jake's Excavating and Landscaping, in the amount of $21,240.00.

Motion *was made by Mildren, seconded by Korpi, to approve the bid for 2,000 tons of Winter Street Sand to Jake's Excavating and Landscaping, in the amount of $21,240.00. Unanimously passed by roll call vote.*

U. Discuss and consider option to purchase City property on Luxmore Street.

Motion *was made by Korpi, seconded by Mildren, to approve a three-year option to purchase City property on Luxmore Street for Andrew and Jeanne Saari. Unanimously passed by roll call vote.*

V. Mayor's Appointments.

Mayor Corcoran reappointed Monica Benson to the Economic Development Corporation for a six-year term (term expiring October 31, 2032).

Motion *was made by Mildren, seconded by Korpi, and carried, to reappoint Monica Benson to the Economic Development Corporation for a six-year term (term expiring October 31, 2032).*

Mayor Corcoran reappointed Bill Thomason to the Pat O'Donnell Civic Center Board for a three-year term (terms expiring October 31, 2029).

Motion *was made by Korpi, seconded by Mildren, and carried, to reappoint Bill Thomason to the Pat O'Donnell Civic Center Board for a three-year term (term expiring October 31, 2029).*

Mayor Corcoran reappointed Jerry Gullan to the Pat O'Donnell Civic Center Board for a three-year term (terms expiring October 31, 2029).

Motion *was made by Mildren, seconded by Korpi, and carried, to reappoint Jerry Gullan to the Pat O'Donnell Civic Center Board for a three-year term (term expiring October 31, 2029).*

W. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- *$33MIL Wastewater Plant Project for GIWA:*
  - *CD Smith is working on a wide variety of mechanical and electrical upgrade projects that make up this large project. Currently stating that the project is on schedule with all of the original scope of work. Some additional scope of work will go into 2027. The project team is coordinating what scope and budget will be added in with remaining contingency dollars.*
- *$22MIL water treatment plant:*
  - *The water plant has been successfully filtering water for a month now.*
  - *The fluoride pump needs to be replaced and so the fluoride will not begin being added into the system until October or November sometime.*
  - *Water flushing is happening this week through Thursday morning. Bottled water is available at IPSD for those experiencing dirty water.*
  - *There are still a few last items to close out on the punchlist over the next couple of months.*
- *Phase 5B $3.8MIL and Phase 5C $1.8MIL water / sewer project*
  - *Ridge and Arch Streets: The final inspection and punchlist still needs to occur. There is still a little bit of work remaining which will be paid under the USDA RD sewer funding.*
- *The $3MIL Lead Service Line Replacement project with Jakes Excavating is complete, as our funding has expired.*
  - *Jakes still has a little bit of restoration to wrap up. If anyone has issues that need to be addressed from this project, please contact the utility office.*
  - *In 2020 we started with 1500 known and unknown Lead Service Line addresses.*
  - *478 of those were confirmed lead and replaced.*
  - *We now are down to 21 know lead service lines and 3 unknown material type lines that we can not access for various reasons.*
  - *We spent roughly $4MIL of 100% grant money replacing those lines at a cost of approximately $8,000 each. Most of those would have been the property owners responsibility if it were not for this FUNDED mandate by the State of Michigan and the EPA.*
  - *It has been an extremely successful project.*
- *The 29 sanitary sewer flow meters have been deployed for the summer. We had a major 2.5-inch rain event on August 7th. We have read the sewer flow meters and are waiting on the consultant to process the data.*

- *Pat O Donnell Civic Center:*
  - *Civic Center Ice Making Plant Project – the temporary chiller system is in, and Jay is making ice. The BABA compliant system is supposed to be installed prior to snowfall.*
  - *Parking lot job with Ruotsala construction is completed.*
- *FY 27 Small Urban MDOT Funding for Douglas Boulevard Sidewalks: Coleman Engineering is currently working on design of the project. The goal is to have this out to bid late fall 2026 for 2027 construction.*
- *Community Development continues to progress the MSHDA Round 1 Mi Neighborhood grant. 6 housing properties are under contract for rehabilitation. 3 of 6 are complete. 1 was cancelled due to homeowner issues. The last 2 are currently being worked on by the contractor. The next housing rehab grant is being awarded to the City and the grant agreement will be coming sometime this fall. Staff is working closely with MSHDA staff in order to wrap up the current grant and to begin administering the next grant as soon as possible.*
- *The playground equipment for the Newport School site playground is expected to arrive tomorrow and Wednesday mornings and be installed over the next week or so. The footings for the equipment were installed over the last few days. A contractor for the City will be installing a fence next week as well.*
- *Water tank cleaning: Contractor is scheduled to come in the week of Oct 5th or 12th.*
- *Memorial Building paint repairs: to be performed in 2027 by Innovative Masonry Restoration out of Minnesota.*
- *Projects that still need to progress this year:*
  - *Tub grinding wood chips at Compost Site (in progress)*
  - *Industrial site tailings.*
  - *Start measuring repairs for 2027 road repairs to be bid this winter.*

General Information

- *HKGI is starting the zoning code update process with our Community Development office. Last 1st Friday event they had a booth to obtain public input on the zoning and housing types in the community. Next steps are for them to put together mapping for updating the zoning districts. Previous planning commission meetings have been focused on updating the allowable use tables for each of the districts.*
- *Absentee ballots for the November 3, 2026, State General Election are available. 590 absentee ballots have been sent out, with 38 returned as of today. Voters can find election information and sample ballots on the City's Facebook page, at Michigan.gov/Vote, or by contacting the Clerk's Office.*
- *A City Charter amendment proposal, approved by the Governor, is on the ballot to extend and stagger City Commissioner terms. The intent of staggering Commissioner terms is to provide greater continuity and stability of governance so that the entire Commission doesn't change over all at once.*
- *The City's 20th Annual Comprehensive Deer Management Hunt, conducted in cooperation with the Michigan DNR, will begin Thursday, October 1. Thirteen hunters are registered to participate this year. Hunt information can be found on the City's website or be obtained from the Clerk's Office.*
- *The digitization efforts for Riverside Cemetery continues. Five cemetery blocks (56–58, 101 and 102) and seven Potter's Fields (indigent burial areas) remain in process. Incomplete blocks will appear in gray on the City's Cemetery GIS program and are updated as each block is completed. Angie Brogan continues to do exceptional work digitizing records and researching missing or incomplete information to help ensure accurate and complete burial records for Riverside Cemetery.*

- *The Campground season is wrapping up on Sunday, October 11. The stay two nights, get a free night promotion that was approved at the last City Commission meeting is live! A season end report will be provided at the next meeting.*
- *The 100-year anniversary commemoration of the Pabst Mine Disaster was well attended and enjoyed this past week. There were about 125 people who attended the Program at the Memorial Building on Saturday evening. Lynne also had a very successful and well attended program at the Library on the 100-year anniversary last Thursday. Thank you to Lynne and her Staff and the Friends of the Miner's/Bill Jamerson for putting on the two Mine Disaster commemoration programs.*
- *I am hosting the 2026 UP City Managers meeting here in Ironwood later this week. This will be a great chance to showcase some of our recent projects in Ironwood and network with the fellow managers from around the UP. I have a great agenda of presentations, site visits and good local food to share with the other managers.*

X. Other Matters.

Commissioner Mildren commented how lucky Ironwood is to have three local news outlets and thanked the two radio stations and the Globe for providing new sources to the Gogebic Range.

Mayor Corcoran commented how beautiful Ridge and Arch Streets look with the construction complete.

Y. Consider going into closed session pursuant to MCL 15.268(1)(d); to 1) consider the purchase of real property up to the time an option to purchase that real property is obtained, and 2) consider the lease of real property up to the time an option to lease that real property is obtained.

Motion *was made by Korpi, seconded by Mildren, to enter closed session at 6:11 p.m. pursuant to MCL 15.268(1)(d); to 1) consider the purchase of real property up to the time an option to purchase that real property is obtained, and 2) consider the lease of real property up to the time an option to lease that real property is obtained. Unanimously passed by roll call vote.*

Z. Return to Open Session.

Motion *was made by Korpi, seconded by Mildren, and carried, to return to open session at 6:39 p.m.*

AA. Discuss and consider approving a 12-month lease extension between the City and United Parcel Service.

Motion *was made by Dean, seconded by Frank, to approve a 12-month lease extension, expiring on November 1, 2027, between the City and United Parcel Service, for the existing $1,800.00 per month rental rate. Unanimously passed by roll call vote.*

BB. Adjournment.

Motion *was made by Mildren, seconded by Korpi, and carried, to adjourn the meeting at 6:40 p.m.*

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

IRONWOOD HOUSING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 08, 2026
PIONEER PARK APARTMENTS – COMMUNITY ROOM
515 E. VAUGHN STREET – IRONWOOD, MI. 49938

The regular meeting of the Ironwood Housing Commission was held on September 08, 2026 in the Community Room at Pioneer Park Apartments at 515 E. Vaughn Street, Ironwood, MI. 49938. The meeting was open to the public.

Recording the Roll:
Present: Commissioners-Perry, Harkness, Zysk
Absent: O'Brien, Lupino

1. Call to Order – Pledge of Allegiance to the United States of America

The meeting was called to order by Vice-President Perry, followed by the Pledge of Allegiance to the United States of America.

2. Regular meeting minutes of August 11, 2026 meeting

Motion by Zysk, seconded by Harkness, unanimously approved through roll call vote to approve the regular meeting minutes of August 11, 2026.

3. Old Business – N/A

4. New Business

4.1.1 Resolution 2026-6 Obsolete Item Write-Off

Motion by Zysk, seconded by Harkness, unanimously approved through roll call vote to approve Resolution 2026-6 Obsolete Item Write-Off.

4.1.2 A., Cedric, & Michaels CPA'S, PLLC – Audit Engagement Letter

Motion by Harkness, seconded by Zysk, unanimously approved through roll call vote to approve the A., Cedric, & Michaels CPA'S, PLLC – Audit Engagement Letter.

4.1.3 A.,Cedric,& Michaels CPA'S, PLLC-Agreed Upon Procedures Engagement Letter

Motion by Perry, seconded by Zysk, unanimously approved through roll call vote to approve the A., Cedric, & Michaels CPA'S, PLLC – Agreed Upon Procedures Engagement Letter.

5. Consent Agenda – "Information Only"

Approval of the Consent Agenda are considered routine by the Commission and will not be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen requests, in which event The item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

A-A., Cedric, & Michaels CPA'S-Consent to Transfer of Engagement and Files
B-Account A/R Balances report as of August 31, 2026
C-Current Vacancy report for Public Housing as of September 04, 2026
D-Supplementary Statement of Income & Expense as of July 31, 2026
E-Bank Account Reconciliation report as of July 31, 2026
F-Financial Statements, Journal Register & General Ledger for month ending July 31, 2026

Motion by Zysk, seconded by Harkness, unanimously approved through roll call vote to approve the Consent Agenda – "Information Only".

The Director provided information to the Board of Commissioners from A., Cedric, & Michaels CPA'S-Consent to Transfer of Engagement and Files which is in regards to the Ironwood Housing Commissions Auditing Firm, the Account A/R balances report as of August 31, 2026, the current vacancy report for Public Housing as of September 04, 2026, the Supplementary Statement of Income & Expense report as of July 31, 2026 which includes revenue to date, expense to date and the total unrestricted net position as of July 31, 2026, the Bank Account Reconciliation report as of July 31, 2026 and the Financial Statements, Journal Register & General Ledger for the month ending July 31, 2026.

6. Disbursements of Checks # 23911 – 23964

Motion by Harkness, seconded by Zysk, unanimously approved through roll call vote to approve the disbursements of checks# 23911 – 23964.

7. Commissioner Comments – N/A

8. Public Comments

Acknowledgement of Visitors (4-minutes limit on comments)
This Public comment period is an opportunity to share concerns or present topics to the Ironwood Housing Commission Board that are not part of this meeting's agenda. This is not an opportunity for dialog with the Board, but Board may make referral or request staff to follow up.

Doleshal commented on that she does not like when the office window is closed when she wants to put in a work order because then she has to knock on the door to request one. She commented on that she always pays her rent in advance and feels staff picks their favorites to talk to because nobody can understand her speech due to her medical issues.

9. Adjournment

Motion by Perry, seconded by Zysk, unanimously approved through roll call vote to adjourn the meeting. The meeting adjourned at 4:20 p.m.

President / Vice-President

Executive Director / Secretary

IRONWOOD HOUSING COMMISSION
515 E Vaughn Street
Ironwood, MI 49938
Phone 906-932-3341
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Send To	From
City of Ironwood	Cathy IRONWOOD HOUSING COMMISSION
Attention Jen Jacobson	Date 09/11/26
Office Location	Office Location
Fax Number 906-932-0263	Phone Number 906-932-3341

Total Pages Including Cover: 4

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PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, June 4, 2026

A Regular Meeting of the Planning Commission was held on Thursday, June 4, 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 YES	NO	EXCUSED	NOT EXCUSED
Sam Davey	X			
Scott Bissell	X			
Klaus Kutschke	X			
Mark Silver	X			
Vacant				
Siman Batu		X	X	
Grant Boelter		X	X	
Steve Frank ex-officio, non-voting member	X			
	4	**1**		

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

3. Approval of the May 7, 2026, meeting minutes.

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

4. Approval of the Agenda:

Motion by Silver to approve the agenda. Second by Kutschke. 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):

7. Items for Discussion and Consideration.

   I. 2026 Goals.

      I. Zoning Ordinance Revision: The contract is signed with HKGI for the ordinance revision. The MEDC will fund $40,000 of the project. Planning Commission will be doing a role training with the consultant soon.

      II. Surplus Property Policy and Inventory: Director Bergman presented the surplus property map showing underutilized city property. Director Bergman suggested that the Planning Commission members visit the sites if they choose to. Parks and Rec Committee will need to review these sites too. The presentation of the map is very preliminary. The industrial site to the East was discussed. Developable lots were discussed. Lots for multi-family housing was discussed. Bissell asked restricting sales for senior housing. Legalities were discussed. Minimum house sizes were discussed. Housing rehab was discussed. The cost to build new housing and rehab existing housing was discussed.

      III. Sidewalk Policy: The commission discussed potential first steps. Frank mentioned knowing current conditions of sidewalks before moving forward with a program. Encouraging people to take care of their sidewalk was discussed.

   II. Comprehensive Plan Implementation Projects (regular updates on projects that help implement strategies and goals of the Comp Plan): No update.

8. Other Business: None.

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

10. Adjournment.

Meeting adjourned by Davey.

Adjournment at 5:27 p.m.

Respectfully submitted.

Sam Davey, Chair

Tim Erickson, Community Development Assistant

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Proceedings of the Parks and Recreation Committee
Monday, August 3, 2026, 5:00 p.m.

A regular meeting of the Parks and Recreation Committee was held on Monday, August 3, 2026, at 5:00 P.M. at the City of Ironwood Memorial Building Women's Club Room, 213 S. Marquette Street, Ironwood, MI 49938.

1. Call to Order:

   Director Bergman called the meeting to order at 5:00 p.m.

2. Election of Chair and Vice Chair:

   Nomination of Kangas as Chair.

   Motion by Davey to elect Kangas as Chair. Second by Kirchhoff. All in favor. Motion carried.

   Nomination of Davey as Vice-Chair.

   Motion by Davey to elect Kirchhoff as Vice-Chair. Second by Davey. All in favor. Motion carried.

3. Recording of the Roll:

MEMBER	PRESENT YES	PRESENT NO	EXCUSED	NOT EXCUSED
Vacant				
Sam Davey	X			
Tom Kangas – Vice Chair	X			
Lauren Korpi, ex-officio, non-voting		X	X	
Jerry Nezworski	X			
Rick Semo		X	X	
Randy Kirchhoff	X			
Chris Tweiten		X	X	
	4	**3**		

   Also present: Community Development Director Tom Bergman.

4. Approval of the Agenda:

   Motion by Davey to approve the Meeting Agenda. Second by Kirchhoff. Motion carried 4 to 0.

5. Approval of the June 3, 2026, Meeting Minutes:

Motion by Davey to approve the Minutes. Second by Nezworski. All in favor. Motion carried 4 to 0.

6. Citizens wishing to address the Committee on Items on the agenda (Three-Minute Limit): Kurt Martell addressed the committee about Norrie park as a location for the pickleball courts. The brush around the garden and tennis court was discussed. Invasive species at Norrie Park was brought up.

7. Citizens wishing to address the Committee on items not on the agenda (Three-minute limit): Kurt Martell brought up the Norrie Park pavilion that wasn't painted. He would like tennis courts advertised on the City of Ironwood website. He mentioned that there isn't a trail update on Norrie Park. He talked about taking money from the marijuana licenses to pay for upgrades at Norrie Park.

8. Items for discussion and consideration.

   A. 2026 Goals Update.

      - Pickleball Courts: No update.
      - Jessieville Playground: The City Commission has approved the playground to be installed.
      - Invasive Species Grant: Director Bergman had a discussion with a consultant to do some invasive species management for Miners Park. Chemical applications and mechanized removal of invasive species was discussed. A planning document to manage invasive species for Miners Park was discussed. Kangas asked if the Norrie Park board walk could be included in the next grant application.

   B. Trails Update (Motorized, Iron Belle, Miners Park): Nezworski talked about the motorized group doing dust control on the main trail. The snowmobile club is asking for locations to park trailers in town. He asked for a sign to be installed to signify snowmobile trailer parking. No update on Iron Belle. Emberlight is in progress for Miners Park. New equipment for the Miners Park was discussed.

   C. Project Updates (Kids Bike Trail, Southern Beltline Acquisition, Curry Park, Civic Center Ice Making Plant): The Dirt Crew has a donation to build the kids bike trail. The Beltline Acquisition phase 1 is closed out. Phase 2 appraisal came in high. The City may not use the grant for the purchase. Curry Park grant is complete. Civic Center Ice Making Plant temporary plant is being installed.

9. Other Business: None.

10. Next Meeting: Monday, September 10, 2026, at 5:00 p.m.

Motion by Nezworski to adjourn the meeting. Second by Kirchhoff. Motion carried 4 to 0. Meeting adjourned at 5:40 p.m.

Respectfully Submitted

Co Chair

Tom Kangas, Chair

Tim Erickson, Community Development Assistant

IRONWOOD
MICHIGAN | Find Your North

PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, September 3, 2026

A Regular Meeting of the Planning Commission was held on Thursday, September 3, 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 YES	NO	EXCUSED	NOT EXCUSED
Sam Davey	X			
Scott Bissell		X	X	
Klaus Kutschke	X			
Mark Silver	X			
Vacant				
Siman Batu		X	X	
Grant Boelter	X			
Steve Frank ex-officio, non-voting member	X			
	5	**2**		

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

3. Approval of the June 4, 2026, meeting minutes.

   Motion by Silver to approve the meeting minutes. Second by Boelter. 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. Surplus Property Purchase Request and Recommendation: Director Bergman presented the map showing the location of the parcel and the request. The applicant addressed the Commission and mentioned her intention to build a home on the requested property in order to age in place. Director Bergman explained the process for the sale. Boelter asked the difference between selling to an adjacent property owner instead of selling to a person who doesn't live adjacent. The surplus property policy was discussed.

      Motion by Silver to recommend to the City Commission to offer a 3 year option to purchase with price determined by the City Commission and details worked out by Director Bergman. Second by Kutchke. All in favor. Motion carried.

   B. Presentation on Zoning Ordinance Revision Project by HKGI: The consultants presented before the Commission.

   C. Comprehensive Plan Implementation Projects (regular updates on projects that help implement strategies and goals of the Comp Plan)

8. Other Business: None.

9. Next Meeting: Thursday, October 1, 2026, at 5:00 p.m. at the Ironwood Memorial Building.

10. Adjournment.

    Meeting adjourned by Davey.

    Adjournment at 6:15 p.m.

Respectfully submitted.

Sam Davey, Chair

Tim Erickson, Community Development Assistant

EJCDC

Change Order No. 3

Date of Issuance: 10/5/2026
Owner: City of Ironwood
Contractor: Ruotsala Construction, Inc.
Engineer: Coleman Engineering Company
Project: Old County Road Water Main Replacement
Contract Name: Old County Road Water Main Replacement

Effective Date: 10/5/2026
Owner's Contract No.:
Contractor's Project No.:
Engineer's Project No.: 250931

The Contract is modified as follows upon execution of this Change Order:
Description: Balancing change order for the items that overran

Attachments: Schedule of Pay Items

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 540,431.00	Original Contract Times: Substantial Completion: 9/15/2026 Ready for Final Payment: 10/15/2026 days or dates
[Increase] [~~Decrease~~] from previously approved Change Orders No. 1 to No. 2 : $ 117,615	[~~Increase~~] [~~Decrease~~] from previously approved Change Orders No. 1 to No. 2 : Substantial Completion: 16 days Ready for Final Payment: 0 days
Contract Price prior to this Change Order: $658,046.00	Contract Times prior to this Change Order: Substantial Completion: 9/15/2026 Ready for Final Payment: 10/15/2026 days or dates
[~~Increase~~] [Decrease] of this Change Order: $17,444.50	[Increase][~~Decrease~~] of this Change Order: Substantial Completion: 0 Ready for Final Payment: 0 days or dates
Contract Price incorporating this Change Order: $ 640,601.50	Contract Times with all approved Change Orders: Substantial Completion: 10/1/2026 Ready for Final Payment: 10/15/2026 days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Manager	Title _____	Title V.P.
Date: 10/7/2026	Date _____	Date 10/5/26

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

ATTACHMENT 1 - SCHEDULE OF PAY ITEMS

Old County Road Water Main Replacement

EI-250931

				Revised Contract (Original Bid)		Change Order #1		Change Order #2		Change Order #3		Revised Contract (Thru CO #3)	
Item	Description	Unit	Unit Price	Qty.	Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount
101	Mobilization	LS	$ 15,500.00	1	$ 15,500.00	0	$ -	0	$ -	0	$ -	1	$ 15,500.00
102	6-inch Watermain	LF	$ 100.00	340	$ 34,000.00	20	$ 2,000.00	0	$ -	-110	$ (11,000.00)	250	$ 25,000.00
103	8-inch Watermain	LF	$ 75.00	1830	$ 137,250.00	440	$ 33,000.00	0	$ -	-167	$ (12,525.00)	2103	$ 157,725.00
104	6-inch Gate Valve and Box	EA	$ 2,800.00	1	$ 2,800.00	0	$ -	0	$ -	0	$ -	1	$ 2,800.00
105	8-inch Gate Valve and Box	EA	$ 3,000.00	6	$ 18,000.00	1	$ 3,000.00	0	$ -	0	$ -	7	$ 21,000.00
106	6" x 6" x 6" Tee	EA	$ 400.00	1	$ 400.00	0	$ -	0	$ -	0	$ -	1	$ 400.00
107	8" x 8" x 6" Tee	EA	$ 400.00	5	$ 2,000.00	1	$ 400.00	0	$ -	0	$ -	6	$ 2,400.00
108	8" x 8" x 8" Tee	EA	$ 400.00	1	$ 400.00	0	$ -	0	$ -	0	$ -	1	$ 400.00
109	8" x 6" Reducer	EA	$ 300.00	3	$ 900.00	0	$ -	0	$ -	0	$ -	3	$ 900.00
110	6-inch Bend	EA	$ 400.00	3	$ 1,200.00	0	$ -	0	$ -	-1	$ (400.00)	2	$ 800.00
111	8-inch Bend	EA	$ 300.00	9	$ 2,700.00	1	$ 300.00	0	$ -	-5	$ (1,500.00)	5	$ 1,500.00
112	Connect to Ex. 6" Watermain	EA	$ 1,000.00	3	$ 3,000.00	0	$ -	0	$ -	1	$ 1,000.00	4	$ 4,000.00
113	Connect to Ex. 8" Watermain	EA	$ 1,000.00	1	$ 1,000.00	0	$ -	0	$ -	0	$ -	1	$ 1,000.00
114	1-inch Corporation Stop	EA	$ 400.00	11	$ 4,400.00	1	$ 400.00	0	$ -	0	$ -	12	$ 4,800.00
115	1-inch Curb Stop and Box	EA	$ 400.00	11	$ 4,400.00	1	$ 400.00	0	$ -	-1	$ (400.00)	11	$ 4,400.00
116	1-inch Type K Copper Water Service	LF	$ 45.00	355	$ 15,975.00	50	$ 2,250.00	0	$ -	5	$ 225.00	410	$ 18,450.00
117	6" x 12" Grade Offset Adapter	EA	$ 100.00	6	$ 600.00	1	$ 100.00	0	$ -	0	$ -	7	$ 700.00
118	6-inch Ductile Iron Hydrant Lead	LF	$ 75.00	120	$ 9,000.00	20	$ 1,500.00	0	$ -	-32.5	$ (2,437.50)	107.5	$ 8,062.50
119	Fire Hydrant Assembly	EA	$ 7,500.00	6	$ 45,000.00	1	$ 7,500.00	0	$ -	0	$ -	7	$ 52,500.00
120	Salvage Existing Hydrant	EA	$ 200.00	2	$ 400.00	0	$ -	0	$ -	-1	$ (200.00)	1	$ 200.00
121	Storm Sewer Catch Basin 2' Dia.	EA	$ 2,500.00	1	$ 2,500.00	0	$ -	0	$ -	0	$ -	1	$ 2,500.00
122	12-inch Corrugated Alum Alloy Culvert	LF	$ 65.00	35	$ 2,275.00	0	$ -	40	$ 2,600.00	30	$ 1,950.00	105	$ 6,825.00
123	24-inch Corrugated Alum Alloy Culvert	LF	$ 75.00	315	$ 23,625.00	0	$ -	60	$ 4,500.00	-39.5	$ (2,962.50)	335.5	$ 25,162.50
124	Culvert End Section 12-inch	EA	$ 250.00	1	$ 250.00	0	$ -	0	$ -	1	$ 250.00	2	$ 500.00
125	Culvert End Section 24-inch	EA	$ 250.00	16	$ 4,000.00	0	$ -	2	$ 500.00	-1	$ (250.00)	17	$ 4,250.00
126	Rip Rap, Plain	SY	$ 40.00	80	$ 3,200.00	0	$ -	0	$ -	64.9	$ 2,596.00	144.9	$ 5,796.00
127	Ditch Cleanout	LF	$ 7.00	1200	$ 8,400.00	0	$ -	0	$ -	-442	$ (3,094.00)	758	$ 5,306.00
128	Excavation, Earth	CY	$ 7.00	725	$ 5,075.00	250	$ 1,750.00	415	$ 2,905.00	0	$ -	1390	$ 9,730.00
129	Excavation, Rock	CY	$ 1.00	220	$ 220.00	0	$ -	0	$ -	-51.9	$ (51.90)	168.1	$ 168.10
130	Special Backfill	CY	$ 1.00	200	$ 200.00	0	$ -	0	$ -	-200	$ (200.00)	0	$ -
131	Stone Refill (MDOT 6A)	CY	$ 1.00	100	$ 100.00	0	$ -	0	$ -	-100	$ (100.00)	0	$ -
132	HMA Surface Rem	SY	$ 1.00	3275	$ 3,275.00	1060	$ 1,060.00	2630	$ 2,630.00	252.2	$ 252.16	7217	$ 7,217.16
133	Aggregate Base, 9 inch	SY	$ 6.00	3765	$ 22,590.00	1220	$ 7,320.00	2630	$ 15,780.00	-655.5	$ (3,933.00)	6960	$ 41,757.00
134	Aggregate Surface Cse, 9 inch	SY	$ 6.00	775	$ 4,650.00	0	$ -	0	$ -	1033	$ 6,199.80	1808	$ 10,849.80
135	HMA (4EML, Leveling, 220#/SYD)	SY	$ 11.00	5600	$ 61,600.00	1060	$ 11,660.00	0	$ -	520.6	$ 5,726.27	7181	$ 78,986.27
136	HMA (5EML, Surface, 220#/SYD)	SY	$ 11.00	5600	$ 61,600.00	1060	$ 11,660.00	0	$ -	520.7	$ 5,727.37	7181	$ 78,987.37
137	HMA (5EML, Driveway, 275#/syd)	SY	$ 40.00	340	$ 13,600.00	0	$ -	0	$ -	27	$ 1,080.00	367	$ 14,680.00
138	Curb Slp, HMA	LF	$ 10.00	190	$ 1,900.00	0	$ -	0	$ -	115	$ 1,150.00	305	$ 3,050.00
139	Shoulder, Class II, 4-inch	SY	$ 7.00	855	$ 5,985.00	160	$ 1,120.00	0	$ -	113	$ 791.00	1128	$ 7,896.00
140	Slope Restoration, Type C	SY	$ 1.00	2415	$ 2,415.00	20	$ 20.00	0	$ -	-910	$ (910.00)	1525	$ 1,525.00
141	Insulation Board, 2-Inch	SF	$ 3.00	1152	$ 3,456.00	0	$ -	0	$ -	-776	$ (2,328.00)	376	$ 1,128.00
142	Traffic Control	LS	$ 2,500.00	1	$ 2,500.00	0	$ -	0	$ -	0	$ -	1	$ 2,500.00
143	Erosion Control, Silt Fence	LF	$ 5.00	40	$ 200.00	0	$ -	0	$ -	-40	$ (200.00)	0	$ -
144	HMA Base Crushing and Shaping	SY	$ 3.00	2630	$ 7,890.00	0	$ -	-2630	$ (7,890.00)	0	$ -	0	$ -
145	Subbase, CIP	CY	$ 30.00	0	$ -	0	$ -	155	$ 4,650.00	-63.34	$ (1,900.20)	91.66	$ 2,749.80
146	Pavt Markg, Regular Dry, 6 inch White, 4 inch Yellow	LS	$ 6,500.00	0	$ -	0	$ -	1	$ 6,500.00	0	$ -	1	$ 6,500.00
			TOTAL	$	540,431.00	$	85,440.00	$	32,175.00	$	(17,444.50)	$	640,601.50

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 4

Date of Issuance: 10/7/2026
Effective Date: 10/7/2026

Owner: City of Ironwood
Owner's Contract No.:

Contractor: Ruotsala Construction, Inc.
Contractor's Project No.:

Engineer: Coleman Engineering Company
Engineer's Project No.: 250931

Project: Old County Road Water Main Replacement

Contract Name: Old County Road Water Main Replacement

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

Description: Remobilize to Rock Road, prepare base and grade for paving, paving to include 221 Frenchtown Rd driveway (approx. 20 syd) using HMA (5EML, Driveway, 275#/syd). Paving of Rock Road to be approximately 18 ft wide by 340 ft long with using HMA (4EML, Leveling, 220#/SYD) and HMA (5EML, Surface, 220#/SYD). Shouldering/restoration along Rock Rd are excluded from this and will be performed by the City of Ironwood. Contractor's scope is limited to mobilization, fine grading of the existing aggregate base, and HMA paving of Rock Road and the 221 Frenchtown Rd driveway.

Attachments: Schedule of Pay Items and Plan sheet with Proposed Rock Road Paving

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 540,431.00	Original Contract Times: Substantial Completion: 9/15/2026 Ready for Final Payment: 10/15/2026 days or dates
[Increase] [~~Decrease~~] from previously approved Change Orders No. 1 to No. 3 : $ 100,170.5	[~~Increase~~] [~~Decrease~~] from previously approved Change Orders No. 1 to No.3 : Substantial Completion: 16 days Ready for Final Payment: 0 days
Contract Price prior to this Change Order: $640,601.50	Contract Times prior to this Change Order: Substantial Completion: 9/15/2026 Ready for Final Payment: 10/15/2026 days or dates
[Increase] [~~Decrease~~] of this Change Order: $20,760.00	[Increase][~~Decrease~~] of this Change Order: Substantial Completion: 11/15/2026 Ready for Final Payment: 11/30/2026 days or dates
Contract Price incorporating this Change Order: $ 661,361.50	Contract Times with all approved Change Orders: Substantial Completion: 11/15/2026 Ready for Final Payment: 11/30/2026 days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By:	By:	By: Chris Boyd
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Manager	Title	Title pm
Date: 10/7/2026	Date	Date 10.7.26

Approved by Funding Agency (if applicable)

By: Date:

Title:

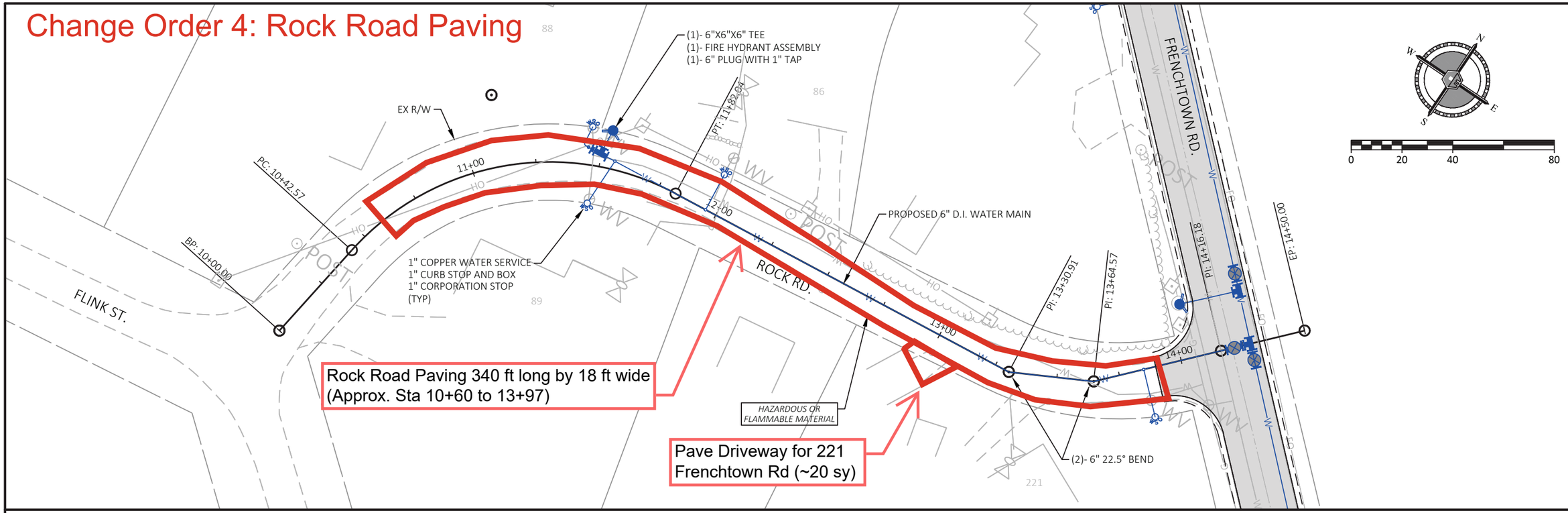
ATTACHMENT 1 - SCHEDULE OF PAY ITEMS

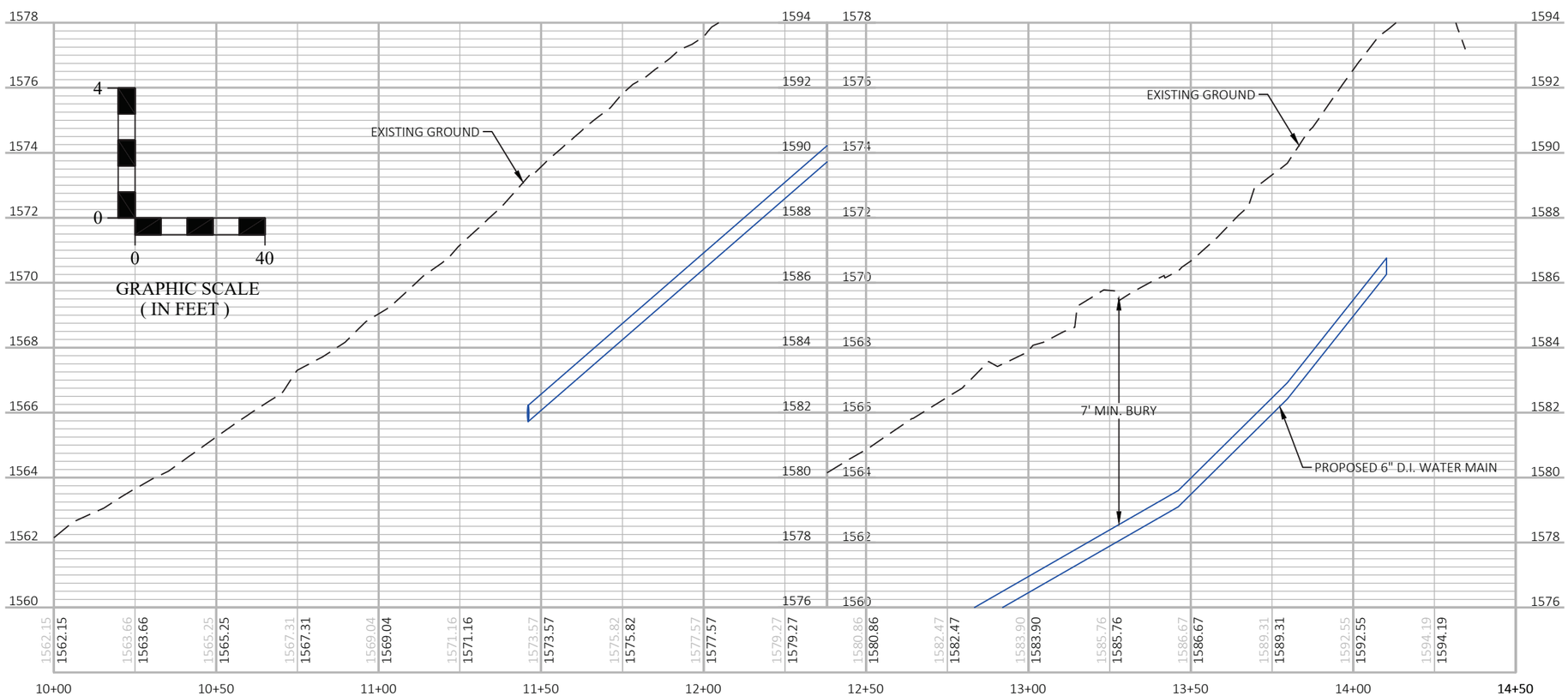
Old County Road Water Main Replacement

EI-250931

				Revised Contract (Original Bid)		Change Order #1		Change Order #2		Change Order #3		Change Order #4		Revised Contract (Thru CO #4)	
Item	**Description**	**Unit**	**Unit Price**	**Qty.**	**Amount**	**Qty.**	**Amount**	**Qty.**	**Amount**	**Qty.**	**Amount**	**Qty.**	**Amount**	**Qty.**	**Amount**
101	Mobilization	LS	$ 15,500.00	1	$ 15,500.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 15,500.00
102	6-inch Watermain	LF	$ 100.00	340	$ 34,000.00	20	$ 2,000.00	0	$ -	-110	$ (11,000.00)	0	$ -	250	$ 25,000.00
103	8-inch Watermain	LF	$ 75.00	1830	$ 137,250.00	440	$ 33,000.00	0	$ -	-167	$ (12,525.00)	0	$ -	2103	$ 157,725.00
104	6-inch Gate Valve and Box	EA	$ 2,800.00	1	$ 2,800.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 2,800.00
105	8-inch Gate Valve and Box	EA	$ 3,000.00	6	$ 18,000.00	1	$ 3,000.00	0	$ -	0	$ -	0	$ -	7	$ 21,000.00
106	6" x 6" x 6" Tee	EA	$ 400.00	1	$ 400.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 400.00
107	8" x 8" x 6" Tee	EA	$ 400.00	5	$ 2,000.00	1	$ 400.00	0	$ -	0	$ -	0	$ -	6	$ 2,400.00
108	8" x 8" x 8" Tee	EA	$ 400.00	1	$ 400.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 400.00
109	8" x 6" Reducer	EA	$ 300.00	3	$ 900.00	0	$ -	0	$ -	0	$ -	0	$ -	3	$ 900.00
110	6-inch Bend	EA	$ 400.00	3	$ 1,200.00	0	$ -	0	$ -	-1	$ (400.00)	0	$ -	2	$ 800.00
111	8-inch Bend	EA	$ 300.00	9	$ 2,700.00	1	$ 300.00	0	$ -	-5	$ (1,500.00)	0	$ -	5	$ 1,500.00
112	Connect to Ex. 6" Watermain	EA	$ 1,000.00	3	$ 3,000.00	0	$ -	0	$ -	1	$ 1,000.00	0	$ -	4	$ 4,000.00
113	Connect to Ex. 8" Watermain	EA	$ 1,000.00	1	$ 1,000.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 1,000.00
114	1-inch Corporation Stop	EA	$ 400.00	11	$ 4,400.00	1	$ 400.00	0	$ -	0	$ -	0	$ -	12	$ 4,800.00
115	1-inch Curb Stop and Box	EA	$ 400.00	11	$ 4,400.00	1	$ 400.00	0	$ -	-1	$ (400.00)	0	$ -	11	$ 4,400.00
116	1-inch Type K Copper Water Service	LF	$ 45.00	355	$ 15,975.00	50	$ 2,250.00	0	$ -	5	$ 225.00	0	$ -	410	$ 18,450.00
117	6" x 12" Grade Offset Adapter	EA	$ 100.00	6	$ 600.00	1	$ 100.00	0	$ -	0	$ -	0	$ -	7	$ 700.00
118	6-inch Ductile Iron Hydrant Lead	LF	$ 75.00	120	$ 9,000.00	20	$ 1,500.00	0	$ -	-32.5	$ (2,437.50)	0	$ -	107.5	$ 8,062.50
119	Fire Hydrant Assembly	EA	$ 7,500.00	6	$ 45,000.00	1	$ 7,500.00	0	$ -	0	$ -	0	$ -	7	$ 52,500.00
120	Salvage Existing Hydrant	EA	$ 200.00	2	$ 400.00	0	$ -	0	$ -	-1	$ (200.00)	0	$ -	1	$ 200.00
121	Storm Sewer Catch Basin 2' Dia.	EA	$ 2,500.00	1	$ 2,500.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 2,500.00
122	12-inch Corrugated Alum Alloy Culvert	LF	$ 65.00	35	$ 2,275.00	0	$ -	40	$ 2,600.00	30	$ 1,950.00	0	$ -	105	$ 6,825.00
123	24-inch Corrugated Alum Alloy Culvert	LF	$ 75.00	315	$ 23,625.00	0	$ -	60	$ 4,500.00	-39.5	$ (2,962.50)	0	$ -	335.5	$ 25,162.50
124	Culvert End Section 12-inch	EA	$ 250.00	1	$ 250.00	0	$ -	0	$ -	1	$ 250.00	0	$ -	2	$ 500.00
125	Culvert End Section 24-inch	EA	$ 250.00	16	$ 4,000.00	0	$ -	2	$ 500.00	-1	$ (250.00)	0	$ -	17	$ 4,250.00
126	Rip Rap, Plain	SY	$ 40.00	80	$ 3,200.00	0	$ -	0	$ -	64.9	$ 2,596.00	0	$ -	144.9	$ 5,796.00
127	Ditch Cleanout	LF	$ 7.00	1200	$ 8,400.00	0	$ -	0	$ -	-442	$ (3,094.00)	0	$ -	758	$ 5,306.00
128	Excavation, Earth	CY	$ 7.00	725	$ 5,075.00	250	$ 1,750.00	415	$ 2,905.00	0	$ -	0	$ -	1390	$ 9,730.00
129	Excavation, Rock	CY	$ 1.00	220	$ 220.00	0	$ -	0	$ -	-51.9	$ (51.90)	0	$ -	168.1	$ 168.10
130	Special Backfill	CY	$ 1.00	200	$ 200.00	0	$ -	0	$ -	-200	$ (200.00)	0	$ -	0	$ -
131	Stone Refill (MDOT 6A)	CY	$ 1.00	100	$ 100.00	0	$ -	0	$ -	-100	$ (100.00)	0	$ -	0	$ -
132	HMA Surface Rem	SY	$ 1.00	3275	$ 3,275.00	1060	$ 1,060.00	2630	$ 2,630.00	252.2	$ 252.16	0	$ -	7217	$ 7,217.16
133	Aggregate Base, 9 inch	SY	$ 6.00	3765	$ 22,590.00	1220	$ 7,320.00	2630	$ 15,780.00	-655.5	$ (3,933.00)	0	$ -	6960	$ 41,757.00
134	Aggregate Surface Cse, 9 inch	SY	$ 6.00	775	$ 4,650.00	0	$ -	0	$ -	1033	$ 6,199.80	0	$ -	1808	$ 10,849.80
135	HMA (4EML, Leveling, 220#/SYD)	SY	$ 11.00	5600	$ 61,600.00	1060	$ 11,660.00	0	$ -	520.6	$ 5,726.27	680	$ 7,480.00	7861	$ 86,466.27
136	HMA (5EML, Surface, 220#/SYD)	SY	$ 11.00	5600	$ 61,600.00	1060	$ 11,660.00	0	$ -	520.7	$ 5,727.37	680	$ 7,480.00	7861	$ 86,467.37
137	HMA (5EML, Driveway, 275#/syd)	SY	$ 40.00	340	$ 13,600.00	0	$ -	0	$ -	27	$ 1,080.00	20	$ 800.00	387	$ 15,480.00
138	Curb Slp, HMA	LF	$ 10.00	190	$ 1,900.00	0	$ -	0	$ -	115	$ 1,150.00	0	$ -	305	$ 3,050.00
139	Shoulder, Class II, 4-inch	SY	$ 7.00	855	$ 5,985.00	160	$ 1,120.00	0	$ -	113	$ 791.00	0	$ -	1128	$ 7,896.00
140	Slope Restoration, Type C	SY	$ 1.00	2415	$ 2,415.00	20	$ 20.00	0	$ -	-910	$ (910.00)	0	$ -	1525	$ 1,525.00
141	Insulation Board, 2-Inch	SF	$ 3.00	1152	$ 3,456.00	0	$ -	0	$ -	-776	$ (2,328.00)	0	$ -	376	$ 1,128.00
142	Traffic Control	LS	$ 2,500.00	1	$ 2,500.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 2,500.00
143	Erosion Control, Silt Fence	LF	$ 5.00	40	$ 200.00	0	$ -	0	$ -	-40	$ (200.00)	0	$ -	0	$ -
144	HMA Base Crushing and Shaping	SY	$ 3.00	2630	$ 7,890.00	0	$ -	-2630	$ (7,890.00)	0	$ -	0	$ -	0	$ -
145	Subbase, CIP	CY	$ 30.00	0	$ -	0	$ -	155	$ 4,650.00	-63.34	$ (1,900.20)	0	$ -	91.66	$ 2,749.80
146	Pavt Markg, Regular Dry, 6 inch White, 4 inch Yellow	LS	$ 6,500.00	0	$ -	0	$ -	1	$ 6,500.00	0	$ -	0	$ -	1	$ 6,500.00
147	Rock Rd Paving, Mobilization, & Grading	LS	$ 5,000.00	0	$ -	0	$ -	0	$ -	0	$ -	1	$ 5,000.00	1	$ 5,000.00
			TOTAL	$	540,431.00	$	85,440.00	$	32,175.00	$	(17,444.50)	$	20,760.00	$	661,361.50

Change Order 4: Rock Road Paving





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

SHEET NAME: PLAN AND PROFILE SHEET STA. 10+00 TO 14+50

PROJECT: CITY OF IRONWOOD CDBG OLD COUNTY ROAD & ROCK ROAD - WATER MAIN REPLACEMENT

CAD DRAWING:	CAD PROJECT:
250931_PP_OLD COUNTY RD	250931
DRAWN BY: Mark Surprenant	CHECKED BY: ANM
SURVEYED BY: CEC	DATE: 10/15/25

12 DRAWING NO.

Contractor's Application for Payment

Owner:	City of Ironwood	**Owner's Project No.:**	
Engineer:	Coleman Engineering Company	**Engineer's Project No.:**	250931
Contractor:	Ruotsala Construction	**Contractor's Project No.:**	
Project:	Old County Rd Water Main Replacement		
Contract:	Old County Rd Water Main Replacement		
Application No.:	3	**Application Date:**	10/5/2026
Application Period:	**From** 9/13/2026	**to**	9/30/2026

1. Original Contract Price		$ 540,431.00
2. Net change by Change Orders (Thru CO # 2)		$ 117,615.00
3. Current Contract Price (Line 1 + Line 2)		$ 658,046.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 612,653.90
5. Retainage		
a. 1% X $ 612,653.90 Work Completed =	$ 6,126.54	
b. X $ - Stored Materials =	$ -	
c. Total Retainage (Line 5.a + Line 5.b)		$ 6,126.54
6. Amount eligible to date (Line 4 - Line 5.c)		$ 606,527.36
7. Less previous payments (Line 6 from prior application)		$ 574,063.90
8. Amount due this application		$ 32,463.46
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)		$ 51,518.64

Contractor's Certification

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

Contractor: Ruotsala Construction Inc.

Signature: Chris Boyd **Date:** 10/5/26

Recommended by Engineer		**Approved by Owner**	
By:		**By:**	
Title:	Project Manager	**Title:**	
Date:	10/5/2026	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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City of Ironwood, Michigan
Old County Rd Water Main Replacement
CEC Project No. 250931

Pay Request No. 3

Ruotsala Construction
E5299 Hannu Rd
Ironwood, Michigan 49938

	CDBG	City Funds	Total
	Water	Local Roads	
Current Contract Amount	$ 658,046.00	$ -	$ 658,046.00
Total Completed to Date	$ 612,653.90	$ -	$ 612,653.90
Retainage (1%)	$ 6,126.54	$ -	$ 6,126.54
Amount Eligible to Date	$ 606,527.36	$ -	$ 606,527.36
Previously Paid	$ 574,063.90	$ -	$ 574,063.90
Amount Due this Application	**$ 32,463.46**	**$ -**	**$ 32,463.46**

Approved Change Orders

Number	Additions	Deductions
1	$ 85,440.00	
2	$ 32,175.00	
3	$ -	
4	$ -	
5	$ -	
6	$ -	
7	$ -	
8	$ -	
TOTALS	$ 117,615.00	$ -
NET CHANGE	**$**	**117,615.00**

COLEMAN ENGINEERING COMPANY

Pay Estimate Quantity Report

Estimate : 3

Period From : Previous estimate has invalid closing date To: 09/30/2026

Contract : 250931 - Old County Rd

Contractor : Ruotsala Construction Co.
E5299 Hannu Road
Ironwood, MI 49938

Calendar Days : 18

Working Days : 13

---Item Description---					---Quantity---			---Amount---	
SEQ	Item Number	Item Description	Units	Unit Price	Authorized	This Estimate	Total To Date	This Estimate	Total To Date
1	1100001	Mobilization	LSUM	$15,500.00	1.00	0.00	1.00	$0.00	$15,500.00
2	8507101	6 inch Ductile Iron Water Main	FT	$100.00	340.00	0.00	250.00	$0.00	$25,000.00
3	8507102	8 inch Ductile Iron Water Main	FT	$75.00	1830.00	0.00	2103.00	$0.00	$157,725.00
4	8507110	6 inch Gate Valve and Box	EA	$2,800.00	1.00	0.00	1.00	$0.00	$2,800.00
5	8507111	8 inch Gate Valve and Box	EA	$3,000.00	6.00	0.00	7.00	$0.00	$21,000.00
6	8507118	8 inch x 8 inch x 6 inch Tee	EA	$400.00	5.00	0.00	6.00	$0.00	$2,400.00
7	8507144	8 inch x 8 inch x 8 inch Tee	EA	$400.00	1.00	0.00	1.00	$0.00	$400.00
8	8507116	8 inch x 6 inch Reducer	EA	$300.00	3.00	0.00	3.00	$0.00	$900.00
9	8507122	6 inch, 45 Deg Bend	EA	$400.00	3.00	0.00	2.00	$0.00	$800.00
10	8507123	8 inch, 45 Deg Bend	EA	$300.00	9.00	0.00	5.00	$0.00	$1,500.00
11	8507130	Connect to Existing 6 inch Water Main	EA	$1,000.00	3.00	0.00	3.00	$0.00	$3,000.00
12	8507131	Connect to Existing 8 inch Water Main	EA	$1,000.00	1.00	0.00	1.00	$0.00	$1,000.00

COLEMAN ENGINEERING COMPANY

Pay Estimate Quantity Report

Estimate : 3

Period From : Previous estimate has invalid closing date To: 09/30/2026

13	8507127	1 inch Corporation Stop	EA	$400.00	11.00	0.00	12.00	$0.00	$4,800.00
14	8507128	1 inch Curb Stop and Box	EA	$400.00	11.00	0.00	11.00	$0.00	$4,400.00
15	8507106	1 inch Type K Copper Water Service	FT	$45.00	355.00	0.00	405.00	$0.00	$18,225.00
16	8507136	Fire Hydrant Assembly	EA	$7,500.00	6.00	0.00	7.00	$0.00	$52,500.00
17	4030200	Dr Structure, 24 inch dia	EA	$2,500.00	1.00	0.00	1.00	$0.00	$2,500.00
18	4010012	Culv End Sect, 12 inch	EA	$250.00	1.00	0.00	1.00	$0.00	$250.00
19	4010024	Culv End Sect, 24 inch	EA	$250.00	16.00	0.00	17.00	$0.00	$4,250.00
20	8130010	Riprap, Plain	SYD	$40.00	80.00	0.00	80.00	$0.00	$3,200.00
21	2050006	Ditch Cleanout	STA	$7.00	1200.00	12.00	758.00	$84.00	$5,306.00
22	2050016	Excavation, Earth	CYD	$7.00	725.00	0.00	1390.00	$0.00	$9,730.00
23	2050018	Excavation, Rock	CYD	$1.00	220.00	0.00	168.10	$0.00	$168.10
24	2057021	Special Backfill	CYD	$1.00	200.00	0.00	0.00	$0.00	$0.00
25	2057022	Stone Refill (MDOT 6A)	CYD	$0.00	100.00	0.00	0.00	$0.00	$0.00
26	5010005	HMA Surface, Rem	SYD	$1.00	3275.00	0.00	6965.00	$0.00	$6,965.00
27	3020022	Aggregate Base, 9 inch	SYD	$6.00	3765.00	0.00	6959.50	$0.00	$41,757.00
28	3060013	Aggregate Surface Cse, 9 inch	SYD	$6.00	775.00	237.50	775.00	$1425.00	$4,650.00
29	8050010	Curb Slp, HMA	FT	$10.00	190.00	0.00	190.00	$0.00	$1,900.00

COLEMAN ENGINEERING COMPANY

Pay Estimate Quantity Report

Estimate : 3

Period From : Previous estimate has invalid closing date To: 09/30/2026

30	3070126	Shld, Cl II, 4 inch	SYD	$7.00	855.00	0.00	1015.00	$0.00	$7,105.00
31	8162003	Slope Restoration, Non-Freeway, Type C	SYD	$1.00	2415.00	367.11	525.00	$367.11	$525.00
32	8507400	Traffic Control	LSUM	$2,500.00	1.00	0.00	1.00	$0.00	$2,500.00
33	2080036	Erosion Control, Silt Fence	FT	$5.00	40.00	0.00	0.00	$0.00	$0.00
34	3050002	HMA Base Crushing and Shaping	SYD	$3.00	2630.00	0.00	0.00	$0.00	$0.00
35	106	6" x 6" x 6" Tee	EA	$400.00	0.00	0.00	1.00	$0.00	$400.00
36	117	6" x 12" Grade Offset Adapter	EA	$100.00	0.00	0.00	7.00	$0.00	$700.00
37	118	6-inch Ductile Iron Hydrant Lead	EA	$75.00	0.00	0.00	107.50	$0.00	$8,062.50
38	120	Salvage Existing Hydrant	EA	$200.00	0.00	0.00	1.00	$0.00	$200.00
39	122	12-inch Corrugated Alum Alloy Culvert	LF	$65.00	0.00	0.00	75.00	$0.00	$4,875.00
40	123	24-inch Corrugated Alum Alloy Culvert	LF	$75.00	0.00	0.00	335.50	$0.00	$25,162.50
41	135	HMA (4EML, Leveling, 220#/SYD)	SYD	$11.00	0.00	0.00	6660.00	$0.00	$73,260.00
42	136	HMA (5EML, Surface, 220#/SYD)	SYD	$11.00	0.00	0.00	6660.00	$0.00	$73,260.00
43	137	HMA (5EML, Driveway, 275#/syd)	SYD	$40.00	0.00	0.00	340.00	$0.00	$13,600.00
44	141	Insulation Board, 2-Inch	SFT	$3.00	0.00	0.00	376.00	$0.00	$1,128.00
45	3010002	Subbase, CIP	CYD	$30.00	0.00	0.00	91.66	$0.00	$2,749.80
46	146	Pavt Markg, Regular Dry, 6 inch White, 4 inch Yellow	LSUM	$6,500.00	0.00	1.00	1.00	$6,500.00	$6,500.00

COLEMAN ENGINEERING COMPANY

Pay Estimate Quantity Report

Estimate : 3

Period From : Previous estimate has invalid closing date To: 09/30/2026

Total Value of Work to Date : $612,653.90
Value of Work This Estimate : $0.00
Retainage This Estimate : $6,126.54
Amount Due This Estimate : $32,463.46
Amount Paid to Date : $606,527.36

Contractor's Application for Payment No. 23

		Application Period:	9/1/2026 to 9/30/2026	Application Date:	9/30/2026
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	Via (Engineer):	HDR
Project:	WATER TREATMENT PLANT - PHASE 2	Contract:			
Owner's Contract No.:		Contractor's Project No.:	240143	Engineer's Project No.:	10392842

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1 & 4		$266,118.00
2 & 3	$128,103.25	
5 thru 13	$246,285.50	
14	$25,023.56	
15	$8,687.62	
16	$6,581.46	
17	$11,502.18	
TOTALS	$426,183.57	$266,118.00
NET CHANGE BY CHANGE ORDERS	**$160,065.57**	

1.	**ORIGINAL CONTRACT PRICE**	$	**$10,084,625.00**
2.	**Net change by Change Orders**	$	**$160,065.57**
3.	**Current Contract Price (Line 1 ± 2)**	$	**$10,244,690.57**
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**	$	**$10,232,188.39**
5.	**RETAINAGE:**		
	a. X $10,184,488.39 **Work Completed**	$	**$125,000.00**
	b. X **Stored Material**	$	**$0.00**
	c. **Total Retainage (Line 5.a + Line 5.b)**	$	**$125,000.00**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$	**$10,107,188.39**
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	$	**$10,053,181.17**
8.	**AMOUNT DUE THIS APPLICATION**	$	**$54,007.22**
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)**	$	**$137,502.18**

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:	Date:
Samuel Platow	**9/24/2026**

Payment of: $ 54,007.22
(Line 8 or other - attach explanation of the other amount)

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

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

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

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

Spec. No.	Description	Schedule of Values	Previous Percent Complete	Previously Complete	Currently Payment Percent	Current Payment Due	Percent Complete	Total Complete	Administrative SOV	Administrative Previous	Administrative %	Administrative Value	Sitework SOV	Sitework Previous	Sitework %	Sitework Value	Garage Addition SOV	Garage Addition Previous	Garage Addition %	Garage Addition Value	Filter Room SOV	Filter Room Previous	Filter Room %	Filter Room Value	Wet Well SOV	Wet Well Previous	Wet Well %	Wet Well Value
C.D. Smith Construction																												
01 00 00	Supervison	$ 300,300.00		$ 300,300.00	0%	$ -	100%	$ 300,300.00	$ 300,300.00		100%	$ 300,300				$ -				$ -				$ -				$ -
01 00 00	Management	$ 170,000.00		$ 170,000.00	0%	$ -	100%	$ 170,000.00	$ 170,000.00		100%	$ 170,000				$ -				$ -				$ -				$ -
01 00 00	Subsistance	$ 160,000.00		$ 160,000.00	0%	$ -	100%	$ 160,000.00	$ 160,000.00		100%	$ 160,000				$ -				$ -				$ -				$ -
01 00 00	Temporary Facilities	$ 140,000.00		$ 140,000.00	0%	$ -	100%	$ 140,000.00	$ 140,000.00		100%	$ 140,000				$ -				$ -				$ -				$ -
2 00 00	Permits	$ 8,000.00		$ 8,000.00	0%	$ -	100%	$ 8,000.00	$ 8,000.00		100%	$ 8,000				$ -				$ -				$ -				$ -
3 00 00	Bonds and Insurance	$ 45,930.00		$ 45,930.00	0%	$ -	100%	$ 45,930.00	$ 45,930.00		100%	$ 45,930				$ -				$ -				$ -				$ -
4 00 00	Safety and OSHA Requirments	$ 91,000.00		$ 91,000.00	0%	$ -	100%	$ 91,000.00	$ 91,000.00		100%	$ 91,000				$ -				$ -				$ -				$ -
5 00 00	Equipment	$ 280,000.00		$ 280,000.00	0%	$ -	100%	$ 280,000.00				$ -				$ -	$ 60,000.00		100%	$ 60,000	$ 140,000.00		100%	$ 140,000	$ 80,000.00		100%	$ 80,000
6 00 00	Snow Removal	$ 30,000.00		$ 30,000.00	0%	$ -	100%	$ 30,000.00				$ -	$ 30,000.00		100%	$ 30,000				$ -				$ -				$ -
7 00 00	Final Clean	$ 10,000.00		$ 10,000.00	0%	$ -	100%	$ 10,000.00				$ -				$ -	$ 5,000.00		100%	$ 5,000	$ 5,000.00		100%	$ 5,000				$ -
8 00 00	General Clean up and Dumpsters	$ 100,000.00		$ 100,000.00	0%	$ -	100%	$ 100,000.00	$ 100,000.00		100%	$ 100,000				$ -				$ -				$ -				$ -
02 41 00	Demolition	$ 14,026.00		$ 14,026.00	0%	$ -	100%	$ 14,026.00				$ -				$ -				$ -				$ -	$ 14,026.00		100%	$ 14,026
03 21 00	Reinforcing Material	$ 178,751.00		$ 178,751.00	0%	$ -	100%	$ 178,751.00				$ -				$ -	$ 40,000.00		100%	$ 40,000	$ 68,751.00		100%	$ 68,751	$ 70,000.00		100%	$ 70,000
03 21 00	Reinforcing Labor	$ 280,000.00		$ 280,000.00	0%	$ -	100%	$ 280,000.00				$ -				$ -	$ 60,000.00		100%	$ 60,000	$ 140,000.00		100%	$ 140,000	$ 80,000.00		100%	$ 80,000
03 31 30	Concete Accessories	$ 60,000.00		$ 60,000.00	0%	$ -	100%	$ 60,000.00				$ -				$ -	$ 20,000.00		100%	$ 20,000	$ 22,000.00		100%	$ 22,000	$ 18,000.00		100%	$ 18,000
03 31 30	Concrete Materials	$ 425,000.00		$ 425,000.00	0%	$ -	100%	$ 425,000.00				$ -				$ -	$ 130,000.00		100%	$ 130,000	$ 170,000.00		100%	$ 170,000	$ 125,000.00		100%	$ 125,000
03 31 30	Formwork Materials	$ 80,000.00		$ 80,000.00	0%	$ -	100%	$ 80,000.00				$ -				$ -	$ 30,000.00		100%	$ 30,000	$ 30,000.00		100%	$ 30,000	$ 20,000.00		100%	$ 20,000
03 35 00	Concrete Labor	$ 702,594.00		$ 702,594.00	0%	$ -	100%	$ 702,594.00				$ -				$ -	$ 190,000.00		100%	$ 190,000	$ 307,594.00		100%	$ 307,594	$ 205,000.00		100%	$ 205,000
03 41 33	Precast Concrete Plank	$ 29,594.00		$ 29,594.00	0%	$ -	100%	$ 29,594.00				$ -				$ -	$ 29,594.00		100%	$ 29,594				$ -				$ -
04 22 00	Masonry Material	$ 200,000.00		$ 200,000.00	0%	$ -	100%	$ 200,000.00				$ -				$ -	$ 200,000.00		100%	$ 200,000				$ -				$ -
04 22 00	Masonry Labor	$ 140,000.00		$ 140,000.00	0%	$ -	100%	$ 140,000.00				$ -				$ -	$ 100,000.00		100%	$ 100,000	$ 40,000.00		100%	$ 40,000				$ -
05 50 00	Metal Install	$ 110,000.00		$ 110,000.00	0%	$ -	100%	$ 110,000.00				$ -				$ -	$ 50,000.00		100%	$ 50,000	$ 50,000.00		100%	$ 50,000	$ 10,000.00		100%	$ 10,000
05 50 00	Metal Fabrications	$ 148,842.00		$ 148,842.00	0%	$ -	100%	$ 148,842.00				$ -				$ -				$ -	$ 148,842.00		100%	$ 148,842				$ -
06 10 00	Rough Carpentry Material	$ 15,000.00		$ 15,000.00	0%	$ -	100%	$ 15,000.00				$ -				$ -	$ 5,000.00		100%	$ 5,000	$ 5,000.00		100%	$ 5,000	$ 5,000.00		100%	$ 5,000
06 10 00	Rough Carpenty Labor	$ 60,000.00		$ 60,000.00	0%	$ -	100%	$ 60,000.00				$ -				$ -	$ 40,000.00		100%	$ 40,000	$ 10,000.00		100%	$ 10,000	$ 10,000.00		100%	$ 10,000
06 10 00	SIP and Truss Install	$ 40,000.00		$ 40,000.00	0%	$ -	100%	$ 40,000.00				$ -				$ -	$ 40,000.00		100%	$ 40,000				$ -				$ -
06 10 00	SIP Panels	$ 27,533.00		$ 27,533.00	0%	$ -	100%	$ 27,533.00				$ -				$ -	$ 27,533.00		100%	$ 27,533				$ -				$ -
06 17 53	Trusses	$ 12,296.00		$ 12,296.00	0%	$ -	100%	$ 12,296.00				$ -				$ -	$ 12,296.00		100%	$ 12,296				$ -				$ -
07 27 43	Self-Adhering Air/Vapor Barrier	$ 15,000.00		$ 15,000.00	0%	$ -	100%	$ 15,000.00				$ -				$ -	$ 15,000.00		100%	$ 15,000				$ -				$ -
07 31 13	Roofing	$ 60,000.00		$ 60,000.00	0%	$ -	100%	$ 60,000.00				$ -				$ -	$ 60,000.00		100%	$ 60,000				$ -				$ -
07 62 00	Flashing and Sheet Metal	$ 33,821.00		$ 33,821.00	0%	$ -	100%	$ 33,821.00				$ -				$ -	$ 33,821.00		100%	$ 33,821				$ -				$ -
07 92 00	Joint Sealants	$ 18,820.00		$ 18,820.00	0%	$ -	100%	$ 18,820.00				$ -				$ -	$ 13,820.00		100%	$ 13,820	$ 5,000.00		100%	$ 5,000				$ -
08 15 00	Doors and Frames	$ 30,223.00		$ 30,223.00	0%	$ -	100%	$ 30,223.00				$ -				$ -	$ 10,000.00		100%	$ 10,000	$ 20,223.00		100%	$ 20,223				$ -
08 31 00	Metal Fabrications - Floor Access Hatches	$ 8,242.00		$ 8,242.00	0%	$ -	100%	$ 8,242.00				$ -				$ -				$ -				$ -	$ 8,242.00		100%	$ 8,242
08 33 22	Overhead Coiling Door	$ 32,960.00		$ 32,960.00	0%	$ -	100%	$ 32,960.00				$ -				$ -	$ 32,960.00		100%	$ 32,960				$ -				$ -
08 51 13	Windows	$ 20,000.00		$ 20,000.00	0%	$ -	100%	$ 20,000.00				$ -				$ -	$ 20,000.00		100%	$ 20,000				$ -				$ -
09 96 00	Painting	$ 113,850.00		$ 113,850.00	0%	$ -	100%	$ 113,850.00				$ -				$ -	$ 5,000.00		100%	$ 5,000	$ 108,850.00		100%	$ 108,850				$ -
10 44 33	Fire Extinguishers	$ 1,200.00		$ 1,200.00	0%	$ -	100%	$ 1,200.00				$ -				$ -	$ 1,200.00		100%	$ 1,200				$ -				$ -
32 31 13	Chain Link Fences and Gate	$ 148,900.00		$ 148,900.00	0%	$ -	100%	$ 148,900.00					$ 148,900.00		100%	$ 148,900												
August Winters																												
01 00 00	Mobilization	$ 50,000.00		$ 50,000.00	0%	$ -	100%	$ 50,000.00	$ 50,000.00		100%	$ 50,000				$ -				$ -				$ -				$ -
01 00 00	General Conditions	$ 145,000.00		$ 145,000.00	0%	$ -	100%	$ 145,000.00	$ 145,000.00		100%	$ 145,000				$ -				$ -				$ -				$ -
01 00 00	Office Support	$ 85,000.00		$ 85,000.00	0%	$ -	100%	$ 85,000.00	$ 85,000.00		100%	$ 85,000				$ -												
01 00 00	Supervision	$ 127,000.00		$ 127,000.00	0%	$ -	100%	$ 127,000.00	$ 127,000.00		100%	$ 127,000				$ -				$ -				$ -				$ -
22 00 00	Plumbing Material	$ 35,000.00		$ 35,000.00	0%	$ -	100%	$ 35,000.00				$ -				$ -				$ -	$ 35,000.00		100%	$ 35,000				$ -
22 07 19	Insulation	$ 10,000.00		$ 10,000.00	0%	$ -	100%	$ 10,000.00				$ -				$ -				$ -	$ 10,000.00		100%	$ 10,000				$ -
22 11 20	Plumbing Fixture Setting	$ 10,000.00		$ 10,000.00	0%	$ -	100%	$ 10,000.00				$ -				$ -				$ -	$ 10,000.00		100%	$ 10,000				$ -
22 11 19	Plumbing Domestic Water	$ 19,000.00		$ 19,000.00	0%	$ -	100%	$ 19,000.00				$ -				$ -				$ -	$ 19,000.00		100%	$ 19,000				$ -
22 13 16	Plumbing Waste and Vent	$ 15,000.00		$ 15,000.00	0%	$ -	100%	$ 15,000.00				$ -				$ -				$ -	$ 15,000.00		100%	$ 15,000				$ -
23 05 00	HVAC Material	$ 28,000.00		$ 28,000.00	0%	$ -	100%	$ 28,000.00				$ -				$ -	$ 20,000.00		100%	$ 20,000	$ 8,000.00		100%	$ 8,000				$ -
23 05 00	HVAC Labor	$ 43,000.00		$ 43,000.00	0%	$ -	100%	$ 43,000.00				$ -				$ -	$ 38,000.00		100%	$ 38,000	$ 5,000.00		100%	$ 5,000				$ -
23 05 00	HVAC Equipment	$ 35,000.00		$ 35,000.00	0%	$ -	100%	$ 35,000.00				$ -				$ -	$ 30,000.00		100%	$ 30,000	$ 5,000.00		100%	$ 5,000				$ -
23 05 48.13	HVAC Controls	$ 34,000.00		$ 34,000.00	0%	$ -	100%	$ 34,000.00				$ -				$ -	$ 30,000.00		100%	$ 30,000	$ 4,000.00		100%	$ 4,000				$ -
23 05 93	HVAC Balancing	$ 5,500.00		$ 5,500.00	0%	$ -	100%	$ 5,500.00				$ -				$ -	$ 5,000.00		100%	$ 5,000	$ 500.00		100%	$ 500				$ -
23 11 23	Plumbing Gas Material	$ 19,000.00		$ 19,000.00	0%	$ -	100%	$ 19,000.00				$ -				$ -	$ 14,000.00		100%	$ 14,000	$ 5,000.00		100%	$ 5,000				$ -
23 11 23	UG Process Piping (Labor)	$ 60,000.00		$ 60,000.00	0%	$ -	100%	$ 60,000.00				$ -				$ -	$ 50,000.00		100%	$ 50,000	$ 10,000.00		100%	$ 10,000				$ -
23 07 13	HVAC Insulation	$ 9,500.00		$ 9,500.00	0%	$ -	100%	$ 9,500.00				$ -				$ -	$ 8,000.00		100%	$ 8,000	$ 1,500.00		100%	$ 1,500				$ -
40 00 00	Process Material	$ 1,100,000.00		$ 1,100,000.00	0%	$ -	100%	$ 1,100,000.00				$ -				$ -				$ -	$ 1,050,000.00	$ 50,000.00	100%	$ 1,050,000	$ 50,000.00		100%	$ 50,000
40 05 19	Process Ductile Iron Piping (Labor)	$ 590,000.00		$ 590,000.00	0%	$ -	100%	$ 590,000.00				$ -				$ -				$ -	$ 571,000.00		100%	$ 571,000	$ 20,000.00		95%	$ 19,000
40 05 51	Process Valves	$ 725,000.00		$ 725,000.00	0%	$ -	100%	$ 725,000.00				$ -				$ -				$ -	$ 715,000.00	$ 10,000.00	100%	$ 715,000	$ 10,000.00		100%	$ 10,000
43 24 27	Vertical Turbine Pumps (Equipment)	$ 87,000.00		$ 87,000.00	0%	$ -	100%	$ 87,000.00				$ -				$ -				$ -	$ 87,000.00		100%	$ 87,000				$ -
43 24 27	Vertical Turbine Pumps (Labor)	$ 55,000.00		$ 55,000.00	0%	$ -	100%	$ 55,000.00				$ -				$ -				$ -	$ 55,000.00		100%	$ 55,000				$ -
46 33 11	Chemical Feed System (Equipment)	$ 95,000.00		$ 95,000.00	0%	$ -	100%	$ 95,000.00				$ -				$ -				$ -	$ 95,000.00		100%	$ 95,000				$ -
46 33 11	Chemical Feed System (Labor)	$ 30,000.00		$ 30,000.00	0%	$ -	100%	$ 30,000.00				$ -				$ -				$ -	$ 30,000.00		100%	$ 30,000				$ -
46 33 11	Chemical Feed Piping (Labor)	$ 35,000.00		$ 35,000.00	0%	$ -	100%	$ 35,000.00				$ -				$ -				$ -	$ 35,000.00		100%	$ 35,000				$ -
46 33 11	Gravity Filter (Equipment)	$ 580,000.00		$ 580,000.00	0%	$ -	100%	$ 580,000.00				$ -				$ -				$ -	$ 580,000.00		100%	$ 580,000				$ -
46 61 10	Gravity Filter (Labor)	$ 90,000.00		$ 90,000.00	0%	$ -	100%	$ 90,000.00				$ -				$ -				$ -	$ 90,000.00		100%	$ 90,000				$ -
46 33 11	Fluoride Chemical Feed (Alt. 2A) (Equipment)	$ 30,000.00		$ 30,000.00	0%	$ -	100%	$ 30,000.00				$ -				$ -				$ -	$ 30,000.00		100%	$ 30,000				$ -
46 33 11	Fluoride Chemical Feed (Alt. 2B) (Labor)	$ 15,000.00		$ 15,000.00	0%	$ -	100%	$ 15,000.00				$ -				$ -				$ -	$ 15,000.00		100%	$ 15,000				$ -
Snow Country																												
31 22 00	Grading	$ 6,382.50		$ 6,382.50	0%	$ -	100%	$ 6,382.50				$ -	$ 6,382.50		100%	$ 6,383				$ -				$ -				$ -
31 23 00	Earthwork	$ 126,794.81		$ 126,794.81	0%	$ -	100%	$ 126,794.81				$ -	$ 126,794.81		100%	$ 126,795				$ -				$ -				$ -
31 23 10	Excavation, Trenching, and Backfill	$ 82,692.86		$ 82,692.86	0%	$ -	100%	$ 82,692.86				$ -	$ 82,692.86		100%	$ 82,693				$ -				$ -				$ -
31 25 00	Soil Erosion and Sedimentation Control	$ 4,979.50		$ 4,979.50	0%	$ -	100%	$ 4,979.50				$ -	$ 4,979.50		100%	$ 4,980				$ -				$ -				$ -
31 25 01	Temporary Erosion Control	$ 3,651.25		$ 3,651.25	0%	$ -	100%	$ 3,651.25				$ -	$ 3,651.25		100%	$ 3,651				$ -				$ -				$ -
32 92 30	Restoration	$ 20,757.00		$ 4,151.40	80%	$ 16,605.60	100%	$ 20,757.00				$ -	$ 20,757.00		100%	$ 20,757				$ -				$ -				$ -
33 01 10	Disinfection of Water Distribution System	$ 1,000.00		$ 1,000.00	0%	$ -	100%	$ 1,000.00				$ -	$ 1,000.00		100%	$ 1,000				$ -				$ -				$ -
33 08 10	Testing of Water Distribution System	$ 1,000.00		$ 1,000.00	0%	$ -	100%	$ 1,000.00				$ -	$ 1,000.00		100%	$ 1,000				$ -				$ -				$ -
33 10 00	Water Distribution System DI 350-12" and smaller	$ 25,302.09		$ 25,302.09	0%	$ -	100%	$ 25,302.09				$ -	$ 25,302.09		100%	$ 25,302				$ -				$ -				$ -
33 10 00	Water Distribution System DI 350-14" and Larger	$ 236,784.99		$ 236,784.99	0%	$ -	100%	$ 236,784.99				$ -	$ 236,784.99		100%	$ 236,785				$ -				$ -				$ -
33 31 00	Sanitary Sewer	$ 15,813.00		$ 15,813.00	0%	$ -	100%	$ 15,813.00				$ -	$ 15,813.00		100%	$ 15,813				$ -				$ -				$ -
Pieper Electric																												
01 11 00	Mobilization	$ 50,000.00		$ 50,000.00	0%	$ -	100%	$ 50,000.00	$ 50,000.00		100%	$ 50,000																
01 11 00	Administration	$ 50,000.00		$ 50,000.00	0%	$ -	100%	$ 50,000.00	$ 50,000.00		100%	$ 50,000	$ -			$ -												
01 33 00	Submitals/O&Ms	$ 13,500.00		$ 13,500.00	0%	$ -	100%	$ 13,500.00	$ 13,500.00		100%	$ 13,500	$ -			$ -												
26 05 19	Wire & Cable Labor	$ 66,325.00		$ 66,325.00	0%	$ -	100%	$ 66,325.00					$ 10,000.00		100%	$ 10,000	$ 15,000.00		100%	$ 15,000	$ 41,325.00		100%	$ 41,325				$ -
26 05 19	Wire & Cable Material	$ 40,000.00		$ 40,000.00	0%	$ -	100%	$ 40,000.00					$ 5,000.00		100%	$ 5,000	$ 10,000.00		100%	$ 10,000	$ 25,000.00		100%	$ 25,000				
26 05 26	Grounding & Bonding Labor	$ 25,000.00		$ 25,000.00	0%	$ -	100%	$ 25,000.00					$ -								$ 25,000.00		100%	$ 25,000				
26 05 26	Grounding & Bonding Material	$ 12,000.00		$ 12,000.00	0%	$ -	100%	$ 12,000.00					$ -								$ 12,000.00		100%	$ 12,000				
26 05 34	Conduit Labor	$ 76,000.00		$ 76,000.00	0%	$ -	100%	$ 76,000.00					$ 5,000.00		100%	$ 5,000	$ 10,000.00		100%	$ 10,000	$ 61,000.00		100%	$ 61,000				
26 05 34	Conduit Material	$ 36,000.00		$ 36,000.00	0%	$ -	100%	$ 36,000.00					$ 2,000.00		100%	$ 2,000	$ 9,000.00		100%	$ 9,000	$ 25,000.00		100%	$ 25,000				
26 24 15	Electrical Gear Labor	$ 40,000.00		$ 40,000.00	0%	$ -	100%	$ 40,000.00				$ -				$ -				$ -	$ 40,000.00		100%	$ 40,000				$ -
26 24 15	Electrical Gear Material	$ 99,360.00		$ 99,360.00	0%	$ -	100%	$ 99,360.00				$ -				$ -				$ -	$ 99,360.00		100%	$ 99,360				$ -
26 50 00	Lighting	$ 10,500.00		$ 10,500.00	0%	$ -	100%	$ 10,500.00				$ -				$ -	$ 5,500.00		100%	$ 5,500	$ 5,000.00		100%	$ 5,000				
26 90 00	Process Instrumentation & Control	$ 465,000.00		$ 465,000.00	0%	$ -	100%	$ 465,000.00				$ -				$ -				$ -	$ 465,000.00		100%	$ 465,000				$ -
28 13 00	Security cabling Labor	$ 30,000.00		$ 30,000.00	0%	$ -	100%	$ 30,000.00					$ 10,000.00		100%	$ 10,000				$ -	$ 20,000.00		100%	$ 20,000				
28 13 00	Security cabling Material	$ 38,200.00		$ 38,200.00	0%	$ -	100%	$ 38,200.00					$ 10,000.00		100%	$ 10,000				$ -	$ 28,200.00		100%	$ 28,200				$ -
26 00 00	Fluoride Chemical Feed Electrical (Alt. 2B)	$ 2,700.00		$ 2,700.00	0%	$ -	100%	$ 2,700.00								$ -				$ -	$ 2,700.00		100%	$ 2,700				$ -
Change Orders																												
1.1	Fencing and Gates	$ (199,000.00)		$ (199,000.00)	0%	$ -	100%	$ (199,000.00)				$ -	$ (199,000.00)		100%	$ (199,000)				$ -				$ -				$ -
1.2	Additional Chemical Pumps	$ (51,800.00)		$ (51,800.00)	0%	$ -	100%	$ (51,800.00)				$ -				$ -				$ -	$ (51,800.00)		100%	$ (51,800)				$ -
2	Additional Chemical Pumps	$ 51,800.00		$ 51,800.00	0%	$ -	100%	$ 51,800.00				$ -				$ -				$ -	$ 51,800.00		100%	$ 51,800				$ -
3.1	Site Restoration	$ 74,803.25		$ 37,401.63	50%	$ 37,401.62	100%	$ 74,803.25				$ -	$ 74,803.25		100%	$ 74,803				$ -				$ -				$ -
3.2	ACT Ceiling Install	$ 1,500.00		$ 1,500.00	0%	$ -	100%	$ 1,500.00				$ -				$ -				$ -	$ 1,500.00		100%	$ 1,500				$ -
4.1	Monitoring Wells	$ (12,000.00)		$ (12,000.00)	0%	$ -	100%	$ (12,000.00)				$ -	$ (12,000.00)		100%	$ (12,000)				$ -				$ -				$ -
4.2	Door Credit	$ (3,318.00)		$ (3,318.00)	0%	$ -	100%	$ (3,318.00)				$ -				$ -				$ -	$ (3,318.00)		100%	$ (3,318)				$ -
5.1	Corridor Handrail	$ 7,000.00		$ 7,000.00	0%	$ -	100%	$ 7,000.00								$ -					$ 7,000.00		100%	$ 7,000				
5.2	Filter Elevation Changes	$ 2,206.85		$ 2,206.85	0%	$ -	100%	$ 2,206.85								$ -					$ 2,206.85		100%	$ 2,207				
5.3	Electric Strikes	$ 5,504.35		$ 5,504.35	0%	$ -	100%	$ 5,504.35								$ -					$ 5,504.35		100%	$ 5,504				
5.4	Filter Backwash Bypass Line Changes	$ 29,099.06		$ 29,099.06	0%	$ -	100%	$ 29,099.06								$ -					$ 29,099.06		100%	$ 29,099				
6.1	Mt Zion On-Site Path Study	$ 12,871.29		$ 12,871.29	0%	$ -	100%	$ 12,871.29					$ 12,871.29		100%	$ 12,871								$ -				$ -
6.2	Field Order #1 - Pressure and Level Transmitter Clarifications	$ 8,582.63		$ 8,582.63	0%	$ -	100%	$ 8,582.63								$ -					$ 8,582.63		100%	$ 8,583				
7	16" Main Water Line Capping Modifications	$ 12,407.86		$ 12,407.86	0%	$ -	100%	$ 12,407.86					$ 12,407.86		100%	$ 12,408								$ -				$ -
8.1	Boulders Removal	$ 11,613.80		$ 11,613.80	0%	$ -	100%	$ 11,613.80					$ 11,613.80		100%	$ 11,614								$ -				$ -
8.2	Raw Water Sample Line	$ 8,589.84		$ 8,589.84	0%	$ -	100%	$ 8,589.84								$ -					$ 8,589.84		100%	$ 8,590				
8.3	High Service Pump Flushing Water Flow Restriction	$ 7,499.86		$ 7,499.86	0%	$ -	100%	$ 7,499.86								$ -					$ 7,499.86		100%	$ 7,500				
9.1	Mt Zion Antenna Install	$ 38,687.36		$ 38,687.36	0%	$ -	100%	$ 38,687.36					$ 38,687.36		100%	$ 38,687								$ -				$ -
9.2	WCD#3 Plumbing Adjustments	$ 16,571.37		$ 16,571.37	0%	$ -	100%	$ 16,571.37								$ -	$ 16,571.37		100%	$ 16,571				$ -				
9.3	WCD#4 Chemical Suction Line Revisions	$ 6,185.90		$ 6,185.90	0%	$ -	100%	$ 6,185.90								$ -					$ 6,185.90		100%	$ 6,186				
10	WCD#5 Yard Piping Modifications	$ 24,848.76		$ 24,848.76	0%	$ -	100%	$ 24,848.76					$ 24,848.76		100%	$ 24,849								$ -				$ -
11.1	Chemical Pump VFDs	$ 3,675.69		$ 3,675.69	0%	$ -	100%	$ 3,675.69								$ -					$ 3,675.69		100%	$ 3,676				
11.2	SS Submerged Hardware	$ 15,206.51		$ 15,206.51	0%	$ -	100%	$ 15,206.51								$ -					$ 11,000.00	$ 4,206.51	100%	$ 11,000		100%	$ 4,207	
11.3	Chemical Piping Modifications in Pump Room	$ 2,197.36		$ 2,197.36	0%	$ -	100%	$ 2,197.36								$ -					$ 2,197.36		100%	$ 2,197				
12.1	Clearwell Stilling Wells	$ 11,213.73		$ 11,213.73	0%	$ -	100%	$ 11,213.73								$ -						$ 11,213.73		-		100%	$ 11,214	
12.2	Mt Zion Tower Anti Climb and Permit Cost	$ 2,898.10		$ 2,898.10	0%	$ -	100%	$ 2,898.10					$ 2,898.10		100%	$ 2,898								$ -				
13.1	Overhead Door Remote Transmitter	$ 360.57		$ 360.57	0%	$ -	100%	$ 360.57								$ -	$ 360.57		100%	$ 361				$ -				$ -
13.2	Junction Box Relocation	$ 1,792.25		$ 1,792.25	0%	$ -	100%	$ 1,792.25					$ 1,792.25		100%	$ 1,792								$ -				
13.3	Well House VFD Relocation	$ 15,990.22		$ 15,990.22	0%	$ -	100%	$ 15,990.22					$ 15,990.22		100%	$ 15,990								$ -				$ -
13.4	Jessieville Antenna Mounting	$ 1,282.14		$ 1,282.14	0%	$ -	100%	$ 1,282.14					$ 1,282.14		100%	$ 1,282								$ -				
14.1	Additional Blower Wiring	$ 3,533.59		$ 3,533.59	0%	$ -	100%	$ 3,533.59								$ -					$ 3,533.59		100%	$ 3,534				
14.2	Analog Wiring	$ 19,216.26		$ 19,216.26	0%	$ -	100%	$ 19,216.26								$ -					$ 19,216.26		100%	$ 19,216				$ -
14.3	Chemical Pump PLC Feedback	$ 2,273.71		$ 2,273.71	0%	$ -	100%	$ 2,273.71								$ -					$ 2,273.71		100%	$ 2,274				
15.1	Blower PSI	$ 1,715.89		$ 1,715.89	0%	$ -	100%	$ 1,715.89								$ -					$ 1,715.89		100%	$ 1,716				
15.2	Commissioning Chemical Pump VFDs	$ 2,019.19		$ 2,019.19	0%	$ -	100%	$ 2,019.19								$ -					$ 2,019.19		100%	$ 2,019				$ -
15.3	Valve Extensions	$ 4,952.54		$ 4,952.54	0%	$ -	100%	$ 4,952.54					$ 4,952.54		100%	$ 4,953								$ -				
16.1	Fluoride Calibration Columns	$ 5,265.38		$ 5,265.38	0%	$ -	100%	$

To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: October 6, 2026 **Meeting Date**: October 12, 2026

Re: FY 2025-2026 Planning Commission Annual Report

As part of the Redevelopment Ready Communities Program, the City of Ironwood is required to do an Annual Report of the activities of the Planning Commission. Normally part of this process includes a review of the Comprehensive Plan, but this year we completed a full revision of the Comprehensive Plan. The Annual Report details the activities of the Planning Commission for the previous fiscal year. The Planning Commission reviewed the annual report at their meeting on October 1st.

Recommendations

Approval of the 2025-2026 Annual Report.

CITY OF IRONWOOD PLANNING COMMISSION 2025-2026 ANNUAL REPORT

1. Purpose of this Report.

- The Planning Commission is a board of seven members with three-year terms and one Ex-Officio non-voting member from the City Commission. The board is directed by the City of Ironwood Community Development Director. The Planning Commission is responsible for the following:
    - Preparing and implementing the City's Comprehensive Plan and additional plans/planning documents.
    - Processing zoning requests including: Zoning Amendments (text and property), Site Plan Review, Special Land Uses, and Development Review.
    - Sale of City owned Surplus Property.
    - Other planning and zoning related matters that may come before it.

2. The reason for this report.

- The Michigan Planning Enabling Act requires it. "A planning commission shall make an annual written report to the legislative body concerning its operations and status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."
- It Increases information-sharing between staff, boards, commissions, and the governing body.
- It Allows for anticipation of upcoming issues and priorities, in order to prepare and budget, if necessary.
- The report represents the activities of the Fiscal Year 2025-2026

3. Membership

Planning Commission Member	Term Expiration
Sam Davey – Chair	December 31, 2026

Grant Boelter	December 31, 2026
Klaus Kutschke	December 31, 2028
Simon Batu	December 31, 2026
Mark Silver	December 31, 2028
John Spence (now vacant)	December 31, 2027
Scott Bissell	December 31, 2028
Steve Frank	Ex-officio

4. Meetings *(MPEA required four meetings annually)*

The City of Ironwood Planning Commission met 10 times in 2025-2026. This meets the requirements of the MPEA.

5. Master Plan Review

The 2026 Comprehensive Plan was adopted April 27, 2026

Priority Action Items from Comp Plan

A. **Zoning Ordinance** – Zoning Audit was completed in Spring of 2026. The Zoning Ordinance Revision started in July of 2026 and will be completed in November of 2027
B. **Providing print and online access to applications for development projects** – completed
C. **Prepare street maintenance reconstruction plan** -ongoing projects as identified in the Capital Improvement Plan

D. Priority Trail Improvements

- Southern Beltline Trail Acquisition Phase 1 completed and Phase 2 beginning, both funded by DNR Trust Fund
- MMHP Mountain Bike Trail – Continued maintenance and planning for future expansion.
- Pedestrian Network – Sidewalk Policy (On the 2026 Planning Commission Goals)
- Wayfinding Master Plan – In progress
- Partnership with Gogebic Range Health Foundation and SISU Dirt Crew to develop the Iron Belle Kid's Bike Trail

E. Park Action Program

- Purchase of Newport School property for new playground. Playground to be installed October 2026
- Conduct annual Trail and User Summit (City continues to partner with the Ironwood Chamber of Commerce for the Fall Volunteer Fair which is held in November of every year)

- Programming the Parks (continued support of SISU Ski Fest, Farmers Market in Depot Park, First Fridays Summer Music Series in City Square, Art in the Park and Emberlight Festival, Festival Ironwood)
- Funding approved from DNR Land and Water Conservation Grant for new Ice Making Plant at the Pat O'Donnell Civic Center. Project is currently underway.
- 5 year Parks and Recreation Plan Updated as part of 2026 Comprehensive Plan
- River Walk Trail (in progress as part of Southern Beltline Railroad Grade)
- Little League Field Improvements (New Batting Cage provided by Ironwood Little League)
- Museum Feasibility Study (Not started)
- Miners Park Headframe Project (The Friends of the MMHP are looking at a smaller scope project)
- Curry Park electrical upgrade (funded through DNR Trust Fund, completed 2025)
- Longyear Park Upgrades completed Fall of 2025 funded by the MI-Neighborhood Program

F. Economic Development Priority Action

- Housing-Continued work with non-profit housing developer on multifamily downtown development. Applied for Congressional Directed Spending to help support project.
- Economic gardening – (Partnering with downtown building owners and the MEDC for building rehab projects, ongoing façade program (increased to $5000), working with Northern Initiatives to provide Revolving Loan Fund dollars to businesses, Partnership with Ironwood Tourism Council, First Fridays Downtown, Implementation of TIF funding to improve the Downtown)
- Market the Community – (Partnership with Ironwood Tourism Council, Travel Ironwood Website, Increased Social Media Presence, Shop local with First Fridays, Jack Frost Christmas Market, Find Your North Branding Campaign, Target Market Analysis needs to be updated.
- Housing Rehabilitation –Funding approved for MSHDA MI-Neighborhood Grant for Housing Rehab projects and projects are now underway to rehab 6 homes (approved for an additional $320,000 of funding in next round), Housing Action Plan Completed.
- Increased Broadband Access- working with InvestUP and MEDC to help provide broadband to remote locations (Rural Digital Opportunities Fund (RDOF) for the Upper Peninsula, Highline Internet)
- Development of Community Calendar – The Calendar is currently being managed by the Ironwood Chamber of Commerce. Chamber recently upgraded the calendar website.

- Zoning Ordinance Revision project has started. Project will help address diversification of housing in the City.
- Enhancement of Downtown – Utilizing TIF funding to implement Downtown Development Plan (2025 Mural Festival and 2026 Mural Festival). Utilizing Match on Main program to help small businesses: Superior Gales project completed in fall of 2025.
- Support infill Redevelopment – Changes in Zoning Ordinance to encourage small lot development and Accessory Dwelling Units.
- Continue Work with businesses in Industrial Park to help with expansion needs. Industrial Park is currently full and will need to identify areas for expansion as part of Comprehensive Planning Process. Site Readiness Program utilized for predevelopment work on Bonnie Location Industrial Lot.
- City is a Redevelopment Ready Community (RRC) Certified with the MEDC.
- Working with the MEDC through the RRC program to identify and redevelop downtown projects.
- Continue work with the State and County Land Bank, the MEDC, and private building owners to stabilize and redevelop downtown buildings.

G. Downtown Development Plan and TIF Plan Implementation

- New opportunity for outdoor seating in the downtown
- Downtown Social District currently has 2 businesses, working to add 2 additional businesses.
- Encourage extended downtown business hours during First Friday events.
- Changes to Zoning Ordinance regarding the downtown district and a new business development district as recommended in the adopted Comprehensive Plan.
- Continued Work with Ironwood Tourism Council to promote the Downtown.
- Continued Expansion of First Friday Summer Music Series funded by the MACC, including the partnership with Stormy Kromer for the Plaidurday Celebration on the First Friday of October.
- Continued programming for Downtown Parks including the City Square and Depot Park.
- Bike racks and cigarette butt receptacles installed in the downtown.
- Downtown Entrance Sign off of Hwy 2 installed fall of 2025.
- Developing Start North Downtown Business Start Up Program

H. **Infrastructure Systems**

The Water Treatment Plant Phase 1 is completed, and Phase 2 is completed. Phase 5A, 5B, and 5C are all now completed.

- The Wastewater Treatment Plant Upgrade project is ongoing.

6. Zoning Ordinance Amendments

- The Zoning Audit was completed in 2025. The Zoning Revision project was started in Summer of 2026 and will be completed end of 2027.

7. Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Rezone Request	226 N. Lake Street	Rezone to Neighborhood Commercial C-1	Approved	Approved by City Commission	September 2025
Site Plan Review	101 E. Cloverland Drive	Beacon Ambulance Site Plan	Approved	N/A	September 2025
Site Plan Review	1731 Liberty Street	Enbridge Site Plan Review	Approved	N/A	December 2025
Site Plan Revision	Luxmore	Fire Station Revision	Approved	N/A	December 2025
Alley Vacation	Block 7&8 Grandview Addition	Alley Vacation	Approved	Approved by City Commission	December 2025
Comprehensive Plan Public Hearing	Memorial Bldg	Public Hearing for 2026 Comprehensive Plan	Approved	Approved by City Commission	April 2026

8. Variances

Variance type	Location	Description	Status	Recommendation to legislative body	Date of action

No Variance Requests in FY 2025-2026

9. Actions by legislative body *(Review actions taken by the legislative body related to planning and development)*

- Zoning map amendments
- Alley Vacations

- Adoption of Comprehensive Plan

10. Zoning map *(Review with listed development and rezoning requests to analyze potential trends)*

- Zoning map amendments

11. Trainings

Topic/description	Date
Made UP Outdoor Recreation Economy Summit attended by Tom Bergman	June 2026
Tim Erickson completed Zoning Administrators Certification Training	Fall 2025
Citizen Planner Training hosted by the City of Ironwood and MSU Extension	Fall 2025

12. Joint Meetings

Meeting of City Commission and Downtown Ironwood Development Authority regarding Downtown Snow Removal

13. Public Engagement

Event Date	Name	Place	Deliver method	Comments
Spring 2026	Public Hearing Comprehensive Plan	Website, Memorial Building	Website, social media, Newspaper	Public Comments collected on Comprehensive Plan
Winter 2026	Comprehensive Plan Public Comment Survey	Website	Website, social media, meeting announcement, text, email	Public comments collected on comp plan draft
Fall 2026	Annual Volunteer Fair	Memorial Building	Website, social media, meeting announcement, text, email	Partnership with area nonprofits. Meet and greet to promote boards and commissions

14. Other notable items to consider including:

- Continue search for funding for Mt. Zion Mountain Bike Trail System
- Zoning Ordinance Revision Winter 2026
- Continued Work on development of Regional Economic Development Organization (Office of Rural Prosperity Grant received to move project forward)
- Work on Childcare crisis in the region (working with providers, parents, and state organizations to solve problem)

IRONWOOD
MICHIGAN | Find Your North

MEMO

To: Mayor Corcoran and the City Commission

From: Tom Bergman, Community Development Director

Date: October 7, 2026 Meeting Date: October 12, 2026

Re: Resolution approving Application of Balduc Properties for Industrial Facilities Exemption Certificate

Project Description

Neil Balduc of Balduc Properties, LLC (Tritegrity Machine) is requesting an Industrial Facilities Exemption Certificate for the expansion of his business at 397 W. Aurora Street. On October 3rd 2025, Mr. Balduc submitted his application for the certificate. The application was required to be submitted within 6 months of the issuance of the building permit. We have waited to submit the resolution to the City Commission and the State of Michigan until he had purchased all the equipment that is part of expansion. PA 198 allows for the abatement of taxes by 50% for 12 years on the new facilities that have been added to his property. The City has provided this level of abatement to multiple businesses in the Industrial Park over the last few decades. The last company that participated was Waupaca Foundry.

Attached to this memo is the resolution for approval of the Industrial Facilities Exemption Certificate and all other applicable documents.

On June 9th of 2025, the City Commission approved the establishment of an Industrial Development District for the Tritegrity property.

Recommendation

Adopt Resolution 026-031 approving the application of Balduc Properties for an Industrial Facilities Exemption Certificate.

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

#026-031

Resolution Approving Application of Balduc Properties (DBA Tritegrity Machine) for Industrial Facilities Exemption Certificate for a New Facility

At a Regular Meeting of the Ironwood City Commission, held on October 12, 2026, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____, supported by Commissioner _____.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on June 9, 2025, this City of Ironwood City Commission by resolution established Industrial Development District; and

WHEREAS, Balduc Properties has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility* to be acquired and installed within the Industrial Development District; and

WHEREAS, before acting on said application, the City of Ironwood held a hearing on October 12, 2026, at the 213 S. Marquette Street in the Memorial Building City Commission Chambers at 5:25pm, at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before October 3rd 2025, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in (governmental unit); and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Ironwood, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Commission of City of Ironwood that:

1. **The City Commission finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of City of Ironwood, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in City of Ironwood, Michigan.**

2. The application from Balduc Properties for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District, to wit: as described in “Exhibit A” be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years.

Upon roll call vote, the following votes were recorded:

AYES:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

_____
Kim Corcoran, Mayor

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Ironwood, County of Gogebic, Michigan, at a regular meeting held on October 12, 2026.

_____
Jennifer L. Jacobson, City Clerk

Exhibit “A”

Balduc Properties Legal Description

ALL THAT PART OF SW 1/4 OF SW 1/4 OF SEC 22-47-47 BOUNDED BY A LINE AND DESCRIBED AS BEG AT THE SW COR OF PREMISES BY Q C DEED JAN 8, 1947 BY ASHLAND MINES CORP A DEL MINING CORP AND DULY LICENSED TO DO BUSINESS IN MICHIGAN TO M S KING OF IRONWOOD RECORDED IN LIBER 98 PAGE 112 KNOWN AS THE PT OF BEG WHICH SAID PT OF BEG IS ON N'LY BOUNDRY OF MCLEOD AVE PROCEEDING TH N 3 DEGREES 39' E 140 FT TH S 86 DEGREES 21' E 70 FT TH S 3 DEGREES 39' W 100 FT MORE OR LESS TO THE N'LY BOUNDRY OF MCLEOD AVE TH S 63 DEGREES 52' W ALONG N'LY BOUNDRY OF MCLEOD AVE 80.8 FT MORE OR LESS TO PT OF BEGINNING ACREAGE LOT 77 KING & GENTILE ADD. A PARCEL OF LAND IN THE SW 1/4 OF SW 1/4 OF SEC 22-47-47 BEG AT THE SW COR OF LOT 77 KING & GENTILE ADDITION & RUNNING TH N 63 DEGREES 52' E ALONG THE NORTHERN BOUNDRY OF MCLEOD AVE 38 FT MORE OR LESS TO THE SW COR OF A PARCEL DEEDED TO M S KING DATED JAN 1ST 1947 AND RECORDED IN THE OFFICE OF REG OF DEEDS FOR GOG CTY IN LIBER 98 OF DEEDS PAGE 112 TH N 3 DEGREES 39' E ALONG THE BOUNDRY OF SAID PARCEL DEEDED TO M S KING 224.9 FT MORE OR LESS TO THE S'LY BOUNDRY OF AURORA ST TH S 48 DEGREES 55' W ALONG THE S'LY BOUNDRY OF KING & GENTILE ADDITION TH S 0 DEGREES 8' W ALONG THE BOUNDRY OF SAID KING & GENTILE ADDITION 195 FT MORE OR LESS TO PT OF BEG ACREAGE ALL THAT PART OF SW 1/4 OF SW 1/4 OF SEC 22-47-47 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEG AT THE NW CORNER OF THE PREMISES CONVEYED BY Q C DEED JUNE 3, 1949 BY M S KING A WIDOW TO DANIEL O KING & MARY JANE KING HUSBAND & WIFE AS TENTANTS BY ENTIRETYS WITH RIGHT OF SURVIVORSHIP RECORDED IN LIBER 107 PAGE 138 KNOWN AS THE PT OF BEG WHICH SAID PT OF BEG IS ON THE W LINE OF THE PREMISES CONVEYED TO M S KING IN A DEED RECORDED IN LIBER 98 OF REG OF DEEDS OFFICE PAGE 112 PROCEEDING TH N 3 DEGREES 39' E 84.9 FT TH S 48 DEGREES 55' W 80.8 FT TH IN A GENERAL S'LY DIRECTION IN A STRAIGHT LINE 125 FT MORE OR LESS TO THE NE COR OF THE PREMISES CONVEYED BY M S KING TO DANIEL O KING & WIFE TH IN GENERAL W'LY DIRECTION IN A STRAIGHT LINE 70 FT (WHICH SD LINE IS N'LY BOUNDRY OF THE PREMISES CONVEYED TO D O KING & WIFE) TO THE PT OF BEG ACREAGE

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▸ Date Received by Local Unit: 10/3/2025
STC Use Only	
▸ Application Number	▸ Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

▸ 1a. Company Name (Applicant must be the occupant/operator of the facility): Balduc Properties	▸ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code): 332710	
▸ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location): 397 W. Aurora Street, Ironwood, MI 49938	▸ 1d. City/Township/Village (indicate which): City	▸ 1e. County: Gogebic
▸ 2. Type of Approval Requested: [X] New (Sec. 2(5)) [ ] Transfer; [ ] Speculative Building (Sec. 3(8)) [ ] Rehabilitation (Sec. 3(6)); [ ] Research and Development (Sec. 2(10)) [ ] Increase/Amendment	▸ 3a. School District where facility is located: Ironwood Area Schools	▸ 3b. School Code: 27020
	4. Amount of years requested for exemption (1-12 Years): 12	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

See Attached

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▸ $250,000 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▸ $450,000 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▸ $700,000 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▸	04/09/2025	04/09/2026	▸ [X] Owned [ ] Leased
Personal Property Improvements ▸	04/09/2026	04/09/2027	▸ [X] Owned [ ] Leased

▸ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. [ ] Yes [X] No

▸ 9. No. of existing jobs at this facility that will be retained as a result of this project: 7	▸ 10. No. of new jobs at this facility expected to create within 2 years of completion: 5

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .....
b. TV of Personal Property (excluding inventory) .....
c. Total TV .....

▸ 12a. Check the type of District the facility is located in:

[X] Industrial Development District [ ] Plant Rehabilitation District

▸ 12b. Date district was established by local government unit (contact local unit): 06/09/2025	▸ 12c. Is this application for a speculative building (Sec. 3(8))? [ ] Yes [X] No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name	13b. Telephone Number	13c. Fax Number	13d. E-mail Address
Neil Balduc	(906) 364-3749		neil@tritegritymachine.com
14a. Name of Contact Person	14b. Telephone Number	14c. Fax Number	14d. E-mail Address
Same	(906) 364-3749		same
▶ 15a. Name of Company Officer (No Authorized Agents)			
Neil Balduc			
15b. Signature of Company Officer (No Authorized Agents)		15c. Fax Number	15d. Date
Neil Balduc			10/03/2025
▶ 15e. Mailing Address (Street, City, State, ZIP Code)		15f. Telephone Number	15g. E-mail Address
397 W. Aurora St. Ironwood, MI 49938		(906) 364-3749	neil@tritegritymachine.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit

☐ Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12)

After Completion ☐ Yes ☐ No

☐ Denied (Include Resolution Denying)

16a. Documents Required to be on file with the Local Unit

Check or Indicate N/A if Not Applicable

☐ 1. Notice to the public prior to hearing establishing a district.
☐ 2. Notice to taxing authorities of opportunity for a hearing.
☐ 3. List of taxing authorities notified for district and application action.
☐ 4. Lease Agreement showing applicants tax liability.

16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:

Check or Indicate N/A if Not Applicable

☐ 1. Original Application plus attachments, and one complete copy
☐ 2. Resolution establishing district
☐ 3. Resolution approving/denying application.
☐ 4. Letter of Agreement (Signed by local unit and applicant)
☐ 5. Affidavit of Fees (Signed by local unit and applicant)
☐ 6. Building Permit for real improvements if project has already begun
☐ 7. Equipment List with dates of beginning of installation
☐ 8. Form 3222 (if applicable)
☐ 9. Speculative building resolution and affidavits (if applicable)

16c. School Code

17. Name of Local Government Body

▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

STC USE ONLY

▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Instruction for Completing Form 1012, *Industrial Facilities Tax Exemption (IFT) Application*

The completed original application form 1012 and all required attachments, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government **within six months of commencement of project.)**

The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village). (Providing an accurate school district where the facility is located is vital.):

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, **beginning date of installation** or expected installation by **month/day/year**, and costs or expected costs (see sample). Detail listing of machinery and equipment **must match amount shown** on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. **Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.**
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. **Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).**
5. **Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample)).**
6. **Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be**

incorporated into the Letter of Agreement (see sample).

7. **Treasury Form 3222 (if applicable - *Fiscal Statement for Tax Abatement Request.*)**

The following information is required for rehabilitation applications in addition to the above requirements:

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/ year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

The following information is required for speculative building applications in addition to the above requirements:

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974: **www.legislature.mi.gov/**. For more information and Frequently Asked Questions, visit **www.michigan.gov/propertytaxexemptions**.

INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE–LETTER OF AGREEMENT

This agreement between Balduc Properties and the City of Ironwood, Michigan is for the purpose of fulfilling the requirements of P.A. 198, as amended, in P.A. 224, Section 22. In consideration of approval of this exemption certificate, Balduc Properties understands that through its investment of $700,000, and the City of Ironwood, by its investment of the IFE, are mutually investing in and benefiting from this economic development project, and, furthermore, agree to the following:

1. The terms and conditions recited in this Agreement shall be made part of said Application For ITF Exemption Certificate.

2. The Application projects a total project cost of $700,000. Should said projected costs of Balduc Properties be less than or exceed such projected costs by more than 10%, Balduc Properties shall require that the City approve the revised cost with a revised Certificate issued thereafter by the Tax Commission. Balduc Properties shall not be penalized should it be unable to meet said anticipated project costs by reason of circumstances beyond the reasonable control of Balduc Properties as adversely impacting Balduc Properties manufacturing operations, including, but not limited to, advancements in technology, equipment and productivity, changing market demands and competition, manufacturing and marketing costs, and national or international economic conditions. Should said costs not be reasonably met to the satisfaction of the City, the City reserves the right to petition the Tax Commission to either revoke the Tax Exemption Certificate or reduce the remaining term of the IFT Exemption Certificate to a shorter period determined appropriate by the City.

3. Should Balduc Properties close and relocate its facility before the term of the IFT Exemption Certificate has expired by reason of circumstances beyond the reasonable control of Balduc Properties, including, but not limited to, advancements in technology and changes in plant equipment, productivity and manufacturing methods, changing market demands and competition, manufacturing and marketing costs, and national or international economic conditions adversely impacting Balduc Properties's manufacturing operations and product sales, the City reserves the right to collect from Balduc Properties that portion of tax savings obtained by Balduc Properties by reason of said IFT Exemption Certificate in an amount determined reasonable and appropriate by the City.

4. The IFT Exemption Certificate granted Balduc Properties shall not be assignable without the consent of the City and the Michigan Tax Commission as applicable. Should Balduc Properties transfer business ownership within the term of said IFT Exemption Certificate, Balduc Properties must appear before the City to request approval of said

assignment of said IFT Exemption certification and remaining tax exemption benefits thereunder, which assignment approval shall not be unreasonably withheld. If the requested assignment is not consented to by the City, the property shall be returned to the regular tax rolls and the remaining period of the IFT Exemption Certificate terminated, with notice thereof provided to the State Tax Commission.

4. Balduc Properties shall:
   (a) Advise City staff in writing within thirty (30) days following project completion that the project is completed.

   (b) Advise City staff in writing of final project completion costs within ninety (90) days of projected completion, or the date of this letter, whichever is later.

This agreement is assignable and transferable by either party with advance written consent. The agreement may only be altered upon mutual consent of both parties.

Company Official Date

_____ _____

Local Governmental Unit Official Date

_____ _____

INDUSTRIAL FACILITIES EXEMPTION APPLICATION

AFFIDAVIT OF FEES

We swear and affirm by our signatures below that no payment of any kind in excess of the fee allowed by PA 198 of 1974, as amended by PA 323 of 1996, has been made or promised in exchange for favorable consideration of an exemption certification application.

City of Ironwood, Michigan

Signed:

Printed Name:

Title: Date:

Balduc Properties, LLC

Signed:

Printed Name:

Title:

Date:

ORDINANCE NO. 562, BOOK NO. 5

AN ORDINANCE TO AMEND CHAPTER 12, CEMETERIES, SECTION 12-41 and 12-44 OF THE CODE OF ORDINANCES, CITY OF IRONWOOD, MICHIGAN.

THE CITY OF IRONWOOD ORDAINS:

Section 1. The Code entitled "Code of Ordinances, City of Ironwood, Michigan," Chapter 12, titled Cemeteries is hereby amended to add the following language to Section 12-41 and Section 12-44. The Amended Chapter 12, Section 12-41, and Section 12-44 shall read as follows: ~~Amend Chapter 12, Section 12-41, and Section 12-44 by amending the following language:~~

Sec. 12-41. - Funerals and interments.

(a) The cemetery will be open for interments ~~year round~~year-round. Burials in winter months (December, January, and February) will be at the city's discretion, depending on weather or availability of personnel and city equipment. ~~Notice of funerals shall be given at least eight working hours in advance to the city manager or the city manager's agent.~~

(b) **Notice of funerals shall be given at least twenty-four (24) working hours in advance to the City Manager or his/her designee.** No interment shall take place without a burial permit which shall be presented by the funeral director upon arrival at the cemetery. Orders received from funeral directors for the opening of graves will be construed as orders from the lot owners. Funeral directors making arrangements for burials shall be responsible for all interment charges.

(c) No interment of two or more bodies shall be made in one grave, except that the bodies of an adult and child under the age of one year may be buried in a single grave, or two children under the age of one year of the same parents may be buried in a single grave.

(d) For any lots purchased prior to the adoption of the ordinance from which this section is derived, being December 11, 2000, six containers of cremated remains may be buried in a grave that does not and will not contain a body. Thereafter, three containers of cremated remains may be buried in a grave that does not and will not contain a body. No more than three containers of cremated remains may be buried in one grave which may also contain one previously interred body. Two containers of remains may be buried in advance of a subsequent body interment. Unauthorized burial of ashes is prohibited. All burials must be made by the sexton and recorded in the city clerk's office.

(e) Lot owners shall not allow interments in their lots in return for remuneration of any kind.

(f) On entering the cemetery, all funerals shall be under the charge of the cemetery sexton.

(g) No interment of three or more containers of cremated remains shall be made in one above-ground columbarium (ash crypt), which must be located in Block 46, Lots 65 to 72. ~~Unauthorized burials of ashes is prohibited.~~

(h) **Unauthorized burial or spreading of ashes within the Cemetery is prohibited. All burials must be authorized by the Sexton, scheduled, and properly recorded in the City Clerk's office.**

Sec. 12-44. – Enforcement of Rules and Regulations

The city is empowered to enforce all rules and regulations of this article and to exclude from the cemetery any person violating them. The city shall have charge of the grounds and buildings including the conduct of funerals, traffic, employees, plot owners and visitors and at all times shall have supervision and control of all persons in the cemetery.

In addition to the above provisions, any violation of Section 12-41(c), (d), (e), or (g) is a misdemeanor and any person convicted of a violation by a court of competent jurisdiction shall be punished as provided in section 1-8~~of the rules or regulations issued pursuant thereof, every person convicted of a violation of any provision adopted or issued shall be punished by a fine as described in Chapter 1-46~~. Illegally burying or spreading of ashes within the cemetery will result in a minimum fine that is the current rate to inter a cremated remain, inclusive of the cost of perpetual care.

Section 2. Repealer. Any Ordinance that is in conflict is hereby repealed.

Section 3. Severability. If any word, clause, sentence, paragraph, or provision of this ordinance is deemed to be invalid by a court of competent jurisdiction, such word, clause, sentence, paragraph, or provision so designated shall be deemed severable and the remaining provisions of the ordinance shall be deemed fully enforceable.

Section 4. Effective Date. The terms and provisions of this ordinance shall become effective upon publication and adoption in accordance with law.

Adopted and approved by the City Commission of the City of Ironwood, Michigan, this 26th day of October 2026.

Effective: October 29, 2026

_____
KIM S. CORCORAN, MAYOR

ATTEST:

_____
JENNIFER L. JACOBSON, CITY CLERK

Pat O'Donnell Civic Center
Seasonal Ice Rental Contract

This agreement is made and entered into this 30th day of September, 2026, by and between the Pat O'Donnell Civic Center (hereinafter the "Civic Center"), and the Ice Crystals Figure Skating Club (hereinafter the "Club").

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

1. Term. The term of this agreement shall be the 2026-2027 fall/winter skating season. The provisions of this agreement are intended to include approximately the months of September 2026 to March 2027. Summer skating sessions are not included as a part of this agreement.
2. Premises. The Club during its hours of ice rental shall have use of the ice rink proper, common areas (lobby, seating areas, restrooms and hallways), locker rooms, skate rental area, and access to the Civic Center Manager's office only as necessary for lighting, locker room keys, and first aid supplies. The Club shall have access to the concession stand for an additional fee, over and above that for ice rental as described below.
3. Fee. The Club agrees to pay to the Civic Center the amount of $27,000.00 (Twenty Seven Thousand and 00/100 Dollars) for ice rental for the 2026-2027 fall/winter season.
    a. This amount shall include the use of 190 hours of ice rental, with all ice rental times to be based upon a mutually agreeable schedule to be set between Club and the Civic Center's Manager, with consideration given where possible to the Club's existing schedule from the previous season.
    b. The Club agrees to pay said fee in six monthly installments to the Civic Center, with payment to take place on or before the 15th day of each month for six consecutive months (Nov.-Apr.) with the first monthly payment due on November 15, 2026. All fees due under this agreement shall be paid in full absolutely no later than April 15, 2027 . Any concerns regarding the due date for said payments shall be addressed with the Civic Center Manager. The parties agree that should the necessity arise, they will cooperatively work together to resolve any late payment issues, assuming same are raised by the Club in a timely fashion.
    c. Payments shall be made to the Civic Center Manger. The Civic Center shall accept payments made in cash, personal check, certified check or bank cashier's check. Should any check be returned for non-payment for any reason, the Civic Center reserves the right to charge late fees on such payment and request the full repayment of all applicable bank fees.
    d. Should the Club exceed the allotted 200 ice rental hours, the Club shall be allowed to rent additional hours for the ice rental fee of $135 per hour.
4. Hours of Ice Rental. At the start of the season, the Club and the Civic Center Manager shall together create a schedule of ice rental hours for the 2026-2027 season, including setting the dates for the Club's annual ice show.
    a. The Club shall be provided, each month during the term of this agreement, with a detailed accounting of the number of ice rental hours used in that calendar month and the specific dates of said use.
    b. The Club shall be allowed to rent the ice from Thursday at 6pm until Sunday at 6pm the weekend of the Club's ice show. For these hours, the Club shall be charged for the rental of 24 hours of ice use. (Show dates for the 2026-2027 season are set as Saturday, March 13, 2027 and Sunday, March 14, 2027).
    c. Should the Club wish to deviate from the agreed upon schedule for ice rental, any requests for additional ice time must be made in writing by an authorized representative of the Club. Any requests to cancel ice rental time shall comply with the cancellation policy described below.
        d.i. The Club shall provide to the Civic Center Manager at the start of the season a written list of at least two authorized representatives for this purpose.
5. Cancellations. The Club shall provide written notice a minimum of one week in advance in order to cancel or modify any previously scheduled ice rental hours without charge. Should the Club fail to provide adequate notice of an intended cancellation, the Club will be charged for such previously scheduled ice rental hours even if the Club does not use said hours.
    a. Cancellations without charge will not be allowed for reasons of inclement weather, unless the

Civic Center is closed, a determination which is at the sole discretion of the Civic Center Manager.

6. Use by Club Members. The ice rented under this agreement shall be for the use of the Club's members, or other currently enrolled members of the Club's governing body United States Figure Skating Association, only. Skaters without a current membership shall not be permitted on the ice during the Club's hours of ice rental.
7. Ice Resurfacing. The Club shall reserve the final ten (10) minutes of any block of ice rental time for ice resurfacing when such rental is immediately followed by another rental. These final ten minutes shall be included in the determination of ice rental hours used. The Club shall ensure that the ice is cleared in a timely fashion to allow for ice resurfacing.
    a. The Civic Center will resurface the ice prior to the beginning of any block of ice rental hours used by the Club and the ice will be in an acceptable skating condition.
    b. The Club shall be entitled to a resurface of the ice at a minimum of every 3 hours, should a block of ice rental hours exceed this length of time, or as otherwise agreed by the parties for additional resurfaces as use of the ice may require.
8. Concessions. The Club shall pay to the Civic Center the amount of $250 (seasonal flat fee) for the use of the concession stand area during the club's hours of ice rental. This amount shall be payable in 5 monthly installments at the time of the monthly ice rental fees. Proper cleanup of concession area is expected or a $50.00 clean up fee will be charged.
9. Skate Sharpening. Should any member of the Club provide skates for sharpening, with the correct fee, these skates shall be sharpened by an employee of the Civic Center within a maximum turn-around time of 24 hours, unless extenuating circumstances arise.
    a. Should any member (or members) of the Club be trained and approved by the Civic Center, such approved member, and only such approved member shall have access to the skate sharpening equipment located on the premises for the purpose of sharpening skates for the Club's members during ice rental hours of the Club. The appropriate fee for sharpening will still be required as payment for the use of said equipment.
10. Storage Space. The Club shall be provided storage space for items at an additional fee. **This fee will be waived for 2026-2027 season.**
11. Emergencies. The Club shall be provided with contact information for the Civic Center Manager and at least one other employee in order that the Club may contact the Manager or employee in the case of an emergent building maintenance need or should an emergency situation arise during the Club's hours of ice rental.
12. Services provided by Civic Center. In further consideration of the fees and covenants herein expressed, the Civic Center agrees to furnish without charge to the Club the following:
    a. General room lights; heat and ventilation appropriate for the season; such tables and chairs as exist and are available at the Civic Center; toilet facilities and other sanitary accommodations with the necessary equipment, materials and supplies; change/locker rooms and electrical outlets as exist upon premise.
    b. Use of building's public address system when operated under supervision of the Civic Center's Manager.
    c. All other services or arrangements will be at the expense of the Club unless otherwise specified in this agreement.
13. Services provided by the Club. The Club shall provide at its expense all necessary personnel for control of crowd, ticket takers, ushers, sound, lighting other than as exists upon the premises, personnel to set up and take down erection of any special staging/scaffolding/rigging and personnel to set up and take down any desired seating. The Club shall take all precautions and necessary action to insure the safety of performers and the public.
14. Clean up. The Club shall provide at its expense, personnel to clean up debris in, locker room areas, and bleachers prior to leaving, to return such areas to original condition as found on arrival. If locker rooms or bleachers are found in unacceptable conditions Manager may impose a cleanup fee of **Fifty Dollars ($50.00)** per occurrence that will be assessed and added to the monthly invoice.
15. Default. Should the Club default in the performance of any of the terms and conditions of the agreement, the Civic Center, at its option, may terminate this agreement. In such event, any deposit or advanced ice rental fees paid by the Club to the Civic Center shall be retained by the Civic Center as liquidated damages.
16. Termination by Civic Center. The Civic Center reserves the right to terminate this agreement, without liability to the Club, upon providing the Club at least 30 days written notice.

17. Unavoidable Occupancy Interruptions. In case the Civic Center or any part thereof should be destroyed or damaged by fire or any other cause, or if any causality or unforeseen occurrence, including but not limited to, labor disputes, emergency use or acts of military authorities, shall renter the fulfillment of this agreement difficult or impossible, Civic Center, at its option may terminate this agreement. Any rental fees for the unused portion of this permit shall, under such circumstance, be refunded to the Club. The Club expressly waives any claim of damages or compensation against Civic Center should this agreement be so terminated.
18. Indemnity. The Club agrees to indemnify, defend, and hold harmless the Civic Center, it's Manager, Employees, and Board Members, and the City of Ironwood from and against all demands, claims, suits, action, liabilities, costs, including legal fees, resulting from injuries or death to any persons, property damage, theft or loss, howsoever caused, occurring as a result of this agreement. The Club further agrees to waive all clams which may occur to it and its property in the use and occupancy of said premises, the giving of this waiver being one of the considerations upon which this Agreement is entered.
    a. The Club and each of its members in consideration of being allowed to use the Civic Center agrees to indemnify, defend, save the Civic Center, and voluntarily assumes all risks of accident or damage to its property and to the person and property of said members and hereby releases the Civic Center's Manager, Employees, and Board Members, and the City of Ironwood for every claim, liability, damage of any kind sustained by the Club and each and every of its officers or members.
19. Insurance. The Club agrees to obtain, at its own cost and expense, public liability insurance in the sum of not less than $1,000,000.00 for each person injured or killed and not less than $2,000,000.00 for the injury of two or more persons in any one occurrence and property damage insurance in the sum of not less than $1,000,000.00 for each occurrence; and the Club shall, before the use of any ice rental, furnish the Civic Center Manager with a copy of said policy or a certificate that such insurance has been issued, and the Civic Center and the City of Ironwood shall be named as an additional assureds hereunder.
    a. The Terms of this coverage must include all dates and times for ice rental under this agreement for the complete fall/winter season.
    b. The Policy shall further be endorsed so as to provide a ten 10 day written notice of cancellation to the Civic Center.
20. Compliance with Laws and Regulations. The Club will comply with all laws, ordinances and regulations adopted or established by federal, state, and local government agencies or bodies; and by all facilities ruled and regulations as provided by the Civic Center and the Club will require that its agents and members likewise so comply.
    a. If at any time the use of the premises by the Club violates any rule or law described above, the Club shall cease and desist from continuing such use or surrender the premises forthwith upon demand of the Civic Center Manager.
21. Compliance with Governing Body. The Club agrees that it will comply with all rules and regulations of its governing body, the United States Figure Skating Association.
22. Civic Center Equipment. The Club agrees that it will not use the Civic Center's equipment, tools or furnishings, located in or about described facilities, with the first obtaining approval of the Civic Center Manger.
23. Assignment and Subletting. The Club shall not assign, sublet, or transfer its rights and privileges granted under this agreement, either in whole or in part, without first obtaining the written consent of the Civic Center. The resale of ice time by the Club to another organization is specifically prohibited.
24. **Defacement** of Civic Center. User shall not injure nor mar, nor in any manner deface any portion of interior/exterior wall, ceilings, or floors of the Civic Center or any equipment contained therein, and shall not cause or permit anything to be done or defaced; and will not drive or permit to be driven nails hook, tacks, or screws into any part of said building or equipment contained therein and will not make nor allow to be made any alterations of any kind to the building or equipment contained therein, and will not use or permit the use of tape of any kind on rink glass.
25. Payment for Damages. The Club agrees to pay costs of repair or replacement for any and all damages of whatsoever origin or nature which may have occurred during the Club's hours of ice rental in order to restore the building or other parts of the Civic Center premises affected to the condition equal to its previous condition.
26. Alcoholic Beverages. That this agreement, when applicable, grants to the Club no greater rights than expressly stated herein and specifically denies any right to the Club of possession or occupancy which

would be in violation of the Michigan Liquor Control Act of the State of Michigan or any of the Rules and Regulations of the Michigan Liquor Commission.

27. Tobacco Use. The Civic Center is a tobacco-free facility. The Club shall not permit the use of tobacco of any kind on the premises of the Civic Center during its hours of ice rental.
28. Entire Agreement. This written document constitutes the entire agreement between the parties hereto. This Agreement will not be in force until it has been signed and dated by both parties. This agreement must be signed by both parties prior to the use of any hours of ice rental by the Club.
29. Severability. If any provision of this agreement shall be invalid for any reason, such invalidity shall not affect the remaining provisions herein.
30. Applicable Law. This agreement shall be construed and governed under the Law of the State of Michigan.

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

For the Civic Center:

Signature: _____Date:_____

Print Name:_____ Title:_____

Signature: _____Date:_____

Print Name:_____ Title:_____

For the Club:

Signature: _____Date:_____

Print Name:_____ Title:_____

Pat O'Donnell Civic Center
Seasonal Ice Rental Contract

This agreement is made and entered into this 30th day of September 2026, by and between the Pat O'Donnell Civic Center (hereinafter the "Civic Center"), and the Polar Bear Hockey Club (hereinafter the "Club").

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

1. Term. The term of this agreement shall be the 2026-2027 fall/winter skating season. The provisions of this agreement are intended to include approximately the months of September 2026-March 2027. Summer skating sessions are not included as a part of this agreement.

2. Premises. The Club during its hours of ice rental shall have use of the ice rink proper, common areas (lobby, seating areas, restrooms and hallways), concessions, locker rooms, skate rental area, and access to the Manager's office only as necessary for lighting, locker room keys, and first aid supplies.

3. Fee. The Club agrees to pay to the Civic Center the amount of $42,000 (Forty-Two Thousand, Nine Hundred and 00/100 Dollars) for ice rental for the 2026-2027 fall/winter season.

    a. This amount shall include the use of 300 hours of ice rental, with all ice rental times to be based upon a mutually agreeable schedule to be set between Club and the Civic Center's Manager, with consideration given where possible to the Club's existing schedule from the previous season.

        a.i. These hours of ice shall be used between September 8, 2026 and March 10, 2027.
        a.ii. Any canceled hours may be used within the contract parameters and time frame (September 8th -March 10th) with approval of arena manager for make-up days and ice availability.

    b. The Club agrees to pay said fee in five monthly installments to the Civic Center, with payment to take place on or before the 1st day of each month for five consecutive months with the first monthly payment due on November 1st, 2027. All fees due under this agreement shall be paid in full at the closing of the current season (September 8th – March 10th).

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

    d. Should the Club exceed the allotted 300 ice rental hours, the Club shall be allowed to rent an additional hours at $140.00 per hour.

4. Hours of Ice Rental. An hour of time rented for ice use is (50) minutes on ice time and last (10) minutes for ice resurfacing. At the start of the season, the Club and the Civic Center Manager shall together create a schedule of ice rental hours for the 2026-2027 season, including setting the dates for any tournaments to be hosted at the Civic Center.

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

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

b.i. The Club shall provide to the Civic Center Manager at the start of the season a written list of at least two authorized representatives for this purpose.

5. Cancellations. The Club shall provide written notice a minimum of one week in advance in order to cancel or modify any previously scheduled ice rental hours without charge. Should the Club fail to provide adequate notice of an intended cancellation, the Club will be charged for such previously scheduled ice rental hours even if the Club does not use said hours.

    a. Cancellations without charge will not be allowed for reasons of inclement weather, unless the Civic Center is closed, a determination which is at the sole discretion of the Civic Center Manager.

    b. See Article 3 item a.ii for PBHC.

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

7. Ice Resurfacing. The Club shall reserve the final ten (10) minutes of any block of ice rental time used by the Club for the purpose of ice resurfacing. This final ten (10) minutes shall be included in the determination of ice rental hours used. The Club shall ensure that the ice is cleared in a timely fashion to allow for ice resurfacing. An hour of time rented for ice use is (50) minutes on ice time and last (10) minutes for ice resurfacing.

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

    b. The Club shall be entitled to a resurface of the ice between each game or at a minimum of every 3 hours, should a block of ice rental hours exceed this length of time, or as otherwise agreed by the parties for additional resurfaces as use of the ice may require.

8. Concessions. The Concessions Area is included as part of the hourly ice rental rate. Renter is responsible for leaving the Concessions Area in a clean and orderly condition following use. If the Concessions Area is not properly cleaned, a cleanup fee of **Fifty Dollars ($50.00)** will be assessed per occurrence and added to the monthly invoice.

9. Skate Sharpening. Should any member of the Club provide skates for sharpening, with the correct fee, these skates shall be sharpened by an employee of the Civic Center within a maximum turn-around time of 24 hours, unless extenuating circumstances arise.

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

10. Storage Space. The Club shall provide storage space for items at an additional fee. **This fee will be waived for 2026-2027 season.**

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

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

a. General room lights; heat and ventilation appropriate for the season; such tables and chairs as exist and are available at the Civic Center; toilet facilities and other sanitary accommodations with the necessary equipment, materials and supplies; change/locker rooms and electrical outlets as exist upon premise.

b. Use of building's public address system when operated under supervision of the Civic Center's Manager.

c. All other services or arrangements and heat will be at the expense of the Club unless otherwise specified in this agreement. **Bleacher heat will be at Manager's Discretion !**

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

14. Clean up. The Club shall provide at its expense, personnel to clean up debris in, locker room areas, and bleachers prior to leaving, to return such areas to original condition as found on arrival. If locker rooms or bleachers are found in unacceptable conditions Manager may impose a cleanup fee of **Fifty Dollars ($50.00)** per occurrence that will be assessed and added to the monthly invoice.

    a. NO food or drink will be allowed in locker rooms other than BOTTLED water and BOTTLED sport drink.

15. Default. Should the Club default in the performance of any of the terms and conditions of the agreement, the Civic Center, at its option, may terminate this agreement. In such event, any deposit or advanced ice rental fees paid by the Club to the Civic Center shall be retained by the Civic Center as liquidated damages.

16. Termination by Civic Center. The Civic Center reserves the right to terminate this agreement, without liability to the Club, upon providing the Club at least 30 days written notice.

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

18. Indemnity. The Club agrees to indemnify, defend, and hold harmless the Civic Center, it's Manager, Employees, and Board Members, and the City of Ironwood from and against all demands, claims, suits, action, liabilities, costs, including legal fees, resulting from injuries or death to any persons, property damage, theft or loss, howsoever caused, occurring as a result of this agreement. The Club further agrees to waive all clams which may occur to it and its property in the use and occupancy of said premises, the giving of this waiver being one of the considerations upon which this Agreement is entered.

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

19. Insurance. The Club agrees to obtain, at its own cost and expense, public liability insurance in the sum of

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

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

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

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

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

21. Compliance with Governing Body. The Club agrees that it will comply with all rules and regulations of its governing body, USA Hockey.

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

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

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

25. Payment for Damages. The Club agrees to pay costs of repair or replacement for any and all damages of whatsoever origin or nature which may have occurred during the Club's hours of ice rental in order to restore the building or other parts of the Civic Center premises affected to the condition equal to its previous condition. i.e. arena glass, air ducts, locker rooms, bench area, bleachers etc.

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

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

    a. NO TOBACCO USE OF ANY KIND IS PERMITTED!

28. Entire Agreement. This written document constitutes the entire agreement between the parties hereto. This Agreement will not be in force until it has been signed and dated by both parties. This agreement must be

signed by both parties prior to the use of any hours of ice rental by the Club.

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

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

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

For the Civic Center:

Signature: _____Date:_____

Print Name:_____ Title:_____

Signature: _____Date:_____

Print Name:_____ Title:_____

For the Club:

Signature: _____Date:_____

Print Name:_____ Title:_____