



# IRONWOOD

MICHIGAN | *Find Your North*

## AGENDA REGULAR IRONWOOD CITY COMMISSION MEETING OCTOBER 14, 2024

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

### Public Hearings:

- 5:05 P.M. – Proposed \$44,000 USDA Rural Development grant for two patrol vehicles.**
- 5:10 P.M. – \$481,000 Congressionally Directed Spending grant for a new Fire Truck.**
- 5:15 P.M. – Blight Violation at 922 E. Ayer Street.**
- 5:20 P.M. – Blight Violation at 205 N. Curry Street.**
- 5:25 P.M. – Condemnation at 1010 N. Hemlock Street.**

**Regular Meeting – 5:30 P.M.**

### **ZOOM OPTION AVAILABLE FOR THE PUBLIC**

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

---

### **PUBLIC HEARING**

**5:05 P.M.**

1. Open Public Hearing.
2. Recording of the Roll.
3. Public Hearing: To receive public comment on a proposed grant with USDA Rural Development in the amount of \$44,000 for two new police patrol vehicles.
4. Close Public Hearing.

### **PUBLIC HEARING**

**5:10 P.M.**

1. Open Public Hearing.
2. Public Hearing: To receive public comment on a Congressionally Directed Spending (CDS) grant under the USDA Rural Development Community Facilities (CF) program in the amount of \$481,000 for a new Fire Truck.
3. Close Public Hearing.



**PUBLIC HEARING**

**5:15 P.M.**

1. Open Public Hearing.
2. Public Hearing: To receive public comment relative to a Blight Violation at 922 E. Ayer Street (52-24-102-260).
3. Close Public Hearing.

**PUBLIC HEARING**

**5:20 P.M.**

1. Open Public Hearing.
2. Public Hearing: To receive public comment relative to a Blight Violation at 205 N. Curry Street (52-22-253-050).
3. Close Public Hearing.

**PUBLIC HEARING**

**5:25 P.M.**

1. Open Public Hearing.
2. Public Hearing: To receive public comment on the condemnation of a Described Structure Constituting a Public Nuisance at 1010 N. Hemlock Street (52-15-356-040).
3. Close Public Hearing.

**REGULAR MEETING**

**5:30 P.M.**

- A. Regular Meeting Called to Order.  
Pledge of Allegiance to the United States of America.
- B. Recording of the Roll.
- C. Approval of the Consent Agenda. \*  
***All items with an asterisk (\*) are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.***
  - \*1) Approval of Minutes:
    - a. Regular City Commission Meeting Minutes of September 23, 2024.
  - \*2) Review and Place on File:
    - a. Downtown Ironwood Development Authority Meeting Minutes of July 25 and August 22, 2024.
    - b. Ironwood Planning Commission Meeting Minutes of June 1, 2024.
    - c. Human Relations and Equity Committee Quarterly Meeting Minutes of September 4, 2024.
- D. Approval of the Agenda.
- E. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
- F. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).

## **UNFINISHED BUSINESS**

- G. Discuss and consider adopting Resolution #024-030, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 922 E. Ayer Street (52-24-102-260).
- H. Discuss and consider adopting Resolution #024-031, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 205 N. Curry Street (52-22-253-050).
- I. Consider declaring a public nuisance and order condemnation for the removal of a structure at 1010 N. Hemlock Street (52-15-356-040).
- J. Discuss and consider approving the Rural Development Pay Package #15 in the amount of \$1,103,341.63 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.
- K. Discuss and consider approving Change Order #1, for C.D. Smith, which is a decrease of \$250,800 for the Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.
- L. Discuss and consider awarding the bid for 1,500 tons of Winter Street Sand to Jake’s Excavating and Landscaping, LLC. in the amount of \$14,985.
- M. Discuss and consider selling the 2000 Ford F750 Sand Truck for \$3,000 to Jake’s Excavating and Landscaping, LLC.
- N. Discuss and consider an Additional Services request by HDR Michigan, Inc., for \$37,500 for the Phase 1 Water Treatment Plant / Pump Station project and authorize the Mayor to sign all applicable documents.
- O. Discuss and consider approving Change Order #4, for Jakes Excavating, which is an increase of \$8,762.96 for the 2024 Street Improvements Project and authorize the Mayor to sign all applicable documents.
- P. Discuss and consider approving Payment #4, for Jake’s Excavating, in the amount of \$35,745.51 for the 2024 Street Improvements Project and authorize the Mayor to sign all applicable documents.

## **NEW BUSINESS**

- Q. Discuss and consider appointing two City Commissioners to serve on a Civic Center By-Law Revision Committee.
- R. Discuss and consider Resolution #024-029 to comply with the provisions of PA 152.
- S. Discuss and consider adopting Resolution #024-032, a Resolution establishing authorized signatories for MERS contracts and service credit purchase approvals.
- T. Discuss and consider approving a Grant Agreement with Delta Dental Foundation for a \$47,700 Grant Award received for the Phase 2 Water Treatment Plant project.
- U. Discuss and consider approving a permanent Access Easement with the Gogebic Community College for the Pat O’Donnell Civic Center.
- V. Manager’s Report.
- W. Other Matters.
- X. Adjournment.

## Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on September 23, 2024, at 5:30 P.M., preceded by Public Hearings at 5:10 P.M., 5:15 P.M., 5:20 P.M. and 5:25 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

1. Mayor Corcoran opened the Public Hearing at 5:10 P.M.
2. Recording of the Roll.  
PRESENT: Commissioners Andresen, Korpi (arrived at 5:22 p.m.), Mildren, Semo, and Mayor Corcoran  
ABSENT: None
3. Public Hearing: To receive public comment relative to a Blight Violation at 131 W. Oak Street (52-27-204-230). Lieutenant Matt Sterbenz presented pictures and reviewed blight on the property. One comment was received from the public asking for the City to please proceed forward with cleaning the property up stating they have been asking for 5 years to have this property cleaned up. No additional comments were received.
4. Mayor Corcoran closed the Public Hearing at 5:18 P.M.

- 
1. Mayor Corcoran opened the Public Hearing at 5:18 P.M.
  2. Public Hearing: To receive public comment relative to a Blight Violation at 239 W. Ayer Street (52-22-314-010). Lieutenant Matt Sterbenz presented pictures and reviewed blight on the property. One comment was received from the public requesting the City to please move forward with the blighted property process. No additional comments were received.
  3. Mayor Corcoran closed the Public Hearing at 5:21 P.M.

- 
1. Mayor Corcoran opened the Public Hearing at 5:21 P.M.
  2. Public Hearing: To receive public comment relative to a Blight Violation at 216 Kennedy Street (52-24-310-060). Lieutenant Matt Sterbenz presented pictures and reviewed blight present on the property, indicating that this property is a rental unit. Matt spoke with the tenant who stated that all the blight on the property belongs to her landlord. One comment was received from Commissioner Semo asking that the City protect the tenant and if the blight is not the tenants, requested that the City hold the property owner accountable for the clean-up. No additional comments were received.
  3. Mayor Corcoran closed the Public Hearing at 5:26 P.M.

- 
1. Mayor Corcoran opened the Public Hearing at 5:26 P.M.



2. Public Hearing: To receive public comment to Ordinance Number 554, an Ordinance to amend Ordinance Number 491, Chapter 19, III, Miners' Memorial Heritage Park, Attachment A, Park Boundary Map. Community Development Director Tom Bergman informed the Commission that the purpose of the Ordinance is to expand the Miner's Park boundaries in two places, which are behind Burton Industries and near the DPW Garage. Three members of the Miner's Heritage Trail Group spoke in favor of the expansion, which will help the group reach its goal of placing a 50-foot-high headframe on the former Vaughn Mine Site to serve as a memorial site to miners and to help keep our mining heritage alive. No additional comments were heard.
3. Mayor Corcoran closed the Public Hearing at 5:34 P.M.

-----  
A. Mayor Corcoran called the Regular Meeting to Order at 5:34 P.M.

B. Recording of the Roll.

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

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of September 9, 2024.

2) Review and Place on File:

a. Pat O'Donnell Civic Center Board of Directors Meeting Minutes of September 3, 2024.

b. Pat O'Donnell Civic Center Board of Directors Special Meeting Minutes of September 3, 2024.

c. Ironwood Carnegie Library Board Meeting Minutes of August 20, 2024.

d. Ironwood Housing Commission Meeting Minutes of August 13, 2024.

***Motion** was made by Semo, seconded by Korpi, 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 Andresen, and carried, to amend the Agenda to add New Business Items W. Discuss and consider adopting Resolution #024-027, to schedule a Public Hearing on Monday, October 14, 2024, at 5:15 P.M., to hear comment on a blight violation at 922 E. Ayer St. (52-24-102-260), and X. Discuss and consider adopting Resolution #024-028, to schedule a Public Hearing on Monday, October 14, 2024, at 5:20 P.M., to hear comment on a blight violation at 205 N. Curry Street (52-22-253-050).*

E. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

***Motion** was made by Semo, seconded by Mildren, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending August 2024, and the Cash and Investment Summary Report for August 2024.*

F. Approval of Monthly Check Register Report.

**Motion** was made by Semo, seconded by Korpi, to approve the Check Register Report for August 2024 as presented. Unanimously passed by roll call vote.

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

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

## **UNFINISHED BUSINESS**

I. Discuss and consider adoption of Ordinance Number 554, an Ordinance to amend Ordinance Number 491, Chapter 19, III, Miners' Memorial Heritage Park, Attachment A, Park Boundary Map.

**Motion** was made by Mildren, seconded by Andresen, to adopt Ordinance Number 554, an Ordinance to amend Ordinance Number 491, Chapter 19, III, Miners' Memorial Heritage Park, Attachment A, Park Boundary Map. Unanimously passed by roll call vote.

J. Discuss and consider adopting Resolution #024-024, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 131 W. Oak Street (52-27-204-230).

**Motion** was made by Semo, seconded by Mildren, to adopt Resolution #024-024, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 131 W. Oak Street (52-27-204-230). Unanimously passed by roll call vote.

K. Discuss and consider adopting Resolution #024-025, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 239 W. Ayer Street (52-22-314-010).

**Motion** was made by Semo, seconded by Andresen, to adopt Resolution #024-025, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 239 W. Ayer Street (52-22-314-010). Unanimously passed by roll call vote.

L. Discuss and consider adopting Resolution #024-026, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 216 Kennedy Street (52-24-310-060).

**Motion** was made by Semo, seconded by Mildren, to adopt Resolution #024-026, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 216 Kennedy Street (52-24-310-060). Unanimously passed by roll call vote.

M. Discuss and consider approving Change Order #1, for Jake's Excavating, which is an increase of \$6,065.20 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents.

**Motion** was made by Mildren, seconded by Korpi, to approve Change Order #1, for Jake's Excavating, which is an increase of \$6,065.20 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

N. Discuss and consider approving Payment #1, for Jake's Excavating, in the amount of \$336,369.33 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents.

**Motion** was made by Mildren, seconded by Andresen, to approve Payment #1, for Jake's Excavating, in the amount of \$336,369.33 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- O. Discuss and consider approving Work Change Directive #3 for Jake's Excavating, to replace the existing sanitary main, laterals and manholes in Albany Street between Hemlock Street and Norrie Street for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents.

**Motion** was made by Mildren, seconded by Korpi, to approve Work Change Directive #3 for Jake's Excavating, to replace the existing sanitary main, laterals and manholes in Albany Street between Hemlock Street and Norrie Street for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- P. Discuss and consider approving Change Order #7, for C.D. Smith, which is an increase of \$12,306.19 for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents.

**Motion** was made by Semo, seconded by Mildren, to approve Change Order #7, for C.D. Smith, which is an increase of \$12,306.19 for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- Q. Discuss and consider approving Change Order #12, for Jake's Excavating, which is an increase of \$42,605.00 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

**Motion** was made by Semo, seconded by Andresen, to approve Change Order #12, for Jake's Excavating, which is an increase of \$42,605.00 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- R. Discuss and consider approving Payment #11, for Jake's Excavating, in the amount of \$66,017.64 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

**Motion** was made by Mildren, seconded by Korpi, to approve Payment #11, for Jake's Excavating, in the amount of \$66,017.64 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- S. Discuss and consider adjusting the Garbage/Recycling Utility monthly rate to be \$19.18 per month, effective November 1, 2024.

**Motion** was made by Semo, seconded by Andresen, to adjust the Garbage/Recycling Utility monthly rate to be \$19.18 per month, effective November 1, 2024. Unanimously passed by roll call vote.

- T. Discuss and consider approving a one-year lease extension with United Parcel Service, Inc., at the current rate of \$1,800 per month, effective November 1, 2024, for 201 Penokee Road.

**Motion** was made by Andresen, seconded by Korpi, to approving a one-year lease extension with United Parcel Service, Inc., at the current rate of \$1,800 per month, effective November 1, 2024, for 201 Penokee Road. Unanimously passed by roll call vote.

## **NEW BUSINESS**

- U. Discuss and consider declaring eight items at Ironwood Public Safety Department as Surplus Equipment, approve the sale of Surplus Equipment and authorize bids.

***Motion** was made by Mildren, seconded by Andresen, and carried, to declare eight items at Ironwood Public Safety Department as Surplus Equipment, approve the sale of Surplus Equipment and authorize bids. Unanimously passed by roll call vote.*

- V. Discuss and consider approving a budget amendment for City staff restructuring, an increase in General Fund expenditures of \$88,000.

***Motion** was made by Mildren, seconded by Andresen, to approve a budget amendment for City staff restructuring, an increase in General Fund expenditures of \$88,000. Unanimously passed by roll call vote.*

- W. Discuss and consider adopting Resolution #024-027, to schedule a Public Hearing on Monday, October 14, 2024, at 5:15 P.M., to hear comment on a blight violation at 922 E. Ayer Street (52-24-102-260).

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #024-027, to schedule a Public Hearing on Monday, October 14, 2024, at 5:15 P.M., to hear comment on a blight violation at 922 E. Ayer Street (52-24-102-260). Unanimously passed by roll call vote.*

- X. Discuss and consider adopting Resolution #024-028, to schedule a Public Hearing on Monday, October 14, 2024, at 5:20 P.M., to hear comment on a blight violation at 205 N. Curry Street (52-22-253-050).

***Motion** was made by Semo, seconded by Andresen, to adopt Resolution #024-028, to schedule a Public Hearing on Monday, October 14, 2024, at 5:20 P.M., to hear comment on a blight violation at 205 N. Curry Street (52-22-253-050). Unanimously passed by roll call vote.*

- Y. Mayor's Appointments.

Mayor Corcoran appointed Klaus Kutschke to the Planning Commission to fill an unexpired three-year term (term expiring December 31, 2025).

***Motion** was made by Andresen, seconded by Mildren, and carried, to approve the Mayor's appointment of Klaus Kutschke to the Planning Commission to fill an unexpired three-year term (term expiring December 31, 2025).*

Mayor Corcoran appointed Jesse Carroll to the Human Resources and Equity Committee to fill an unexpired three-year term (term expiring July 31, 2027).

***Motion** was made by Andresen, seconded by Mildren, and carried, to approve the Mayor's appointment of Jesse Carroll to the Human Resources and Equity Committee to fill an unexpired three-year term (term expiring July 31, 2027).*

- Z. Manager's Report.

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

#### *Engineering Updates*

- *The Memorial Building overflow parking lot is complete.*
- *The \$598,000 TMF grant is now awarded to Jakes. Some of that work will be done this fall and the remainder of the 500+ services will be done next summer.*
- *\$11MIL Phase 1 of the water plant project continues with CD Smith Construction. They are continuing to work on underground piping work, as well as interior and exterior masonry, and roofing work. We are working on numerous change orders to spend our remaining contingency*

*funds.*

- *\$11MIL Phase 2 of the water plant: we are working on getting the contract documents all in line and then will be moving some work from Phase 2 to Phase 1. Work to begin in the coming months.*
- *The \$3MIL lead service line replacement project continues with Jakes Excavating. They are working on getting two crews performing the work and will be working on the Fairgrounds water services in the next one to two weeks. This property is in the City of Ironwood limits and part of the City of Ironwood water system.*
- *Phase 5A water system project continues. Lake Ave the water pipe and services are in and they are waiting to start concrete work once Xcel completes their gas line work at the end of September. Albany Street water piping work is mainly complete and awaiting sewer work next week. Fredrick Street water line work is beginning this week.*
- *Phase 5B water and sewer project the design is in progress. The bid will occur in winter of early 2025 and construction will occur in 2025 and 2026. This is roughly a \$11 MIL construction project.*
- *Curry Park Campground: We are waiting on the DNR bid spec review so that we can bid out some site furniture improvements this fall for the DNR grant project. The electrical project will begin in two weeks after the campground closes on October 6th. That is expected to take approximately 2 weeks. DPW will be doing some gravel pad improvements and restoration after all of that is done. Also, I am looking at having a contractor do some work on the bathroom building.*
- *Library Community Spaces Grant Project: This project is currently out to bid. The project is planned for construction in 2025 with completion in the spring of 2026.*

#### *Managers Updates*

- *Fall cleanup day was two weeks ago. Sept 13<sup>th</sup>, we had 87 people and Saturday Sept 14<sup>th</sup> we had 66 people.*
- *HKGI is working on the Comp plan and the housing plan. There will be a series of stakeholder meetings October 1-3. Commission and all others are invited to the following workshops:*
- *Tuesday 10/1: Visioning Workshop from 5:30 -7*
- *Wednesday 10/2 Housing / Development Workshop from 5:30 -7*
- *Thursday 10/3 Planning Commission meeting from 5:30 – 7*
- *Social Pinpoint on website and on Facebook is where people can add information about places to see or renovate, etc.*
- *The November election is coming soon. The Clerk's office has 560 ballots to send out to people who have requested ballots. AV's will be available to people on Thursday this week. Any residents with voting related questions are encouraged to contact the Clerk's office.*
- *The City of IW and 4 other local entities have received a \$5000 NGO grant to help offset election costs. Our grant will be used to help offset costs to repair our ADA access doors that have long needed repair.*
- *Iron Belle Trail fundraiser raffle was a complete success. All 300 tickets were sold which raised \$20,000 plus a \$5,000 match by GRHF plus a couple of small donations for a total raise of \$25,680 raised for trail maintenance. The Trail Authority now has their new shed in place at the Bessemer Trailhead parking lot and will be filling it soon w/ all of our maintenance equipment.*
- *We are working on a schedule for Fall water main flushing. The City will notify residents ahead of this work.*
- *I will be at the UP Managers fall conference in Marquette on Thursday evening and Friday this week. Before I leave, Andy Grankskog from USDA Rural Development is planning on visiting us on Thursday morning.*

- *Next week is already October! That means that Plaidurday will be Friday 10/4/24. Please come out for the annual photo shoot with our friends from Stormy Kromer at 4 PM.*
- *The next City Commission meeting is 3 weeks away on Monday 10/14/24.*

AA. Other Matters.

*Mayor Corcoran wished to thank the Public for taking part in the City's annual fall clean-up.*

*Commissioner Mildren commented on the Ironwood Lumberjacks Hockey Team and encouraged anyone who hasn't gone to a game yet to attend expressing the excitement for Ironwood to have a local Hockey Team.*

BB. Adjournment.

***Motion** was made by Semo, seconded by Andresen, and carried, to adjourn the meeting at 6:50 P.M.*

Kim S. Corcoran, Mayor

Jennifer L. Jacobson, City Clerk



**Proceedings of the Downtown Ironwood Development Authority  
Thursday, July 25, 2024**

---

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, July 25, 2024 at 8:00 A.M. in the Ironwood Memorial Building Women’s Club Room.

1. Call to Order: Director Bergman called the meeting to order at 8:00 A.M.
2. Election of Chair and Vice Chair.

Corcoran nominates Flory as Chair.

Motion by Wiercinski to elect Flory as chair. Second by Corcoran. All in favor. Motion carried.

Corcoran nominates Greenhill as Vice-Chair.

Motion by Corcoran to elect as vice-chair. Second by Wiercinski. All in favor. Motion carried.

3. Recording of the Roll.

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Cathy Flory	X			
Vacant		X		
Kim Corcoran	X			
Vacant		X		
Lynne Wiercinski	X			
Eric Moran		X	X	
Vacant		X		
Robbie Sardinha	X			
Bruce Greenhill	X			
	<b>6</b>	<b>0</b>	<b>Quorum</b>	

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

4. Approval of the June 27, 2024 Meeting Minutes:

**Motion by Corcoran to approve the meeting minutes. Second by Greenhill. Motion carried 5 to 0.**

5. Approval of the Agenda:

**Motion by Corcoran to approve the agenda. Second by Wiercinski. Motion carried 5 to 0.**

6. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit): None.

7. Citizens wishing to address the Authority on Items not on the Agenda (Three-Minute Limit): None.

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

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

9. Items for Discussion and Consideration.

A. Introduction of Kevin Clarke from HKGI (Consulting Company for Comprehensive Plan Revision and Strategic Housing Plan Projects): Director Bergman discussed Kevin and what's been done and what is coming up for both plans.

B. First Friday Update: Erickson updated the Authority on the August First Friday and with the MACC grant application.

C. Ironwood Chamber of Commerce Update: Meyer gave an update on how Festival Ironwood went. The lead person at the Wakefield visitor center has retired. The center will be liquidated, and the visitor center will be abandoned. He mentioned that there may be some hope for the Western U.P. Convention & Visitors Bureau to move in. The fair will be conducted at the Civic Center at no cost other than the rides. The Chamber is hosting the Michigan State Demographer for a September event. Meyer is on the ballot as a Gogebic Community College Trustee. Meyer explained the Emberlight Festival photographer exhibit at the Depot Museum.

D. Social District Update: The Social District has been created. The State has received the application for approval. Signs and stickers are being worked on. Businesses need to be solicited to participate. Greenhill asked if people can bring in their social district drinks into the theatre or other businesses.

E. Update on downtown vacant buildings: The City is now Redevelopment Ready Certified through the State of Michigan. Staff can use its certification to help with large scale development projects. This certification will help the City deal with vacant and underutilized buildings. It provides funding and also technical assistance.



F. Bike Racks and Cigarette Butt Receptacles: The bike racks will be mounted into the tree grates which may make them permanent and/or easy to uninstall. A map has been given to DPW to install. Cigarette butt receptacles have been installed.

10. Other Business: Flory asked about downtown sign on Douglas Blvd. Bergman has reached out at Gogebic Range Bank. The President of the bank is open to a new sign but asked for a proposed design. Getting people from the Highway into downtown was discussed as a priority. Sardinha asked if the DIDA could do billboards. Greenhill commended the people who installed the historic walking tour signs. Corcoran asked about buildings downtown that have vacant storefronts and what can be done. Businesses without an active storefront were discussed. Staffing issues for restaurants were discussed. Bergman brought up insurance issues with the MEDC who will be discussing this.

11. Next Meeting: Thursday, August 22, 2024 at 8:00 a.m.

12. Adjournment. 9:00 a.m.

**Motion by Corcoran to adjourn the meeting, second by Wiercinski. All in favor.**



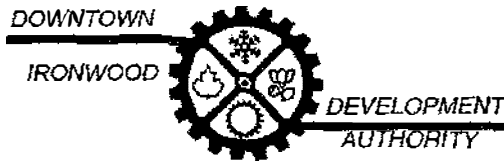
\_\_\_\_\_

Cathy Flory, Chair



\_\_\_\_\_

Tim Erickson, Community Development Assistant



**Proceedings of the Downtown Ironwood Development Authority  
Thursday, August 22, 2024**

---

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, August 22, 2024 at 8:00 A.M. in the Ironwood Memorial Building Women’s Club Room.

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

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Cathy Flory	X			
Vacant				
Kim Corcoran	X			
Vacant				
Lynne Wiercinski		X	X	
Eric Moran	X			
Vacant				
Robbie Sardinha	X			
Bruce Greenhill	X			
	<b>6</b>	<b>0</b>	<b>Quorum</b>	

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

3. Approval of the July 25, 2024 Meeting Minutes:  
**Motion by Greenhill to approve the meeting minutes. Second by Corcoran. Motion carried 5 to 0.**
4. Approval of the Agenda:  
**Motion by Corcoran to approve the agenda. Second by Sardinha. Motion carried 5 to 0.**
5. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit): None.
6. Citizens wishing to address the Authority on Items not on the Agenda (Three-Minute Limit): None.

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

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

8. Items for Discussion and Consideration.

A. Comprehensive Plan Discussion with Kevin Clarke from HKGI: Kevin with HKGI made a presentation. The Authority provided some input for the questions asked by the consultant.

B. Wreath Quote: Erickson presented the two quotes received from Santa's Wreaths and Yooper Wreaths. Moran discussed buying half from each company. Flory asked if staff could negotiate a price with Yooper Wreaths and/or see if they could provide a large statement wreath to be included in the cost. Staff will get a picture or sample of the Yooper Wreaths to compare.

C. First Friday Update: Tim discussed September and October events. Plaidurday is moved from 6:00 p.m. to 5:15 p.m.

D. Ironwood Chamber of Commerce Update: Meyer updated the Authority on some of the activities and events that the Chamber is hosting.

E. Social District Update: The White Rabbit needs to be contacted with the application. The signs have been made and need to be installed. The stickers have been made and need to be distributed to participating businesses.

F. Update on downtown vacant buildings: No update.

G. Bike Racks: Bike racks are supposed to be installed this year and will be permanently affixed for year-round use.

9. Other Business: No update.

10. Next Meeting: Thursday, September 26, 2024 at 8:00 a.m.

11. Adjournment. 9:11 a.m.

**Motion by Moran to adjourn the meeting, second by Sardinha. All in favor.**



---

Cathy Flory, Chair



---

Tim Erickson, Community Development Assistant



**PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION**  
**Thursday, June 1, 2023**

---

A Regular Meeting of the Planning Commission was held on Thursday, June 1, 2023 in the City of Ironwood Memorial Building Women’s Club Room.

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

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell	X			
Stephanie Holloway		X	X	
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Vacant				
David Andresen ex-officio, non-voting member	X			
	<b>6</b>	<b>1</b>		

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

3. Approval of the May 4, 2023 Meeting Minutes.

**Motion by Silver to approve the Meeting Minutes. Second by Bissell. Motion Carried 5 to 0.**

4. Approval of the Agenda:

**Motion by Jenkins to approve the Agenda. Second by Spence. Motion Carried 5 to 0.**

5. Citizens wishing to address the Commission regarding items on the Agenda (three-minute limit):

Brandon Midthun from South Range Rd. addressed the Planning Commission. He is in support of the downtown microbusiness extension.

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

7. Items for Discussion and Consideration.

A. Fire Station Site Plan for Grow Facility Extension request: Director Bergman introduced the request.

**Motion by Silver to approve an extension of 18 months for the grow facility. Second by Spence. Motion Carried 5 to 0.**

B. Three Twins Site Plan Extension Request for Microbusiness: Director Bergman introduced the request. Ben Thompson addressed the Commission to give and update on the progress with the facility. His company is working with outside investors to get the operation moving.

**Motion by Jenkins to approve a 6-month extension. Second by Bissell. Motion Carried 4 to 1.**

C. Update on Blight Elimination Program: Director Bergman discussed the blight process with the City of Ironwood Code Enforcement office. The Commission discussed ways to make the process faster and more effective.

D. Comprehensive Plan Implementation Status of Priority Action Items.

I. Strategy 4.2 Prepare a Wayfinding Master Plan: Erickson discussed the progress with the plan.

II. Downtown Development Plan and TIF Plan Project: This will be on the next City Commission meeting for approval. The numbers were adjusted due to the Library opting out of the plan.

8. Other Business: Davey asked about making the downtown a historical district. Director Bergman gave input on the positives and negatives of become a historical district.

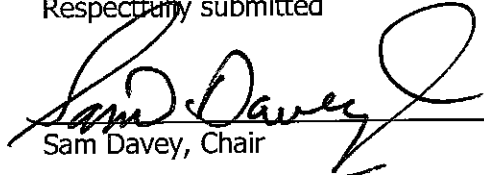
9. Next Meeting: Thursday, July 6, 2023 at the Ironwood Memorial Building.

10. Adjournment:

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

Adjournment at 6:29 p.m.

Respectfully submitted



---

Sam Davey, Chair



---

Tim Erickson, Community Development Assistant

## Sep 4, 2024 | 📅 HREC Quarterly Meeting –Approved 10/8/2024

Attendees: Paul Anderson Gerry Gripper Tarun Patel Carol Erickson Annette Burchell  
Kevin Clarke

### Notes

- Meeting called to order at 6:06pm
- Approval of Consent Agenda
  - Motion - Patel
  - 2nd - Gripper
  - **All in favor**
- Approval Previous Minutes
  - Motion - Patel
  - 2nd - Gripper
  - **All in favor**
- Public Input
  - N/A
- Items for Discussion and Action
  - Comprehensive Plan Consult
    - Community Workshops on Oct 1, 2, and 3.
    - Questions about whether feedback provided to the city regarding the 2014 Comp Plan made it to HKGI.
    - HREC will follow up w/city and take appropriate steps to find and forward any feedback that was generated.
    - What's the best way for HREC to get its recommendations into the comp plan?
      - HREC's Spark Plan? Perhaps this needs to be reviewed at next meeting.

Comprehensive Plan Survey revealed top 3 findings: Economic development; Improvement to downtown building; improvement to housing stock; development of vacant city land.

Discussion also brought out that the Vision of the Comp Plan could/should have more specific references to diversity and inclusion.
  - Resignation of Member / New Member Suggestions
    - All HREC members will provide suggestions prior to next meeting in October.
  - Community Engagement Proposal – It was suggested that some of the ideas in the proposal could be discussed with the tourism bureau. Gripper and Erickson will try to attend the next ITC board meeting on September 10 as a method of introduction.



- GARE Usage and Renewal
  - Motion to renew - Gripper
  - 2nd - Burchell
  - All in favor
- Discussion of Public Comments from July 23 – tabled until a future meeting.
- Updates on Several Items
  - Ordinance Review – The review spreadsheet was given to clerk on 8/8 as requested. It has been sent to the recodification team of the consultant group. Main goal to update language to current standards, correct spelling errors, and review conflicts with current law. This will take place over the next few months. More updates will come after the November election.
  - Hiawatha Signage – Signs are in the clerk’s office for viewing. City Manager will entertain suggestions on location and configuration.
    - Next step is installation

Adjournment: Motion by Burchell; second by Gripper. Approved. 8:09pm.

#### Action items

- Patel to send HREC survey data to Kevin
- Carol to send HREC Spark Plan and Land Acknowledgement Statement to Kevin
- HREC will follow up with Tom Bergman to find original notes for HREC’s feedback on the 2014 Comp Plan
- HREC members to review and make additional changes/recommendations on Spark Plan
- Erickson to make suggestions on location and configuration of Hiawatha signage.
- Erickson and Gripper to attend ITC meeting on September 10, if possible.

**RESOLUTION #024-030**  
**A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE**  
**HAZARD AND NUISANCE**

Following a public hearing of the City Commission of the City of Ironwood, duly held on October 14, 2024 , in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner \_\_\_\_\_ , supported by Commissioner \_\_\_\_\_.

**WHEREAS**, the City Commission has investigated the conditions of the property located at 922 E. Ayer St. (52-24-102-260) miscellaneous debris including but not limited to scrap wood, tires, scrap metal, scrap vehicle, unregistered/scrap, and camper trailer.

**WHEREAS**, the proper notice and deadlines have been given to owner(s)/occupant(s) of property regarding the correction of the City Code violation(s) via letters sent on 05/28/2024, 06/25/2024, and 09/24/2024

**WHEREAS**, the City Commission is duly authorized to order that the hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property;

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

1. That the public hazard and nuisance at 922 E. Ayer St. (52-24-102-260) be removed and abated under the direction of the City Manager, if clean up has not occurred by October 24, 2024; and,
2. The City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing a hazard or abating a nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under section 28-12.

Upon roll call vote, the following votes were recorded:

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED

---

Kim Corcoran, Mayor

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

---

Jennifer Jacobson, City Clerk

**RESOLUTION #024-031**  
**A RESOLUTION ORDERING REMOVAL AND ABATEMENT OF THE**  
**HAZARD AND NUISANCE**

Following a public hearing of the City Commission of the City of Ironwood, duly held on October 14, 2024 , in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner \_\_\_\_\_ , supported by Commissioner \_\_\_\_\_.

**WHEREAS**, the City Commission has investigated the conditions of the property located at 205 N. Curry St. (52-22-253-050) miscellaneous debris including but not limited to scrap wood, tires, scrap metal, scrap vehicle, unregistered/scrap camper trailer and furniture

**WHEREAS**, the proper notice and deadlines have been given to owner(s)/occupant(s) of property regarding the correction of the City Code violation(s) via letters sent on 08/29/2024, 09/17/2024, and 09/24/2024

**WHEREAS**, the City Commission is duly authorized to order that the hazard and nuisance be cleaned up under direction of the City Manager and that any and all expenses of abatement may be assessed against the prospective property;

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

1. That the public hazard and nuisance at 205 N. Curry St. (52-22-253-050) be removed and abated under the direction of the City Manager, if clean up has not occurred by October 24, 2024; and,
2. The City Manager or his/her designee shall take all steps necessary to carry out the directions of the City Commission in removing a hazard or abating a nuisance, shall keep or cause to be kept an accurate record of all expenses in connection therewith and, upon completion of the work to be performed, shall submit a report of the work done and all expenses in connection therewith to the City Commission.
3. The City Commission shall, by resolution, after examination of the City Manager's report determine what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the expense shall be levied as a special assessment under section 28-12.

Upon roll call vote, the following votes were recorded:

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED

---

Kim Corcoran, Mayor

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

---

Jennifer Jacobson, City Clerk

ADMINISTRATIVE AND LEGAL INVOICES

Items	Amount of Funds
<b>Construction:</b>	
<b>\$1,070,503.14</b>	
<b>Construction Total:</b>	<b>\$1,070,503.14</b>
<b>Legal/Admin:</b>	
<b>Legal/Admin Total:</b>	<b>\$0.00</b>
<b>Engineering Fees:</b>	
<b>Basic:</b>	<b>\$10,846.26</b>
<b>Inspection:</b>	<b>\$17,877.97</b>
<b>Additional Services:</b>	<b>\$4,114.26</b>
<b>Engineering Fees Total:</b>	<b>\$32,838.49</b>
<b>Total:</b>	<b>\$0.00</b>
<b>TOTAL:</b>	<b>\$1,103,341.63</b>

Prepared by: City of Ironwood

Name of Borrower

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

Kim S. Corcoran, Mayor

Date: 10/14/24

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

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

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-15. The time required to complete this information collection is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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

SUMMARY OF PAYMENTS  
DUE AND APPROVED BY OWNER  
AT MEETING HELD  
10/14/2024

The following invoices have been approved for payment:

<i>Invoices to be Paid</i>	<i>Amount Due</i>	<i>Budget Category</i>
CD Smith Construction Payment No. 13	\$1,070,503.14	Construction
HDR Michigan Invoice #1200657205	\$10,846.26	Engineering - Basic
HDR Michigan Invoice #1200657205	\$17,877.97	Engineering - RPR
HDR Michigan Invoice #1200657205	\$4,114.26	Engineering - Other
<b>Total:</b>	<b>\$1,103,341.63</b>	---

Ayes: \_\_\_\_\_  
Nayes: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Motion:                     Passed                    

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

Kim S. Corcoran

Title: Mayor

\_\_\_\_\_

Date: October 14, 2024

\_\_\_\_\_

## Contractor's Application for Payment No. 13

<b>To (Owner):</b> CITY OF IRONWOOD	Application Period: September 1st to September 30th	Application Date: 9/30/2024
<b>Project:</b> WATER TREATMENT PLANT - PHASE 1	<b>From (Contractor):</b> CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	<b>Via (Engineer):</b> HDR
<b>Owner's Contract No.:</b> 230034	<b>Contract:</b> Contractor's Project No.: 230034	<b>Engineer's Project No.:</b> 10301947

### Application For Payment Change Order Summary

Approved Change Orders	Additions	Deductions
1	\$70,852.65	
2	\$11,766.56	
3	\$20,366.69	
4	\$54,253.99	
5	\$24,771.82	
6		\$8,891.37
<b>TOTALS</b>	<b>\$182,011.71</b>	<b>\$8,891.37</b>
<b>NET CHANGE BY CHANGE ORDERS</b>	<b>\$173,120.34</b>	

1. ORIGINAL CONTRACT PRICE..... \$ **\$9,554,000.00**
2. Net change by Change Orders..... \$ **\$173,120.34**
3. Current Contract Price (Line 1 ± 2)..... \$ **\$9,727,120.34**
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)..... \$ **\$7,116,995.34**
5. RETAINAGE:
  - a. 5%  \$7,116,995.34 Work Completed..... \$ **\$355,849.77**
  - b. 5%  Stored Material..... \$ \_\_\_\_\_
  - c. Total Retainage (Line 5.a + Line 5.b)..... \$ **\$355,849.77**
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ **\$6,761,145.57**
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ **\$5,690,642.43**
8. AMOUNT DUE THIS APPLICATION..... \$ **\$1,070,503.14**
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)..... \$ **\$2,965,974.77**

### Contractor's Certification

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

**Contractor Signature**

By: *Samuel Platon*

Date: 10/7/2024

Payment of: \$ **\$1,070,503.14**  
 (Line 8 or other - attach explanation of the other amount)

is recommended by: Prusakiewicz, Joshua R. (Engineer) \_\_\_\_\_ (Date) \_\_\_\_\_  
Prusakiewicz, Joshua R. is a duly Licensed Professional Engineer in the State of Michigan, License No. 90173, expires 12/31/2024.

Payment of: \$ \_\_\_\_\_ (Line 8 or other - attach explanation of the other amount)  
 is approved by: \_\_\_\_\_ (Owner) \_\_\_\_\_ (Date) \_\_\_\_\_

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

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE I		Application Number: 13			
Application Period:		September 1st to September 30th		Application Date: 9/30/2024			
Div #	A Description	B Scheduled Value (\$)	C Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (F - G)
			D From Previous Application (C+D)	D This Period			
	<b>GENERAL CONSTRUCTION</b>						
01	BONDS	\$ 60,000.00	60000			60000	100.0% \$ -
01	SUPERVISION	\$ 245,000.00	205000	10000		215000	87.8% \$ 30,000.00
01	MANAGEMENT	\$ 165,000.00	131200	8450		139650	84.6% \$ 25,350.00
01	TEMPORARY FACILITIES	\$ 130,000.00	94000	9000		103000	79.2% \$ 27,000.00
01	EQUIPMENT (CONTRACTORS MACHINERY)	\$ 248,667.00	214400	8400		222800	89.6% \$ 25,867.00
01	SUBSISTANCE	\$ 160,000.00	127200	8200		135400	84.6% \$ 24,600.00
01	PERMITS	\$ 8,000.00	8000			8000	100.0% \$ -
01	LEAKAGE TESTING	\$ 6,000.00	6000			6000	100.0% \$ -
01	DISINFECTION	\$ 5,000.00					
01	PERMITS	\$ 8,000.00					
01	SAFETY AND OSHA REQUIREMENTS	\$ 48,000.00	20800	6800		27600	57.5% \$ 20,400.00
01	SNOW REMOVAL	\$ 20,000.00	6200			6200	31.0% \$ 13,800.00
01	GENERAL CLEANUP AND DUMPSTERS	\$ 65,000.00	32200	8200		40400	62.2% \$ 24,600.00
01	FINAL CLEANING	\$ 10,000.00					
03	CONCRETE REINFORCING MATERIAL	\$ 230,000.00	227151	1500		228651	99.4% \$ 1,349.00
03	CONCRETE FORMWORK MATERIAL	\$ 85,000.00	81000	2000		83000	97.6% \$ 2,000.00
03	PUMP CLEARWELL CONCRETE	\$ 315,000.00	310000	5000		315000	100.0% \$ -
03	FILTER ROOM CONCRETE	\$ 265,000.00	263000	2000		265000	100.0% \$ -
03	CHEMICAL ROOM AREA CONCRETE	\$ 212,000.00	210000	2000		212000	100.0% \$ -
03	WEST ELEVATION CONCRETE	\$ 100,000.00	100000			100000	100.0% \$ -
03	EAST ELEVATION CONCRETE	\$ 100,000.00	100000			100000	100.0% \$ -
03	NORTH ELEVATION CONCRETE	\$ 80,000.00	80000			80000	100.0% \$ -
04	MASONRY	\$ 785,000.00	530000	200000		730000	93.0% \$ 55,000.00
06	ROUGH CARPENTRY MATERIAL	\$ 45,000.00	37000	4000		41000	91.1% \$ 4,000.00
06	ROUGH CARPENTRY LABOR	\$ 35,000.00	27500	4000		31500	90.0% \$ 3,500.00
07	FLUID APPLIED WATERPROOFING	\$ 63,000.00	63000			63000	100.0% \$ -
03	PRECAST PLANK	\$ 175,000.00	175000			175000	100.0% \$ -
06	SIP PANELS	\$ 120,000.00	120000			120000	100.0% \$ -
06	SIP AND TRUSS INSTALL	\$ 45,000.00	45000			45000	100.0% \$ -
05	MISC METALS MATERIALS (RAILING, GRATING, ETC)	\$ 125,000.00	118790	6210		125000	100.0% \$ -
05	MISC METALS MATERIALS INSTALL	\$ 65,000.00	45000	10000		55000	84.6% \$ 10,000.00
06	TRUSS PACKAGE	\$ 27,000.00	27000			27000	100.0% \$ -
07	ROOFING	\$ 95,000.00	25000	50000		75000	78.9% \$ 20,000.00



**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE I		Application Number: 13			
Application Period:		September 1st to September 30th		Application Date: 9/30/2024			
Div #	A Description	B Scheduled Value (\$)	C Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)
			From Previous Application (C+D)	D This Period			
07	FLASHING AND SHEETMETAL	\$ 40,000.00					\$ 40,000.00
09	STEEL STUDS AND DRYWALL	\$ 45,000.00	10000	15000		25000	\$ 20,000.00
07	WALL PANEL SYSTEM	\$ 65,000.00					\$ 65,000.00
07	CAULKING	\$ 38,250.00					\$ 38,250.00
09	PAINTING	\$ 133,000.00	33250	33250		66500	\$ 66,500.00
08	ACCESS DOORS	\$ 6,759.00	6759			6759	\$ -
08	DOOR AND FRAMES MATERIAL	\$ 102,512.00	102512			102512	\$ -
08	DOORS AND FRAMES LABOR	\$ 17,000.00					\$ 17,000.00
08	WINDOWS & GLAZING	\$ 68,788.00		50000		50000	\$ 18,788.00
09	CERAMIC TILE	\$ 3,500.00					\$ 3,500.00
09	ACOUSTICAL CEILINGS	\$ 4,600.00					\$ 4,600.00
09	EPOXY FLOORING	\$ 22,000.00					\$ 22,000.00
10	TOILET AND BATH ACCESSORIES	\$ 5,600.00	5600			5600	\$ -
10	EXTERIOR SIGNAGE	\$ 12,200.00					\$ 12,200.00
12	METAL LAB CASEWORK	\$ 16,584.00					\$ 16,584.00
31	DEWATERING	\$ 10,000.00	4500			4500	\$ 5,500.00
41	HOIST AND CRANES	\$ 38,330.00					\$ 38,330.00
	<b>EARTHWORK (Snow Country/CDS)</b>	\$ -					
31	GRADING	\$ 96,000.00	15732	41868		57600	\$ 38,400.00
31	EARTHWORK	\$ 370,000.00	241616.7	54383.30		296000	\$ 74,000.00
31	EXCAVATION, TRENCHING AND BACKFILL	\$ 285,000.00	211500			211500	\$ 73,500.00
31	FLOWABLE FILL	\$ 70,600.00	70600			70600	\$ -
31	EROSION CONTROL	\$ 27,000.00	20250	3375		23625	\$ 3,375.00
32	CABC	\$ 85,000.00	35000	25000		60000	\$ 25,000.00
32	RESTORATION	\$ 43,000.00		10000		10000	\$ 33,000.00
	<b>SITE UTILITIES (Snow Contry)</b>	\$ -					
33	TESTING	\$ 5,000.00					\$ 5,000.00
33	WATERMAIN DI 12" and Smaller	\$ 50,400.00	45360			45360	\$ 5,040.00
33	WATERMAIN DI 14" and Larger	\$ 369,600.00	332640	11088		343728	\$ 25,872.00
33	SANITARY SEWER	\$ 24,000.00	10080			10080	\$ 13,920.00
33	CULVERTS	\$ 14,000.00	11900			11900	\$ 2,100.00
	<b>MECHANICAL (August Winters)</b>						
40	MOBILIZATION	\$ 45,000.00	45000			45000	\$ -
08	LOUVERS AND OPENINGS	\$ 7,000.00					\$ 7,000.00



**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE I		Application Number:	13						
Application Period:		September 1st to September 30th		Application Date:	9/30/2024						
Div #	A Description	B Scheduled Value (\$)		C Work Completed		D This Period	E Materials Presently Stored (not in C or D)	F		G Balance to Finish (B - F)	
		From Previous Application (C+D)		Total Completed and Stored to Date (C + D + E)	% (F / B)						
22	UG PLUMBING	\$	59,000.00	59000				59000	100.0%	\$	-
22	AG PLUMBING	\$	125,000.00	62500		37500		100000	80.0%	\$	25,000.00
22	FIXTURES	\$	62,000.00	31000				31000	50.0%	\$	31,000.00
22	PLUMBING INSULATION	\$	16,000.00							\$	16,000.00
23	DUCT WORK	\$	105,000.00	10500		31500		42000	40.0%	\$	63,000.00
23	HVAC PIPING	\$	20,000.00	1000		3000		4000	20.0%	\$	16,000.00
23	HVAC EQUIPMENT	\$	165,000.00	140250		8250		148500	90.0%	\$	16,500.00
23	HVAC INSULATION	\$	12,000.00			1200		1200	10.0%	\$	10,800.00
23	HVAC CONTROLS	\$	40,000.00	10000		2000		12000	30.0%	\$	28,000.00
23	HVAC TAB	\$	3,000.00							\$	3,000.00
40	PROCESS PIPING	\$	394,000.00	197000				197000	50.0%	\$	197,000.00
40	PROCESS VALVES	\$	198,000.00	49500				49500	25.0%	\$	148,500.00
43	VERTICAL TURBINE PUMPS	\$	306,000.00	229500				229500	75.0%	\$	76,500.00
46	CHEMICAL FEED EQUIPMENT	\$	88,000.00			22000		22000	25.0%	\$	66,000.00
21	FIRE SUPPRESSION	\$	14,610.00							\$	14,610.00
	<b>ELECTRICAL (ECON)</b>										
26	TEMPORAY ELECTRICAL	\$	30,000.00	21000		5000		26000	86.7%	\$	4,000.00
26	SITE ELECTRICAL MATERIAL	\$	245,000.00	132000		100000		232000	94.7%	\$	13,000.00
26	SITE ELECTRICAL LABOR	\$	146,000.00	78000		50000		128000	87.7%	\$	18,000.00
26	WTP ELECTRICAL MATERIAL	\$	324,000.00	15000		110000		125000	38.6%	\$	199,000.00
26	WTP ELECTRICAL LABOR	\$	294,790.00	15000		52000		67000	22.7%	\$	227,790.00
26	LIGHT FIXTURES	\$	30,385.00	30385				30385	100.0%	\$	-
26	GEAR	\$	15,500.00			12500		12500	80.6%	\$	3,000.00
40	SYSTEM INTEGRATOR - VFD'S	\$	126,730.00							\$	126,730.00
40	SYSTEM INTEGRATOR - ENGINEERING AND SUBMITTALS	\$	50,600.00	45000				45000	88.9%	\$	5,600.00
40	SYSTEM INTEGRATOR - WTP CONTROL PANEL	\$	48,000.00							\$	48,000.00
40	SYSTEM INTEGRATOR - INSTRUMENTS	\$	32,600.00							\$	32,600.00
40	SYSTEM INTEGRATOR - CTS, XMR, MISC PANELS	\$	114,400.00			38000		38000	33.2%	\$	76,400.00
40	SYSTEM INTEGRATOR - HMI SCADA NETWORK	\$	52,000.00							\$	52,000.00
40	SYSTEM INTEGRATOR - SITE SUPPORT	\$	76,615.00							\$	76,615.00
40	SYSTEM INTEGRATOR - COMMISSIONING AND STARTUP	\$	69,055.00							\$	69,055.00
26	MANHOLES AND COVERS	\$	15,000.00	15000				15000	100.0%	\$	-
26	FIRE ALARM	\$	13,000.00	8500				8500	65.4%	\$	4,500.00
26	ATS	\$	39,325.00	39325				39325	100.0%	\$	-

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract):		WATER TREATMENT PLANT - PHASE I		Application Number: 13			
Application Period:		September 1st to September 30th		Application Date: 9/30/2024			
Div #	A Description	B Scheduled Value (\$)	Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period			
26	AS BUILD DRAWING	\$ 1,500.00					\$ 1,500.00
26	PUNCH LIST	\$ 2,500.00					\$ 2,500.00
26	ASCEPANCE TESTING	\$ 3,000.00					\$ 3,000.00
	<b>CHANGE ORDERS</b>						
31	EAST ROAD IMPROVMENTS	\$ 70,852.65	70852.65			70852.65	\$ -
32	Misc Detail Changes	\$ 11,766.56	11766.56			11766.56	\$ -
33	West End Piping Changes	\$ 20,366.69	18330.02	2036.67		20366.69	\$ -
34	Electrical and Door Changes	\$ 54,253.99		54253.99		54253.99	\$ -
35	Flow Meter Flange Size and Pole top Feeder	\$ 24,771.82	8000	16771.82		24771.82	\$ -
07	Shingle Credit	\$ (3,507.00)		-3507		-3507	\$ -
04	WCD- 4 East Exterior Wall	\$ (23,991.52)		-23991.52		-23991.52	\$ -
09	Temporary Steel Stud Wall Elimination	\$ (10,092.40)		-10092.4		-10092.4	\$ -
31	Site Water Piping Changes	\$ 28,699.55		28699.55		28699.55	\$ -
		\$ -					\$ -
		\$ -					\$ -
	<b>Totals</b>	<b>\$9,727,120.34</b>	<b>\$5,990,149.93</b>	<b>\$1,126,845.41</b>		<b>\$7,116,995.34</b>	<b>\$2,610,125.00</b>
							<b>73.17%</b>



# Invoice

Reference Invoice Number with Payment

HDR Michigan Inc.  
Ann Arbor, MI 48104-6815

HDR Invoice No. 1200657205  
Invoice Date 30-SEP-2024  
Invoice Amount Due \$32,838.49  
Payment Terms 30 NET

City of Ironwood  
Invoices will be emailed.

Remit To PO Box 74008202  
Chicago, IL 60674-8202  
ACH/EFT Payments Bank of America ML US  
ABA# 081000032  
Account# 355004076604

New WTP  
andersonp@ironwoodmi.gov, linnp@ironwoodmi.gov and  
jsjoquist@coleman-engineering.com

Professional Services  
From: 25-AUG-2024 To: 28-SEP-2024

Professional Services Summarization		Hours	Billing Rate	Amount
CAD or Designer	Suhr, Scott R	2.00	100.27	200.54
Senior Engineer	Trapp, Scott J	2.00	228.18	456.36
Senior Engineer	Trapp, Scott J	2.00	243.64	487.28
Senior Technical Consultant	Brooks, Tracey L	1.00	189.16	189.16
Senior Technical Consultant	Konda, Teresa C	0.50	269.45	134.73
Senior Technical Consultant	Prusakiewicz, Joshua R	17.00	247.69	4,210.73
Senior Technical Consultant	Rickert, John S	5.00	219.95	1,099.75
Technical Consultant	Marion, Marcia L	1.00	159.84	159.84
Technical Support	Bernardin, Jennifer Ann	11.25	114.20	1,284.75
		<b>41.75</b>		<b>\$8,223.14</b>
		<b>Total Professional Services</b>		<b>\$8,223.14</b>

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company	Basic - \$1,000.00 RPR - \$16,130.00 Other - \$3,712		20,842.00
Subcontractors-Other	SEH Inc			562.65
				<b>\$21,404.65</b>
			Subs - Markup	3,210.70
				<b>\$24,615.35</b>
			<b>Total Expenses</b>	<b>\$24,615.35</b>

Basic - \$1060.47  
RPR - \$1,747.97  
Other - \$402.26

Amount Due This Invoice (USD) **\$32,838.49**

Basic - \$10,846.26  
RPR - \$17,877.97  
Other - \$4,114.26  
\$32,838.49

# Invoice

HDR Invoice No. 1200657205  
Invoice Date 30-SEP-2024

Fee Amount	\$1,240,700.00
Fee Invoiced to Date	\$1,159,636.86
Fee Remaining	\$81,063.14

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

# Invoice

HDR Invoice No. 1200657205  
 Invoice Date 30-SEP-2024

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	005	Task Description:	Basic Services-Construction Administration	
Professional Services		Hours	Billing Rate	Amount
CAD or Designer	Suhr, Scott R	2.00	100.27	200.54
Senior Engineer	Trapp, Scott J	2.00	228.18	456.36
Senior Engineer	Trapp, Scott J	2.00	243.64	487.28
Senior Technical Consultant	Brooks, Tracey L	1.00	189.16	189.16
Senior Technical Consultant	Konda, Teresa C	0.50	269.45	134.73
Senior Technical Consultant	Prusakiewicz, Joshua R	17.00	247.69	4,210.73
Senior Technical Consultant	Rickert, John S	5.00	219.95	1,099.75
Technical Consultant	Marion, Marcia L	1.00	159.84	159.84
Technical Support	Bernardin, Jennifer Ann	11.25	114.20	1,284.75
		<b>41.75</b>		<b>\$8,223.14</b>
		<b>Total Professional Services</b>		<b>\$8,223.14</b>
			<b>Total Task</b>	<b>\$8,223.14</b>

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	006	Task Description:	Resident Project Representative-Coleman	
Expense		Qty	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company			16,130.00
				<b>\$16,130.00</b>
			Sub Markup @ 15%	2,419.50
				<b>\$18,549.50</b>
			<b>Total Subcontractor</b>	<b>\$18,549.50</b>
			<b>Total Task</b>	<b>\$18,549.50</b>

# Invoice

HDR Invoice No. 1200657205  
Invoice Date 30-SEP-2024

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	100	Task Description:	Coleman	
Expense		Qty	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company			4,712.00
				<b>\$4,712.00</b>
			Sub Markup @ 15%	706.80
				<b>\$5,418.80</b>
			<b>Total Subcontractor</b>	<b>\$5,418.80</b>
			<b>Total Task</b>	<b>\$5,418.80</b>

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	200	Task Description:	Short Elliott Hendrickson-Sub	
Expense		Qty	Billing Rate	Amount
Subcontractors-Other	SEH Inc			562.65
				<b>\$562.65</b>
			Sub Markup @ 15%	84.40
				<b>\$647.05</b>
			<b>Total Subcontractor</b>	<b>\$647.05</b>
			<b>Total Task</b>	<b>\$647.05</b>



City of Ironwood - New WTP - Project Number 10301947

Task Number	Task Name	Expenditure Type	Item Date	Employee/Supplier	Quantity	Comments
005	Basic Services-Const	Labor	28-AUG-2024	Bernardin, Jennifer Ann	0.50	Submittal/RFI Coordination, filing in PW
005	Basic Services-Const	Labor	29-AUG-2024	Bernardin, Jennifer Ann	1.50	Submittal/RFI Coordination, filing in PW
005	Basic Services-Const	Labor	03-SEP-2024	Bernardin, Jennifer Ann	0.50	Prepare agenda for construction progress meeting
005	Basic Services-Const	Labor	04-SEP-2024	Bernardin, Jennifer Ann	1.00	Attend progress meeting take minutes
005	Basic Services-Const	Labor	05-SEP-2024	Bernardin, Jennifer Ann	1.00	Finalize meeting minutes and action items, submittal RFI coordination
005	Basic Services-Const	Labor	11-SEP-2024	Bernardin, Jennifer Ann	1.00	Submittal/RFI Coordination
005	Basic Services-Const	Labor	12-SEP-2024	Bernardin, Jennifer Ann	1.00	Submittal/RFI Coordination
005	Basic Services-Const	Labor	18-SEP-2024	Bernardin, Jennifer Ann	2.75	Submittal/RFI Coordination, prep agenda for Construction progress meeting, attend and finalize meeting minutes. Save items to PW
005	Basic Services-Const	Labor	19-SEP-2024	Bernardin, Jennifer Ann	1.00	Submittal/RFI Coordination, filing in PW
005	Basic Services-Const	Labor	26-SEP-2024	Bernardin, Jennifer Ann	0.50	Submittal RFI Coordination
005	Basic Services-Const	Labor	27-SEP-2024	Bernardin, Jennifer Ann	0.50	Submittal RFI Coordination
005	Basic Services-Const	Labor	12-SEP-2024	Brooks, Tracey L	1.00	City of Ironwood Change Order Support
005	Basic Services-Const	Labor	06-SEP-2024	Konda, Teresa C	0.50	
005	Basic Services-Const	Labor	04-SEP-2024	Marion, Marcia L	1.00	
005	Basic Services-Const	Labor	26-AUG-2024	Prusakiewicz, Joshua R	1.00	PM
005	Basic Services-Const	Labor	28-AUG-2024	Prusakiewicz, Joshua R	2.00	submittal and RFI reviews
005	Basic Services-Const	Labor	29-AUG-2024	Prusakiewicz, Joshua R	1.00	submittal and RFI reviews, PM
005	Basic Services-Const	Labor	03-SEP-2024	Prusakiewicz, Joshua R	1.00	PM tasks
005	Basic Services-Const	Labor	04-SEP-2024	Prusakiewicz, Joshua R	1.00	bi-weekly construction meeting
005	Basic Services-Const	Labor	05-SEP-2024	Prusakiewicz, Joshua R	1.00	PM tasks
005	Basic Services-Const	Labor	06-SEP-2024	Prusakiewicz, Joshua R	1.00	PM tasks
005	Basic Services-Const	Labor	09-SEP-2024	Prusakiewicz, Joshua R	1.50	PM, submittal/RFI review
005	Basic Services-Const	Labor	10-SEP-2024	Prusakiewicz, Joshua R	1.00	PM tasks
005	Basic Services-Const	Labor	11-SEP-2024	Prusakiewicz, Joshua R	1.00	radio path study discussion
005	Basic Services-Const	Labor	13-SEP-2024	Prusakiewicz, Joshua R	1.00	PM tasks, submittal/RFI review
005	Basic Services-Const	Labor	18-SEP-2024	Prusakiewicz, Joshua R	2.00	PM, submittal/RFI, construction meeting
005	Basic Services-Const	Labor	20-SEP-2024	Prusakiewicz, Joshua R	0.50	weekly meeting
005	Basic Services-Const	Labor	23-SEP-2024	Prusakiewicz, Joshua R	2.00	PM tasks
005	Basic Services-Const	Labor	19-AUG-2024	Rickert, John S	(1.00)	
005	Basic Services-Const	Labor	19-AUG-2024	Rickert, John S	1.00	Errors made by Employee, Supervisor or Administrator---SO: Timecard not submitted timely
005	Basic Services-Const	Labor	29-AUG-2024	Rickert, John S	2.00	
005	Basic Services-Const	Labor	04-SEP-2024	Rickert, John S	1.00	
005	Basic Services-Const	Labor	05-SEP-2024	Rickert, John S	1.00	
005	Basic Services-Const	Labor	11-SEP-2024	Rickert, John S	1.00	
005	Basic Services-Const	Labor	24-SEP-2024	Suhr, Scott R	2.00	
005	Basic Services-Const	Labor	04-SEP-2024	Trapp, Scott J	2.00	
005	Basic Services-Const	Labor	11-SEP-2024	Trapp, Scott J	1.00	
005	Basic Services-Const	Labor	18-SEP-2024	Trapp, Scott J	1.00	

							41.75		
006	Resident Project Rep	Subcontractors-Other	16-AUG-2024	Coleman Engineering Company	8,420.00	Subconsultant for City of Ironwood			
006	Resident Project Rep	Subcontractors-Other	16-SEP-2024	Coleman Engineering Company	7,710.00	Subconsultant for City of Ironwood			
100	Coleman	Subcontractors-Other	16-AUG-2024	Coleman Engineering Company	1,853.75	Subconsultant for City of Ironwood			
100	Coleman	Subcontractors-Other	16-SEP-2024	Coleman Engineering Company	2,858.25	Subconsultant for City of Ironwood			
200	Short Elliott Hendri	Subcontractors-Other	11-SEP-2024	SEH Inc	562.65	Sub for City of Ironwood			





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

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

August 16, 2024  
Project No: 210444  
Invoice No: 52232

Project 210444 City of Ironwood Water Treatment Plant

**Services from July 14, 2024 to August 10, 2024**

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

Phase 1 Resident Project Representative

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Engineer 11	67.25	120.00	8,070.00
Engineer 20	2.00	175.00	350.00
Totals	69.25		8,420.00
<b>Total Labor</b>			<b>8,420.00</b>

**Total this Phase \$8,420.00**

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

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Engineer 25	1.00	220.00	220.00
Technician 24	1.00	120.00	120.00
Totals	2.00		340.00
<b>Total Labor</b>			<b>340.00</b>

**Total this Phase \$340.00**

**Total this Billing Group \$8,760.00**

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

Phase 4 Cost Tracking

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Clerical 5	1.25	87.00	108.75
Engineer 25	2.00	220.00	440.00
Technician 21	1.00	99.00	99.00
Technician 17	4.50	78.00	351.00
Totals	8.75		998.75
<b>Total Labor</b>			<b>998.75</b>

Compressive Strength Concrete Cylinder	4.0 Tests @ 25.00	100.00
Hold Specimen (Not Tested)	2.0 Each @ 10.00	20.00

Project	210444	City of Ironwood Water Treatment Plant	Invoice	52232
Nuclear Density Gauge		1.5 Days @ 60.00	90.00	
Modified Proctor Sand		1.0 Test @ 190.00	190.00	
Particle Size Analysis Fine Aggregate		1.0 Test @ 115.00	115.00	
			<b>515.00</b>	<b>515.00</b>
		<b>Total this Phase</b>		<b>\$1,513.75</b>
		<b>Total this Billing Group</b>		<b>\$1,513.75</b>
		<b>Total this Invoice</b>		<b>\$10,273.75</b>

Authorized  
By:

Jeff Sjoquist

Date:

8-16-24

Jeffrey Sjoquist



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

September 16, 2024  
 Project No: 210444  
 Invoice No: 52623

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

Project 210444 City of Ironwood Water Treatment Plant

**Services from August 11, 2024 to September 7, 2024**

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

Phase 1 Resident Project Representative

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Engineer 11	64.25	120.00	7,710.00	
Totals	64.25		7,710.00	
<b>Total Labor</b>				<b>7,710.00</b>

**Total this Phase \$7,710.00**

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

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Engineer 25	3.00	220.00	660.00	
Totals	3.00		660.00	
<b>Total Labor</b>				<b>660.00</b>

**Total this Phase \$660.00**

**Total this Billing Group \$8,370.00**

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

Phase 4 Cost Tracking

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Engineer 25	9.00	220.00	1,980.00	
Totals	9.00		1,980.00	
<b>Total Labor</b>				<b>1,980.00</b>

**Total this Phase \$1,980.00**

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

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Clerical 5	.25	87.00	21.75	
Technician 17	1.75	78.00	136.50	
Totals	2.00		158.25	

-----

---

Project	210444	City of Ironwood Water Treatment Plant	Invoice	52623
---------	--------	--	---------	-------

---

<b>Total Labor</b>				<b>158.25</b>
--------------------	--	--	--	---------------

Nuclear Density Gauge	1.0 Day @ 60.00	60.00		
		<b>60.00</b>		<b>60.00</b>

<b>Total this Phase</b>				<b>\$218.25</b>
-------------------------	--	--	--	-----------------

<b>Total this Billing Group</b>				<b>\$2,198.25</b>
---------------------------------	--	--	--	-------------------

<b>Total this Invoice</b>				<b>\$10,568.25</b>
---------------------------	--	--	--	--------------------

Authorized  
By:

Jeff Sjoquist

Jeffrey Sjoquist

Date:

9-16-24



# Invoice

Invoice Number: **473637**

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



<b>BILL TO:</b>
Attn: Accounts Payable HDR Engineering Inc Michigan 1000 Oakbrook Dr Suite 200 Ann Arbor MI 48104
<b>REMIT PAYMENT TO:</b>
Short Elliott Hendrickson, Inc. PO Box 64780 Saint Paul, MN 55164-0780

<b>Pay This Amount</b>	<b>\$562.65</b>
Due Date	11-OCT-24
Invoice Date	11-SEP-24
Bill Through Date	31-AUG-24
Terms	30 NET
SEH Customer Acct #	84084
Customer Project #	HRD Project #10301947
Agreement / PO #	174851
Authorized Amount	\$40,400.00
Authorized Amount Remaining	\$6,567.35
Project Manager	Chris Larson clarson@sehinc.com 651.490.2000
Client Service Manager	Chris Larson clarson@sehinc.com 651.490.2000
Accounting Representative	Justin Oelschlager joelschlager@sehinc.com 651.490.2000

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

**Notes:**

**CC:**

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

**Direct**

Personnel	Hours	Rate	Amount
Senior Project Engineer	1.00	261.03	\$261.03
Senior Project Engineer	1.00	265.29	\$265.29
Senior Admin Assistant	0.25	145.32	\$36.33
	<b>2.25</b>		<b>\$562.65</b>

**Invoice total \$562.65**

**Project Billing Summary**

	<u>Current Amount Due</u>	Previously Invoiced	Cumulative
<b>Totals</b>	<b>\$562.65</b>	\$33,270.00	\$33,832.65

**CHANGE ORDER NO. 1**

Owner:	City of Ironwood	Owner's Project No.:	
Engineer:	HDR Michigan, Inc.	Engineer's Project No.:	10392842
Contractor:	CD Smith Construction, Inc.	Contractor's Project No.:	
Project:	Water Treatment Plant – Phase 2		
Contract Name:	City of Ironwood Water Treatment Plant Phase 2		
Date Issued:	9/10/24	Effective Date of Change Order:	9/10/24

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

**Description:**

Eliminate Alternates #1 – Additional Chemical Feed Pumps (\$51,800) and #6 – Fencing and Security Gate (\$199,000) from the base contract work

**Attachments:**

None

Change in Contract Price	Change in Contract Times
Original Contract Price:  \$ 10,084,625	Original Contract Times: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026
<del>Increase</del> <del>Decrease</del> from previously approved Change Orders Nos.:  \$ 0	<del>Increase</del> <del>Decrease</del> from previously approved Change Orders No. 1 to No. [Number of previous Change Order]: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order:  \$ 10,084,625	Contract Times prior to this Change Order: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026
Decrease this Change Order:  \$ 250,800	<del>Increase</del> <del>Decrease</del> this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order:  \$ 9,833,825	Contract Times with all approved Change Orders: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026

**Recommended by Engineer**

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

**Authorized by Owner**

By: *Steve Andersen*  
 Title: City Manager  
 Date: 9/25/24

**Accepted by Contractor**

*Michael Krolczyk*  
 Michael Krolczyk; Senior Vice President  
 September 9, 2024


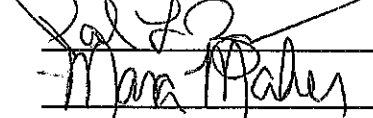
Approved by Funding Agency (if applicable)

Winter Street Sand 2024

BID OPENING: Friday, September 27, 2024 @ 10:00 AM

Name of Bidder		Unit Price		Total Amount
Tiziani Sand + Gravel	1,500	\$ 11.00	tons	16,500 <sup>00</sup>
Jake's Excavating	1,500	\$ 9.99	ton	14,985 <sup>00</sup>

Witnesses to Bid Opening:

  
 \_\_\_\_\_  
  
 \_\_\_\_\_  
 \_\_\_\_\_

Bid Award  
 Action Taken:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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



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

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

## Memo

**To:** City Commissioners  
**From:** Jason Alonen, Supervisor Department of Public Works  
**Date:** 10/11/2024  
**Re:** 2024 Equipment Surplus

---

### #50 2000 Ford F750 Sander Truck

Please consider sale of Department of Public Works Equipment surplus #50 2000 Ford F750 Sander Truck to Jakes Excavating. The Sander truck was recently on the Wisconsin Surplus auction site with a minimum bid of \$4,000. The highest bid through the auction was \$1,900. Jakes Excavating has offered to buy the sand truck not through the auction site for \$3,000. The Equipment Foreman feels that is a fair price with what the recent bids came in at and the current condition of the truck. Thank you for your consideration.



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





AMENDMENT TO OWNER-ENGINEER AGREEMENT

Amendment No. 2

Owner: City of Ironwood
Engineer: HDR Michigan, Inc.
Project: City of Ironwood Water Treatment Plant/Pump Station
Effective Date of Owner-Engineer Agreement: April 12, 2021

Nature of Amendment: (Check those that apply)

- Additional Services to be performed by Engineer
Modifications to services of Engineer
Modifications to responsibilities of Owner
Modifications of payment to Engineer
Modifications to time(s) for rendering services
Modifications to other terms and conditions of the Agreement

Description of Modifications:

The construction contractor has requested a time extension on construction to January 2025. Therefore, HDR's services will need to be extended to that date in addition to modifying the costs associated with construction admin support and RPR support. HDR has also been requested to evaluate natural gas supply in lieu of propane for building heating. See Attachment A for Scope of Services and Additional Fees, consistent with HDR Michigan, Inc.'s proposal dated September 12, 2024.

Agreement Summary:

Original agreement amount: \$1,148,000
Net change for prior amendments: \$137,700
This amendment amount: \$37,500
Adjusted Agreement amount: \$1,323,200
Change in time for services (days or date, as applicable): Previous final completion date was November 30, 2024 now changed to January 24, 2025.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. The Effective Date of the Amendment is October \_\_\_\_, 2024.

Owner
By: (individual's signature)

Engineer
HDR Michigan, Inc.
By: (individual's signature)

(Attach evidence of authority to sign.)

(Attach evidence of authority to sign.)

Date: (date signed)

Date: 10/04/2024 (date signed)

Name: (typed or printed)

Name: Khaled Soubra (typed or printed)

Title: (typed or printed)

Title: Vice President / Michigan Area Manager (typed or printed)

**ATTACHMENT A**  
**SCOPE OF SERVICES & ADDITIONAL FEES**

**PART 1.0 BACKGROUND:**

Over the last several years, HDR Michigan, Inc. has been supporting the City of Ironwood (City) as the Engineer of Record for the Ironwood Water Treatment Plant (WTP) Phase 1 project. Phase 1 of the project will include the pumping station and shell of the water treatment plant. A future Phase 2 project will include the treatment filters, clearwell, garage, and infiltration basin.

Phase 1 of the project is currently in construction and has been since August 2023. Since that time, HDR has been providing construction administration, resident project representative, and overall construction support. At the time of contract award, final completion was set at November 30, 2024, but there have been equipment delivery delays that have forced the Contractor to request a time extension. The new substantial completion date will be December 13, 2024, and final completion date will be January 24, 2025.

Additionally, the original design was based upon using propane as the fuel supply for building heat in the design, due to the lack of natural gas supply on the site. The City has since requested that this be changed to bring natural gas at the site.

**PART 2.0 CONTRACT EXTENSION:**

HDR's current agreement with the City was that we would support them through final completion, which was November 30, 2024. However, that date has now changed with the Contractor's schedule extension. As a result, HDR requests a contract extension to January 24, 2025, to correspond with the anticipated extension granted to the Contractor, due to delays caused by long equipment lead times.

**PART 3.0 SCOPE OF SERVICES:**

**Task – Additional Construction Administration Support**

Due to extending the final completion date to January 24, 2025, HDR will require additional labor hours to provide on-going construction administration support (RFI/submittal reviews, construction team meetings, pay application reviews) until the end of construction. The type of support is further defined in the Agreement Between Owner and Engineer for Professional Services dated April 12, 2021.

**Deliverables:**

- As defined in the Agreement between Owner and Engineer for Professional Services dated April 12, 2021.

**Task – Natural Gas Evaluation**

Over the course of construction, the City became interested in utilizing natural gas in lieu of propane which is currently in the design. The City requested that HDR determine how much propane and natural gas would be necessary to provide heating to the WTP and how much the annual cost of each gas would be. In addition, the City requested that HDR seek approval from USDA Rural Development to install a natural gas supply system. RD is providing funding for the

project. HDR's scope of work for this task included the following: 1. Determine the volume of propane and natural gas would be required to heat the WTP annually. Also determine the annual cost of each gas.

Prepare a 1-2 page memorandum request to USDA RD to obtain funding from the project to install a natural gas connection at the main gas header along a nearby road. Request would contain supporting information concerning gas volumes, cost of each gas, cost of natural gas system and propane tank.

**Deliverables:**

- Draft and final 1-2 page memorandum request to USDA RD

**Assumptions:**

- Xcel Energy will be developing the design and be performing the installation of the natural gas connection from the road to the WTP.
- The gas piping design inside the building will stay the same if natural gas is utilized and therefore no drawing or specification revisions are required.

**Task – Additional Services Support**

Due to the contractor extending the final completion date to January 24, 2025, HDR will require additional labor hours to support Additional Services which are defined in the Agreement Between Owner and Engineer for Professional Services dated April 12, 2021. Support to include development of Rural Development pay requests and discussions/support on RD discussions concerning change orders.

**Deliverables:**

- As defined in the Agreement between Owner and Engineer for Professional Services date April 12, 2021.
- Three (3) additional pay request packages.

**Task – Additional Resident Project Representative Support**

- Due to the contractor extending the final completion date to January 24, 2025, HDR will require additional labor hours to support RPR services which are defined in the Agreement Between Owner and Engineer for Professional Services dated April 12, 2021.

**Deliverables:**

- As defined in the Agreement between Owner and Engineer for Professional Services dated April 12, 2021.

**PART 4.0 ADDITIONAL FEES:**

HDR proposes to perform the above Scope of Work on a time and materials basis with an upper limit of **\$37,500**, including expenses billed at cost. Though not anticipated, we will contact you before exceeding this fee, if additional fees are required.

# CHANGE ORDER

No. 4

DATE OF ISSUANCE: 8/5/2024

EFFECTIVE DATE: 8/5/2024

OWNER: City of Ironwood

CONTRACTOR: Jake's Excavating & Landscaping LLC

Project: City of Ironwood 2024 Street Improvements

OWNER's Contract No.:

ENGINEER's Project No.:

You are directed to make the following changes in the Contract Documents:

Description:

Revised quantities - see attached

Reason for Change Order:

Attachments: (List documents supporting change)

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>205,611.70</u>
Net Increase ( <del>Decrease</del> ) from previous Change Orders No. <u>1</u> to <u>3</u> : \$ <u>46,668.72</u>
Contract Price prior to this Change Order: \$ <u>252,280.42</u>
Net increase ( <del>decrease</del> ) of this Change Order: \$ <u>8,762.96</u>
Contract Price with all approved Change Orders: \$ <u>261,043.38</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net change from previous Change Orders No. ___ to No. ___: Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____ (days or dates)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: \_\_\_\_\_  
ENGINEER (Authorized Signature)

By: \_\_\_\_\_  
OWNER (Authorized Signature)

By:   
CONTRACTOR (Authorized Signature)

Date: \_\_\_\_\_  
EJCDC 1910-8-B (1996 Edition)

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

Date: 9/25/24

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

		Contract Quantities (after CO3)				Revised Contract Quantities for CO4				Change In Quantity for CO4	Change In Price for CO4	
Item		Contract Information				Contract Information						
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)	Item Quantity	Units	Unit Price	Total Value of Item (\$)	of		
1	Mobilization	1	LS	\$950.00	\$950.00	1.00	LS	\$950.00	\$950.00		0.00	\$0.00
2	Sawcut	200	LF	\$3.00	\$600.00	200.00	LF	\$3.00	\$600.00		0.00	\$0.00
3	Shoulder Gravel, 2 ft width, 6" depth	601.78	SY	\$5.60	\$3,369.97	601.78	SY	\$5.60	\$3,369.97		0.00	\$0.00
4	Pavement Removal	3541.78	SY	\$3.25	\$11,510.79	3541.78	SY	\$3.25	\$11,510.79		0.00	\$0.00
5	Storm Structure Removal	9	E	\$150.00	\$1,350.00	9.00	E	\$150.00	\$1,350.00		0.00	\$0.00
6	Storm Pipe Removal	1160	LF	\$5.00	\$5,800.00	1160.00	LF	\$5.00	\$5,800.00		0.00	\$0.00
7	6" Aggregate Base Course	2930.89	SY	\$4.01	\$11,752.87	2930.89	SY	\$4.01	\$11,752.87		0.00	\$0.00
8	Restoration of areas outside of shoulder: topsoil, seed, mulch	1105	SY	\$3.00	\$3,315.00	1105.00	SY	\$3.00	\$3,315.00		0.00	\$0.00
9	Excavation (remove and dispose of existing material)	842	CY	\$11.50	\$9,683.00	842.00	CY	\$11.50	\$9,683.00		0.00	\$0.00
10	Breaker Run	326	CY	\$25.00	\$8,150.00	326.00	CY	\$25.00	\$8,150.00		0.00	\$0.00
11	Underdrain: 4" (includes tie in to catch basin)	315	LF	\$10.00	\$3,150.00	315.00	LF	\$10.00	\$3,150.00		0.00	\$0.00
12	HMA, 4EL (3" thick)	639.93	Tons	\$102.47	\$65,573.63	639.93	Tons	\$102.47	\$65,573.63		0.00	\$0.00
13	4" Pavt Mrkg Regular Dry, 4-inch (double yellow=project length *2)	2690	LF	\$1.32	\$3,550.80	2244.00	LF	\$1.32	\$2,962.08		-446.00	-\$588.72
14	18" RCP Storm Pipe	1125.2	LF	\$57.00	\$64,136.40	1125.20	LF	\$57.00	\$64,136.40		0.00	\$0.00
15	12" RCP Storm Pipe	35	LF	\$50.00	\$1,750.00	35.00	LF	\$50.00	\$1,750.00		0.00	\$0.00
16	Storm Structure Includes Castings (See cutsheets for info)	8	Ea	\$4,500.00	\$36,000.00	8.00	Ea	\$4,500.00	\$36,000.00		0.00	\$0.00
17	Extend Existing 12" CMP at Structure 4835 12' to the West	12	LF	\$67.50	\$810.00	12.00	LF	\$67.50	\$810.00		0.00	\$0.00
18	Remove Sidewalk west of Structure 4835	360	SF	\$0.75	\$270.00	360.00	SF	\$0.75	\$270.00		0.00	\$0.00
19	Ditching West of Structure 4835: includes excavation and material disposal and EMAT installation	80	LF	\$9.30	\$744.00	80.00	LF	\$9.30	\$744.00		0.00	\$0.00
20	Excavation: Dig out outlet of pipe at 6883	15	CY	\$25.00	\$375.00	15.00	CY	\$25.00	\$375.00		0.00	\$0.00
21	Rip Rap outlet of pipe at 6883: 5x20x1.5 feet of 8-12" Angular Rock. Includes fabric. Plus 15'x30'x8" on east end.	30	CY	\$87.50	\$2,625.00	30.00	CY	\$87.50	\$2,625.00		0.00	\$0.00
22	Maintaining Traffic	1	LS	\$1,000.00	\$1,000.00	1.00	LS	\$1,000.00	\$1,000.00		0.00	\$0.00
22A	Adjust Manhole Elevations after 1st lift asphalt	5	EA	\$200.00	\$1,000.00	5.00	EA	\$200.00	\$1,000.00		0.00	\$0.00
22B	Adjust Water Valve Boxes after 1st lift asphalt	5	EA	\$125.00	\$625.00	5.00	EA	\$125.00	\$625.00		0.00	\$0.00
<b>BID ALTERNATE 1 - Memorial building</b>											0.00	\$0.00
23	Mobilization	1	LS	\$500.00	\$500.00	1.00	LS	\$500.00	\$500.00		0.00	\$0.00
24	Sawcut	100	LF	\$4.00	\$400.00	114.00	LF	\$4.00	\$456.00		14.00	\$56.00
25	Pavement Removal	137.8	SY	\$4.50	\$620.10	353.00	SY	\$4.50	\$1,588.50		215.20	\$968.40
26	Excavate 6"	23	CY	\$25.00	\$575.00	59.00	CY	\$25.00	\$1,475.00		36.00	\$900.00
27	6" Aggregate Base Course	137.8	SY	\$10.15	\$1,398.67	353.00	SY	\$10.15	\$3,582.95		215.20	\$2,184.28

28	Restoration of areas outside of shoulder: topsoil,	55.6	SY	\$4.50	\$250.20		23.00	SY	\$4.50	\$103.50		-32.60	-\$146.70
29	HMA, 4EL (3" @ 40'x62')	45.5	Tons	\$160.00	\$7,280.00		77.02	Tons	\$160.00	\$12,323.20		31.52	\$5,043.20
30	4" Pavt Mrkg Regularl Dry, 4 inch	100	LF	\$5.50	\$550.00		163.00	LF	\$5.50	\$896.50		63.00	\$346.50
				<b>Subtotal</b>	<b>\$249,665.42</b>				<b>Subtotal</b>	<b>\$258,428.38</b>			
	Change Order 1	1	LS	\$2,615.00	\$2,615.00		1.00	LS	\$2,615.00	\$2,615.00			
	<b>Contract After CO3</b>				<b>\$252,280.42</b>								
	<b>Contract After CO4</b>									<b>\$261,043.38</b>			
	<b>Amount of CO4</b>									<b>\$8,762.96</b>			<b>\$8,762.96</b>

**ANGELO LUPPINO, INC.**

P.O. BOX 100  
IRON BELT, WISCONSIN 54536

(715) 561-4906  
FAX (715) 561-4338

**INVOICE**

DATE

INVOICE #

9/18/24 037674

**BILL TO:**

JAKE'S EXCAVATING  
N10633 LAKE ROAD  
  
IRONWOOD, MI 49938

CUSTOMER 2814  
PO#

MI NON-TAXABLE

DESCRIPTION

AMOUNT

PART OF IRONWOOD 2024 CLEMENS STREET PROJECT  
IRONWOOD MEMORIAL BUILDING PARKING LOT

9/12/24 77.02 TONS HOT MIX @ [REDACTED] TON

0.00

**TOTAL** [REDACTED]

PAYMENT DUE UPON RECEIPT. INTEREST WILL  
BE ADDED TO ALL PAST DUE ACCOUNTS.



**Contractor's Application for Payment No. 4**

Application Period: 6/29/2024 - 7/29/2024		Application Date: 9/24/2024
To (Owner): City of Ironwood	From (Contractor): Jake's Excavating & Landscaping LLC	Via (Engineer): City of Ironwood
Project: 2024 Street Improvements	Contract:	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.:

**Application For Payment  
Change Order Summary**

Approved Change Orders			1. ORIGINAL CONTRACT PRICE..... \$ <b>\$205,611.70</b>	
Number	Additions	Deductions	2. Net change by Change Orders..... \$ <b>\$55,431.68</b>	
1	\$2,615.00		3. Current Contract Price (Line 1 ± 2)..... \$ <b>\$261,043.38</b>	
2	\$31,974.70		4. TOTAL COMPLETED AND STORED TO DATE	
3	\$12,079.02		(Column F total on Progress Estimates)..... \$ <b>\$261,043.38</b>	
4	\$8,762.96		5. RETAINAGE:	
			a. X Work Completed..... \$ _____	
			b. X Stored Material..... \$ _____	
			c. Total Retainage (Line 5.a + Line 5.b)..... \$ _____	
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ <b>\$261,043.38</b>	
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ <b>\$225,297.87</b>	
			8. AMOUNT DUE THIS APPLICATION..... \$ <b>\$35,745.51</b>	
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G total on Progress Estimates + Line 5.c above)..... \$ _____	
TOTALS	\$55,431.68			
NET CHANGE BY CHANGE ORDERS	<b>\$55,431.68</b>			

**Contractor's Certification**


The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

---

Contractor Signature: 

By: \_\_\_\_\_ Date: 9/25/24

Payment of: \$ 35,745.51  
(Line 8 or other - attach explanation of the other amount)

is recommended by: \_\_\_\_\_ (Engineer) \_\_\_\_\_ (Date)

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

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

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



**Progress Estimate - Unit Price Work**

**Contractor's Application**

For (Contract): 2024 Street Improvements - City of Ironwood											Application Number: 4			
Application Period: 6/29/2024 - 7/29/2024											Application Date: 8/1/2024			
A				B	C	D	E	F	G	H	I		J	
Item		Contract Information after CO4				Quantities from Previous Pay Application	Estimated Quantities Installed this Pay Period	Value of Work Installed this Pay Period	Total Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (G+H)	% (I / B)	Balance to Finish (B - I)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)									
1	Mobilization	1	LS	\$950.00	\$950.00	1			1.0	\$950.00		\$950.00	100.0%	
2	Sawcut	200	LF	\$3.00	\$600.00	200			200.00	\$600.00		\$600.00	100.0%	
3	Shoulder Gravel, 2 ft width, 6" depth	601.78	SY	\$5.60	\$3,369.97	601.78			601.78	\$3,369.97		\$3,369.97	100.0%	
4	Pavement Removal	3541.78	SY	\$3.25	\$11,510.79	3541.78			3541.78	\$11,510.79		\$11,510.79	100.0%	
5	Storm Structure Removal	9	E	\$150.00	\$1,350.00	9			9.00	\$1,350.00		\$1,350.00	100.0%	
6	Storm Pipe Removal	1160	LF	\$5.00	\$5,800.00	1160			1160.00	\$5,800.00		\$5,800.00	100.0%	
7	6" Aggregate Base Course	2930.89	SY	\$4.01	\$11,752.87	2930.89			2930.89	\$11,752.87		\$11,752.87	100.0%	
8	Restoration of areas outside of shoulder: topsoil, seed, mulch	1105	SY	\$3.00	\$3,315.00	1105			1105.00	\$3,315.00		\$3,315.00	100.0%	
9	Excavation (remove and dispose of existing material)	842	CY	\$11.50	\$9,683.00	842			842.00	\$9,683.00		\$9,683.00	100.0%	
10	Breaker Run	326	CY	\$25.00	\$8,150.00	326			326.00	\$8,150.00		\$8,150.00	100.0%	
11	Underdrain: 4" (includes tie in to catch basin)	315	LF	\$10.00	\$3,150.00	315			315.00	\$3,150.00		\$3,150.00	100.0%	
12	HMA, 4EL (3" thick)	639.93	Tons	\$102.47	\$65,573.63	639.93			639.93	\$65,573.63		\$65,573.63	100.0%	
13	4" Pavt Mrkg Regular Dry, 4-inch (double yellow=project length *2)	2244	LF	\$1.32	\$2,962.08		2244.00	\$2,962.08	2244.00	\$2,962.08		\$2,962.08	100.0%	
14	18" RCP Storm Pipe	1125.2	LF	\$57.00	\$64,136.40	1125.2			1125.20	\$64,136.40		\$64,136.40	100.0%	
15	12" RCP Storm Pipe	35	LF	\$50.00	\$1,750.00	35			35.00	\$1,750.00		\$1,750.00	100.0%	
16	Storm Structure Includes Castings (See cutsheets for info)	8	Ea	\$4,500.00	\$36,000.00	8			8.00	\$36,000.00		\$36,000.00	100.0%	
17	Extend Existing 12" CMP at Structure 4835 12' to the West	12	LF	\$67.50	\$810.00	12			12.00	\$810.00		\$810.00	100.0%	
18	Remove Sidewalk west of Structure 4835	360	SF	\$0.75	\$270.00	360			360.00	\$270.00		\$270.00	100.0%	
19	Ditching West of Structure 4835: includes excavation and material disposal and EMAT installation	80	LF	\$9.30	\$744.00	80			80.00	\$744.00		\$744.00	100.0%	
20	Excavation: Dig out outlet of pipe at 6883	15	CY	\$25.00	\$375.00	15			15.00	\$375.00		\$375.00	100.0%	
21	Rip Rap outlet of pipe at 6883: 5x20x1.5 feet of 8-12" Angular Rock. Includes fabric	30	CY	\$87.50	\$2,625.00	30			30.00	\$2,625.00		\$2,625.00	100.0%	
22	Maintaining Traffic	1	LS	\$1,000.00	\$1,000.00	1			1.00	\$1,000.00		\$1,000.00	100.0%	
22A	Adjust Manhole Elevations after 1st lift	5	EA	\$200.00	\$1,000.00	5			5.00	\$1,000.00		\$1,000.00	100.0%	
22B	Adjust Water Valve Boxes after 1st lift asphalt	5	EA	\$125.00	\$625.00	5			5.00	\$625.00		\$625.00	100.0%	
23	Mobilization	1	LS	\$500.00	\$500.00		1.00	\$500.00	1.00	\$500.00		\$500.00	100.0%	
24	Sawcut	114	LF	\$4.00	\$456.00		114.00	\$456.00	114.00	\$456.00		\$456.00	100.0%	
25	Pavement Removal	353	SY	\$4.50	\$1,588.50		353.00	\$1,588.50	353.00	\$1,588.50		\$1,588.50	100.0%	
26	Excavate 6"	59	CY	\$25.00	\$1,475.00		59.00	\$1,475.00	59.00	\$1,475.00		\$1,475.00	100.0%	

**Progress Estimate - Unit Price Work**

**Contractor's Application**

For (Contract): 2024 Street Improvements - City of Ironwood										Application Number: 4				
Application Period: 6/29/2024 - 7/29/2024										Application Date: 8/1/2024				
A					B	C	D	E	F	G	H	I		J
Item		Contract Information after CO4				Quantities from Previous Pay Application	Estimated Quantities Installed this Pay Period	Value of Work Installed this Pay Period	Total Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (G+H)	% (I / B)	Balance to Finish (B - I)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)									
27	6" Aggregate Base Course	353	SY	\$10.15	\$3,582.95		353.00	\$3,582.95	353.00	\$3,582.95		\$3,582.95	100.0%	
28	Restoration of areas outside of shoulder: topsoil, seed, mulch	23	SY	\$4.50	\$103.50		23.00	\$103.50	23.00	\$103.50		\$103.50	100.0%	
29	HMA, 4EL (3" @ 40'x62')	77.02	Tons	\$160.00	\$12,323.20		77.02	\$12,323.20	77.02	\$12,323.20		\$12,323.20	100.0%	
30	4" Pavt Mrkg Regulari Dry, 4 inch	163	LF	\$5.50	\$896.50		163.00	\$896.50	163.00	\$896.50		\$896.50	100.0%	
CO 1		1	LS	\$2,615.00	\$2,615.00	1			1.00	\$2,615.00		\$2,615.00	100.0%	
<b>Totals</b>					\$261,043.38		3387.02	\$23,887.73		\$261,043.38		\$261,043.38	100.0%	

\$261,043.38



**To:** Mayor Corcoran and City Commission

**From:** Paul Linn, Finance Director/Treasurer

**Date:** October 8, 2024

**Meeting Date:** October 14, 2024

**Re:** Resolution #024-029, A Resolution to Comply With The Provisions Of PA 152

---

A public employer must be in compliance with Public Act 152 for each medical benefit plan coverage year beginning on or after January 1, 2012. A local unit of government may elect to comply with Section 4 of the Act (MCL 15.564(1)) or exercise the exemption (“opt-out”) provision of Section 8 of the Act (MCL 15.568(1)) at any time prior to the beginning of the medical benefit plan coverage year. The elections must be made separately for each new medical benefit plan coverage year.

The City has opted out of PA 152 since its inception, due to the fact that compensation determinations for City employees are most properly the responsibility of the City’s elected representatives, and not the State of Michigan or its officials. By opting out of (exempting itself from) the cost-sharing model as set forth in the act, the City is in compliance with the act.

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



**RESOLUTION #024-029**

**CITY OF IRONWOOD  
COUNTY OF GOGEBIC  
STATE OF MICHIGAN**

**A RESOLUTION ELECTING TO COMPLY WITH THE PROVISIONS OF  
PUBLIC ACT 152  
OF 2011 BY EXERCISING THE CITY’S RIGHT TO EXEMPT ITSELF FROM  
THE  
REQUIREMENTS OF THE ACT FOR THE MEDICAL BENEFIT PLAN YEAR  
JANUARY 1, 2025 THROUGH DECEMBER 31, 2025**

At a regular meeting of the City Commission for the City of Ironwood, Michigan, held at the City of Ironwood Commission Chambers, Memorial Building, Ironwood Michigan, on the 14<sup>th</sup> day of October 2024 at 5:30 p.m.

PRESENT:

ABSENT:

The following Resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**RESOLUTION**

**WHEREAS**, on September 11, 2011 the Publicly Funded Health Insurance Contribution Act, Act No. 152 of the Public Acts of Michigan of 2011 (“Act 152”), became effective in the State of Michigan; and

**WHEREAS**, Act 152 establishes standards and a process with respect to medical benefit plans offered by public employers; and

**WHEREAS**, the four options available to the City are:

- 1) apply the hard cap (capped dollar amount each government employer may pay towards an employee’s health care costs):

- 2) adopt by majority vote 80% - 20% cost sharing model;
  - 3) elect not to follow the act;
  - 4) opt out of (exempt itself from) the cost-sharing model as set forth in the act
- and revisit it prior to the next plan year.

**WHEREAS**, the City of Ironwood has historically recognized, in its role as steward for the public funds entrusted to it, that it must efficiently manage those limited resources; and

**WHEREAS**, the City of Ironwood constantly engages in a review of expenditures in order to maximize the value it receives for goods and services; and

**WHEREAS**, the City Commission of the City of Ironwood believes that, as the elected representatives for the City and answerable directly to the City's voters, it is best positioned to determine what benefits (including medical benefits) ought to be offered in order to attract and retain the best qualified City employees at the lowest overall costs; and

**WHEREAS**, the City Commission of the City of Ironwood further believes that compensation determinations for City employees are most properly the responsibility of the City's elected representatives, and not the State of Michigan or its officials; and

**WHEREAS**, to express its support for home rule government and to recognize that it is the City Commission's duty to manage City affairs in order to be most responsive to City voters, taxpayers and residents.

**NOW, THEREFORE BE IT RESOLVED that:** Pursuant to Section 8 of Act 152, the City of Ironwood hereby, by a vote of 2/3 of its governing body, exempts itself from the requirements of Act 152 for the Medical Benefit Plan Year, commencing January 1, 2025.

**BE IT FURTHER RESOLVED that:** All resolutions and parts of resolutions in conflict herewith are, to extent of such conflict, repealed.

YES:

NO:

**ADOPTED** this 14<sup>th</sup> day of October 2024.

**CITY OF IRONWOOD**

BY: \_\_\_\_\_  
Kim S. Corcoran, Mayor

BY: \_\_\_\_\_  
Jennifer L. Jacobson, City Clerk

# Resolution Establishing Authorized Signatories for MERS Contracts and Service Credit Purchase Approvals



1134 Municipal Way Lansing, MI 48917 | 800.767.MERS (6377) | Fax 517.703.9711

www.mersofmich.com

This Resolution is entered into under the provisions of 1996 PA 220 and the Municipal Employees' Retirement System of Michigan ("MERS") Plan Document, as each may be amended.

This resolution is being adopted by the governing body of the participating entity and applies to all reporting units of said participating entity.

**WHEREAS**, City of Ironwood ("Employer") is a participating municipality with the Municipal Employees' Retirement System of Michigan ("MERS") and has adopted one or more retirement, insurance, investment or other post-employment benefit products administered by MERS;

**WHEREAS**, MERS requires signatures of an authorized representative of the Employer to execute contracts with MERS, the entry of which is authorized by the governing body and permitted under the applicable MERS Plan Document(s);

**WHEREAS**, the Employer wishes to designate certain job position(s), the holder(s) of which may sign MERS' contracts relating to the adoption, amendment and termination of MERS' products, and defined benefit service credit purchase approvals on behalf of Employer to implement decisions and actions of the governing body;

**WHEREAS**, this Resolution is not intended to apply to MERS forms or any other MERS document except as specifically mentioned herein,

Therefore, the Governing Body resolves:

The holders of the following job position(s) are hereby *Authorized Officials* that can sign: (1) MERS Adoption Agreements, Resolutions, Participation Agreements, Administrative Services Agreements, Withdrawal Agreements and any other contracts between MERS and the Employer with respect to Employer's participation in any MERS-administered product and any amendments and addendums thereto, and (2) MERS Defined Benefit service credit purchase approvals:

- 1. Finance Director/Treasurer

Optional additional job positions:

- 2. City Manager
- 3. \_\_\_\_\_

This Resolution may be revoked in writing or amended by the Governing Body at any time, provided that it will not be effective until such writing or amended Resolution is received by MERS. The Governing Body agrees that MERS may rely upon this Resolution as conferring signing authority upon the holders of the above job position(s) to bind Employer with respect to MERS.

Adopted at a regular/special meeting of the Governing Body on October 14, 2024.

Authorized signature (must be currently in a position named above): \_\_\_\_\_

Name: Paul Linn Paul Anderson

Title: Finance Director/Treasurer City Manager

Witness signature: \_\_\_\_\_

Witness name: Jennifer L. Jacobson

Witness title: City Clerk



## GRANT AGREEMENT

This Grant Agreement (“Agreement”) is made as of 09-27-2024 (“the “Effective Date”), and entered by and between Delta Dental Fund dba Delta Dental Foundation, with its principal place of business at 4100 Okemos Road, Okemos, MI 48864 (hereinafter referred to as “Grantor”), and City of Ironwood with its principal place of business at 213 South Marquette Street, Ironwood, MI 49938 (hereinafter referred to as “Grantee”) (collectively the “Parties”).

WHEREAS, Grantee has submitted a proposal to Grantor received on 08-28-2024 (the “Proposal”) to request financial contribution towards funding the Ironwood Water Plant Fluoride Installation described therein (the “Project”); and

WHEREAS, Grantor agrees to make a grant to Grantee for \$47,700 as a financial contribution towards the Project, subject to the terms and conditions set forth herein (the “Grant”).

NOW, THEREFORE, the Parties agree to as follows:

1. **Scope of Project.** Grantee shall perform the Project as set forth in the Proposal, a copy which is provided as Attachment A, and which is incorporated by reference herein. Any variations in the Project or the use of Grant funds from that described in the Proposal requires the advance express written approval of Grantor.

2. **Project Period.** The Project has been approved for a period of 12 months beginning 10-15-2024 and ending 10-15-2025 (the “Project Period”).

Should Grantee desire to extend the duration of the Project Period, Grantee shall submit a written request to Grantor no later than sixty (60) days prior to the Project Period end date. If Grantor approves the extension, the Parties shall execute an amendment to this Agreement. An extension of the Project Period will not result in an increase in funding.

3. **Expenditures.** All expenditures of Grant funds by Grantee must be spent within the Project Period and must be consistent with the project budget as set forth in the Proposal (the “Project Budget”) and as approved by Grantor, a copy of which is attached hereto as Attachment B.

Any deviation from the Project Budget, such as under-spending or overspending Grant funds requires prior written approval of Grantor and may require an amendment to this Agreement, at the discretion of Grantor. Deviations from the Project Budget are not authorized retroactively.

4. **Records and Reports.** Grantee agrees to keep a record of all receipts and expenditures relating to this Grant and to provide Grantor with any requested interim reports in addition to a final written report summarizing the Project (“General Grant Report”) promptly, but no later than thirty (30) days following the end of the Project Period. A copy of the report is also available online at [www.deltadental.foundation/general-grant-requests](http://www.deltadental.foundation/general-grant-requests). Grantee report(s) should describe the progress in achieving the purposes of the Grant and include a detailed financial report and project status reports along with any other information reasonably requested by Grantor in a format acceptable to Grantor. If Grantee’s organization obtains any audited financial statements covering any part of the Project Period of this Grant, please provide a copy to Grantor as well. Grantee is



required to keep the financial records with respect to this Grant, along with copies of any reports submitted to Grantor, for at least four (4) years following the end of the Project Period.

5. **Disbursement Schedule.** Grantor will disburse Grant funds according to the following schedule. Some disbursement dates may be contingent on receipt and approval of financial and project status reports.

Amount	On or About
\$47,700	October 2024

Grantor, in its sole discretion, reserves the right to alter the above disbursement schedule at any time and to impose such conditions upon disbursements as it may, in its discretion, deem necessary.

6. **Grantor Right to Review and Evaluate.** Grantor shall have the right to review and conduct an evaluation of the Project funded by this Grant, which may include one or more visits from Grantor personnel to observe the Project, discuss the Project with Grantee’s personnel and review financial and other non-patient records and materials connected with the activities funded by this Grant. All financial and other non-patient records relating to the Project shall be made available at Grantee’s regular place of business for inspection by Grantor, or its designated representative, at reasonable times with advance written notice to Grantee. In the event Grantor finds non-compliance by Grantee related to the Project, at the discretion of Grantor, Grantee will be given an opportunity to correct any non-compliance issues. If Grantee fails to correct identified non-compliance issues within an agreed upon timeframe, Grantor may terminate this Agreement as set forth in Section 13 of this Agreement.

7. **Title to Property Acquired with Grant Funds.** Title to all tangible personal property, fixtures or equipment purchased with Grantor funds (“Grant Funded Property”), shall be vested in Grantee. However, Grantor shall have a purchase money security interest in the Grant Funded Property until the General Grant Report has been accepted by Grantor. Grant Funded Property must be used for carrying out the Project as set forth in the Proposal.

8. **Intellectual Property.** Grantee owns any intellectual property it produces within the scope of this Grant. Grantee agrees that all original material produced pursuant to this Grant will be made available to Grantor under a perpetual, irrevocable, royalty-free, nonexclusive, worldwide license to Grantor. Grantee assumes the burden and expense of clearing all third-party rights associated with such material, including but not limited to copyrights, trademarks, and rights of privacy and publicity.

9. **Right to Return of Funds or Property.** Any Grantor funds not used by Grantee for the purposes of the Project as approved in the Project Budget remain the property of Grantor and shall be promptly returned to Grantor at the conclusion of the Project Period. Any Grantor funds misused by Grantee shall be repaid to Grantor. If Grantee fails to repay any portion of the Grant due, Grantor may take possession of the Grant Funded Property. Nothing contained in this paragraph shall limit or prevent Grantor from taking legal action to seek repayment of unexpended Grant funds or Grant funds which were not applied in accordance with the terms of this Agreement.

10. **Publicity.** Grantee agrees that Grantor may include information about the Grant award for the Project, including the name of the Grantee, a description of the Project and the amount of the Grant on Grantor's website and in reports, press releases, documents, presentations, studies, tax returns and other public disclosures. All materials, reports, press releases, documents, presentations, studies, etc., that are generated by the Grantee in connection with the Project shall need to be submitted to Grantor for review with a minimum of fifteen (15) business days prior to date of submission for publication and shall make reference to Delta Dental Foundation and include Grantor's name and logo as supplied by Grantor.

11. **Use of Project Results.** If Grantee desires to publish the results of this Project, Grantor shall have a minimum of fifteen (15) business days to review and comment upon the draft publication before submission for final publication. Grantor shall have a perpetual, irrevocable, royalty-free, nonexclusive, worldwide license to make, use, reproduce, distribute, display or make derivative works of all or any portion of the project results by any and all means and in any medium or format, now known or later developed.

12. **Releases.** Grantee agrees that he/she shall execute all of the necessary Authorization Waiver and Release form(s) provided by Grantor for any and all organizations or individuals whose images will be used as part of the Project.

13. **Termination.** Grantor may, in its sole discretion, immediately terminate this Agreement upon written notice to the Grantee. In the event this Agreement is terminated pursuant to this paragraph, Grantor shall have no obligation to make any contributions to the Grantee following the effective date of the termination.

14. **Compliance with Laws.** In carrying out the Project, Grantee will comply with all applicable laws, regulations and rules and will not infringe, misappropriate, or violate the intellectual property, privacy, or publicity rights of any third party.

15. **Indemnification.** To the maximum extent permitted by law, Grantee agrees to indemnify and hold Grantor and all of its officers, board members and employees harmless from and against all liability, damage or expense (including reasonable attorney's fees) which we may incur as a result of the Grantee's acts or omissions, or those of any of the Grantees employees, consultants, contractors or agents, in connection with the program or any breach by the Grantee of this Agreement.

16. **Authority and Validity.** Each individual executing this Agreement on behalf of Grantee warrants that he has full power and authority to execute this Agreement on behalf of such organization. Grantee further warrants that this Agreement constitutes the valid and binding obligation of Grantee, enforceable in accordance with its terms.

17. **Nondiscrimination.** Grantee affirms that Grantee will not discriminate on the basis of race, color, sex, religion, national origin, age, disability, sexual orientation, gender identity or veteran status either in its employment practices or in its policies and procedures concerning access to services.

18. **No Guarantee of Future Funding.** Allocation of this Grant does not imply any future funding commitment by Grantor.

19. **Entire Agreement.** This Grant Agreement and all attachments constitute the entire Agreement between the Parties regarding the Project and supersede all previous related understandings or written form and must be signed by an authorized representative of both Grantor and Grantee.

20. **Amendment.** Unless otherwise permitted herein, any alteration in the terms of this Agreement must be in written form and must be signed by an authorized representative of both Grantor and Grantee.

21. **Governing Law and Venue.** This Agreement shall be governed by and construed according to the laws of the State of Michigan, without regard to its choice of law principles. The parties agree that venue and jurisdiction shall properly lie in Ingham County, Michigan or the Western District of Michigan.

22. **Assignment.** Grantee may not assign or delegate obligations under this Agreement, either in whole or in part, without Grantor's prior written consent.

23. **No Agency.** The Grantee is solely responsible for all activities supported by the Grant. Nothing in this Agreement creates a partnership, agency, joint venture, employment, or any other type of relationship. The Grantee shall not represent itself as an agent of Grantor for any purpose, and no authority to bind Grantor in any manner whatsoever.

24. **Survival.** Each party's obligations under Section 4. Records and Reports, Section 10. Publicity, Section 11. Use of Project Results, Section 12. Releases, and Section 15. Indemnification shall survive the expiration or termination of this Agreement and shall remain in full force and effect.

25. **Counterparts and Electronic Signatures.** Except as may be prohibited by applicable law or regulation, this Agreement and any amendment may be signed in counterparts, by facsimile, PDF, or other electronic means, each of which will be deemed an original and all of which when taken together will constitute one agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

**City of Ironwood**

By (signature): \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Delta Dental Fund dba Delta Dental Foundation**

By (signature): \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

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



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

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

## MEMO

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

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

**Date:** October 9, 2024

Meeting Date: October 15, 2024

**Re:** Pat O'Donnell Civic Center permanent access easement Letter of Intent with Gogebic Community College

---

### Background

The City applied for a DNR Land and Water Conservation Grant for a new Ice Making Plant at the Civic Center back in April. We recently completed the supplemental information for the grant application to increase our score. Now the DNR is going through the scoring process to see if we will be funded. One of the requirements is that the City has permanent access to the Civic Center to a public road. Currently the access to the Civic Center is via GCC Drive, which is a private access road owned by GCC.

Attached is a letter of intent and draft easement for permanent access to the Civic Center via GCC Drive. The letter of intent states that the City and GCC will execute the permanent easement within 60 days of an approved Land and Water Conservation Grant Application. This letter will also be presented to the GCC Board.

### Recommendation

Motion to approve the Letter of Intent and allow City Manager Paul Anderson to sign.



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



## LETTER OF INTENT

**DATE: October 7, 2024**

Background: The City of Ironwood has applied for Michigan Dept. of Natural Resources Land and Water Conservation Grant to help fund a new ice making plant for the Pat O'Donnell Civic Center Ice Arena. One of the requirements of the grant is that the City has permanent access to the Civic Center from a public road. The entrance to the Civic Center Parking Lot is off of GCC Drive, which is a private road owned by Gogebic Community College. The City is requesting a permanent easement along GCC Drive that will be executed upon approval of a MDNR Land and Water Conservation Grant for the Ice Making Plant.

Attached to this Letter of Intent is a draft survey and description of the easement describing this request. The purpose of this Letter of Intent is to show commitment by Gogebic Community College and the City of Ironwood to execute the attached draft easement within 60 days of approval of the Land and Water Conservation Grant Application.

Signatures by both parties below represent approval by each entity of this intent.

City of Ironwood

Gogebic Community College

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

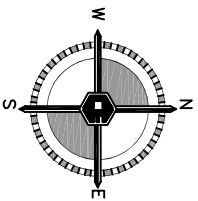
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

PREPARED FOR:  
 CITY OF IRONWOOD  
 213 S. MARQUETTE STREET  
 IRONWOOD, MI. 49938

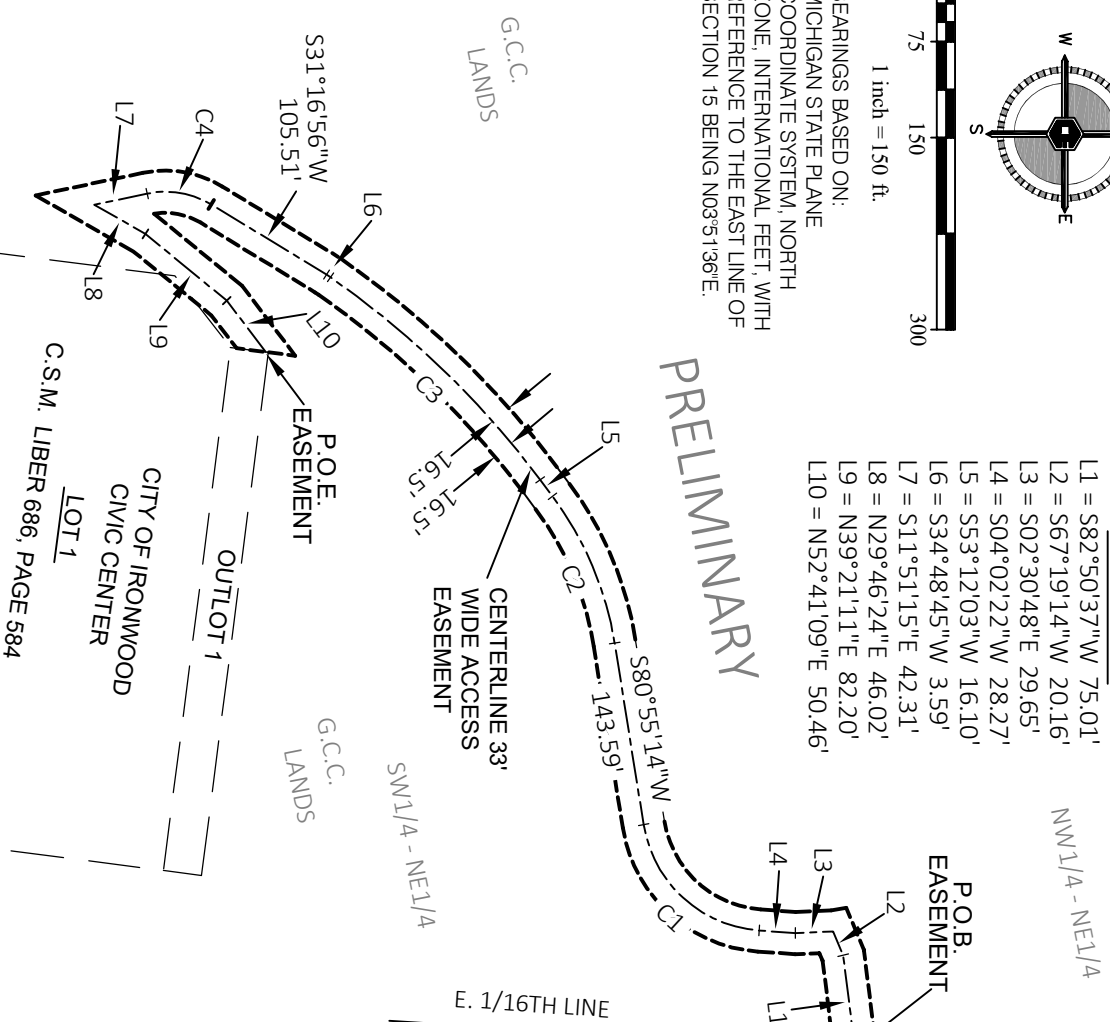
**EASEMENT SURVEY MAP**  
 PART OF THE WEST HALF OF THE NORTHEAST QUARTER,  
 SECTION 15, TOWNSHIP 47 NORTH, RANGE 47 WEST,  
 IRONWOOD TOWNSHIP, GOGEBIC COUNTY, MICHIGAN.



BEARINGS BASED ON:  
 MICHIGAN STATE PLANE  
 COORDINATE SYSTEM, NORTH  
 ZONE, INTERNATIONAL FEET, WITH  
 REFERENCE TO THE EAST LINE OF  
 SECTION 15 BEING N03°51'36"E.

LINE TABLE

L1 =	S82°50'37"W	75.01'
L2 =	S67°19'14"W	20.16'
L3 =	S02°30'48"E	29.65'
L4 =	S04°02'22"W	28.27'
L5 =	S53°12'03"W	16.10'
L6 =	S34°48'45"W	3.59'
L7 =	S11°51'15"E	42.31'
L8 =	N29°46'24"E	46.02'
L9 =	N39°21'11"E	82.20'
L10 =	N52°41'09"E	50.46'



**PRELIMINARY**

Northeast Corner  
 Section 15 T47N-R47W 15 14  
 Found PK Nail  
 Recorded LCRC L. 5, Pg. 115

**CERTIFICATE OF SURVEY**  
 I HEREBY CERTIFY TO:  
 CITY OF IRONWOOD  
 THAT A SURVEY ON THE PARCEL DESCRIBED  
 HEREON WAS MADE UNDER MY RESPONSIBLE  
 DIRECTION AND SUPERVISION. THE SURVEY  
 COMPLIES WITH THE REQUIREMENTS OF  
 SECTION 3, ACT 132 P.A. 1970. THE ERROR OF  
 CLOSURE IS NO GREATER THAN 1/10,000.

**PRELIMINARY**

BRANDON L. KUPITZ, P.S. NO. 4001069933 DATE

East Quarter Corner  
 Section 15 T47N-R47W  
 Found Pin in Mon't Box  
 Recorded LCRC L. 6, Pg. 301

<b>C1 - CURVE DATA</b> L = 132.17' R = 98.50' CHD BRG = S42°28'48"W CHD = 122.48'	<b>C3 - CURVE DATA</b> L = 228.83' R = 713.00' CHD BRG = S44°00'24"W CHD = 227.85'
<b>C2 - CURVE DATA</b> L = 125.79' R = 260.00' CHD BRG = S67°03'38"W CHD = 124.57'	<b>C4 - CURVE DATA</b> L = 51.95' R = 69.00' CHD BRG = S09°42'51"W CHD = 50.73'

NOTES:  
 1. THE RELATIVE POSITIONAL PRECISION OF EVERY CORNER  
 MEET THE STANDARD PRACTICE OF PROFESSIONAL SURVEYING.

Drawn by: MJM

Date: 09/24/24

Sheet 1 of 2

© 2024 BY COLEMAN ENGINEERING COMPANY

Job Number: 240214



**COLEMAN ENGINEERING COMPANY**  
 635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-774-3440  
 200 EAST AYER STREET • IRONWOOD, MI 49938 • PHONE: 906-932-5048

## **ACCESS EASEMENT DESCRIPTION**

**AN ACCESS EASEMENT LOCATED IN PART OF THE WEST HALF OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 47 NORTH, RANGE 47 WEST, IRONWOOD TOWNSHIP, GOGEBIC COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**A 33.00 FOOT WIDE ACCESS EASEMENT BEING 16.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;**

**COMMENCING AT THE EAST QUARTER CORNER OF SECTION 15; THENCE N03°51'36"E ALONG THE EAST LINE OF SECTION 15, A DISTANCE OF 1414.20 FEET; THENCE N90°00'00"W, A DISTANCE OF 1305.24 FEET TO A POINT ON THE EAST ONE-SIXTEENTH LINE OF SECTION 15 BEING THE POINT OF BEGINNING OF THE ACCESS EASEMENT CENTERLINE;**

**THENCE S82°50'37"W, A DISTANCE OF 75.01 FEET; THENCE S67°19'14"W, A DISTANCE OF 20.16 FEET; THENCE S02°30'48"E, A DISTANCE OF 29.65 FEET; THENCE S04°02'22"W, A DISTANCE OF 28.27 FEET TO A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 98.50 FEET; THENCE SOUTHWESTERLY ALONG THE CURVE WHOSE CHORD OF 122.48 FEET BEARS S42°28'48"W, AN ARC DISTANCE OF 132.17 FEET; THENCE S80°55'14"W, A DISTANCE OF 143.59 FEET TO A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 260.00 FEET; THENCE SOUTHWESTERLY ALONG THE CURVE WHOSE CHORD OF 124.57 FEET BEARS S67°03'38"W, AN ARC DISTANCE OF 125.79 FEET; THENCE S53°12'03"W, A DISTANCE OF 16.10 FEET TO A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 713.00 FEET; THENCE SOUTHWESTERLY ALONG THE CURVE WHOSE CHORD OF 227.85 FEET BEARS S44°00'24"W, AN ARC DISTANCE OF 228.83 FEET; THENCE S34°48'45"W, A DISTANCE OF 3.59 FEET; THENCE S31°16'56"W, A DISTANCE OF 105.51 FEET TO A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 69.00 FEET; THENCE SOUTHEASTERLY ALONG THE CURVE WHOSE CHORD OF 50.73 FEET BEARS S09°42'51"W, AN ARC DISTANCE OF 51.95 FEET; THENCE S11°51'15"E, A DISTANCE OF 42.31 FEET; THENCE N29°46'24"E, A DISTANCE OF 46.02 FEET; THENCE N39°21'11"E, A DISTANCE OF 82.20 FEET; THENCE N52°41'09"E, A DISTANCE OF 50.46 FEET TO THE WESTERLY LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAPS LIBER 686, PAGE 584 BEING THE POINT OF ENDING OF THE ACCESS EASEMENT CENTERLINE DESCRIPTION.**

**EXCEPTING OUT ANY PART LYING WITHIN CERTIFIED SURVEY MAP LIBER 686, PAGE 584.**

**EASEMENT SIDELINES LENGTHEN OR SHORTEN AT THE EAST ONE-SIXTEENTH LINE OF SECTION 15 AND THE WEST LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP LIBER 686, PAGE 584 AS EXTENDED.**

**ACCESS FOR THIS ROUTE FROM THE WEST END OF GCC COUNTY ROAD RIGHT OF WAY, TO THE WEST LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP LIBER 686, PAGE 584, WILL REMAIN IN EFFECT IN PERPETUITY EVEN IF ROUTE OF THE ACCESS DRIVE IS REROUTED DUE TO FUTURE CONSTRUCTION, I.E. – IF A NEW CHALET BUILDING IS BUILT AND THE DRIVEWAY IS REROUTED AROUND THE NEW CHALET BUILDING, THE ACCESS EASEMENT WILL STILL REMAIN IN EFFECT IN ITS NEW LOCATION.**

**SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAY, EASEMENTS AND PRIOR GRANTS OF RECORD OR FACT.**

**EASEMENT PARCEL CONTAINS 39001.98 SQUARE FEET, MORE OR LESS. (0.90 ACRES, MORE OR LESS)**