

# CITY OF IRONWOOD

213 S. Marquette Street  
Ironwood, Michigan 49938



Telephone: (906) 932-5050  
FAX: (906) 932-5745

## AGENDA REGULAR IRONWOOD CITY COMMISSION MEETING TUESDAY, AUGUST 20, 2013

**LOCATION: COMMISSION CHAMBER MEMORIAL BUILDING**

**5:30 P.M.**

- A. Regular Meeting Called to Order.  
Pledge of Allegiance.
- 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 – August 12th Regular City Commission Meeting.

\*2) Review and Place on File:

- a) Carnegie Library Minutes – March 26<sup>th</sup>, April 23<sup>rd</sup>, May 28<sup>th</sup>, June 25<sup>th</sup>, and July 23<sup>rd</sup>.
- b) Ironwood Planning Commission Minutes – July 9<sup>th</sup>.

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

## NEW BUSINESS

- F. Discuss and Consider granting an easement to Xcel Energy on Lot 6 of the City of Ironwood Industrial Park (Hope Animal Shelter).
- G. Discuss and Consider granting an easement to Xcel Energy for Parcel #52-23-276-010 (property located South of Ayer/West of Bonnie).
- H. Discuss and Consider authorizing the City Manager to evaluate and approve bids for Social Security Office improvements at the Memorial Building.
- I. Discuss and Consider Resolution #013-023 recognizing the week of September 8<sup>th</sup> through the 14<sup>th</sup>, 2013 as “Suicide Prevention Week” in the City of Ironwood.
- J. Discuss and Consider authorizing advertise to bid sanitary and storm sewer televising.
- K. Manager’s Report.
- L. Other Matters (Three Minute Limit).
- M. Citizens wishing to address the Commission on Items not on the Agenda (Five Minute Limit).
- N. Adjournment.

**Proceedings of the Ironwood City Commission**

A Regular Meeting of the Ironwood City Commission was held on August 12, 2013 at 5:30 P.M. along with a Public Hearing at 5:20 P.M. in the City Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Mayor Corcoran opened the Public Hearing at 5:20 P.M.
2. Public Hearing: To hear comments relative to the condemnation of the structure at 715 Leonard Street.

City Assessor/Building Inspector Dennis Hewitt explained to the City Commission that there was a fire in the structure at 715 Leonard Street and the homeowner had been working on getting it cleaned up and removed. He also informed the City Commission that Ed Rickard was present at the meeting to answer any questions.

Mr. Rickard addressed the City Commission stating he has made contact with Cloverland Motors to tear down the building and was anxiously waiting for them to remove the building. Further discussion of this matter took place.

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

---

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

B. Recording of the Roll.

PRESENT: Commissioner Cayer, Semo, Shackelford, Tauer, and Mayor Corcoran.  
ABSENT: None.

C. Approval of the Consent Agenda.\*

- \*1) Approval of Minutes – July 22<sup>nd</sup> Regular City Commission Meeting & Special Meeting of July 29<sup>th</sup>.
- \*2) Review and Place on File:
  - a) Parks and Recreation Committee Meeting Minutes of July 1<sup>st</sup>.
- \*3) Amended Special Meeting Minutes of July 29, 2013 changing Resolution #013-018 to Resolution #013-019 - Final Payment to Wagner Construction, Inc. and Coleman Engineering Company for the City of Ironwood Phase II Utility Project.
- \*4) Designate City Manager, Scott Erickson as MML Convention Delegate, with alternate official being City Clerk, Karen Gullan.

*Motion was made by Shackelford, seconded by Tauer to approve the consent agenda as presented. Unanimously passed by roll call vote.*

D. Receive & Place in File from the Finance Director.

1. Statement of Revenue & Expenditures.
2. Monthly Cash Reports.

*Motion was made by Semo, seconded by Shackelford to receive and place on file the Statement of Revenue & Expenditures for the month ending June 30, 2013 and the Monthly Cash Report for June 2013. Unanimously passed by roll call vote.*

E. Approval of the Agenda.

*Motion was made by Semo, seconded by Tauer and carried to approve the agenda as presented.*

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

There were none.

OLD BUSINESS

G. Discuss and Consider condemnation of the structure at 715 Leonard Street.

*Motion was made by Semo, seconded by Shackelford and carried to proceed with condemnation of the structure at 715 Leonard Street. Unanimously passed by roll call vote.*

H. Update on Blighted property at 213 Bonnie Street.

City Manager Erickson gave an update on the property located at 213 Bonnie Street stating the property has been bordered up and no one is currently living in it.

John Hartleoo of 213 Bonnie Street addressed the City Commission telling them he was homeless and the reason for him not doing anything was because others harassed him. Further comments were received.

I. Discuss and Consider Second Reading and approval of Book 5, Ordinance 497 amending the Blight Ordinance regarding garage sales.

*Motion was made by Tauer, seconded by Shackelford to approve Ordinance 497, Book 5 amending the Blight Ordinance regarding garage sale.*

J. Update on additional sidewalks located on South side of US Highway 2.

City Manager Erickson addressed the City Commission regarding the possibility of a sidewalk from Curry Street to Greenbush on the South side of the road. He further noted the approximate cost would be \$50,000.

The City Commission requested additional information regarding the enhancement along US2 using a loan through MDOT. Further discussion of this matter took place.

NEW BUSINESS

K. Discuss and Consider approving a 5K "Only Ghouls Run at Midnight" community fitness run through a portion of the Riverside Cemetery on Saturday, October 26, 2013 and waive fee for use of the Memorial Building.

Jen Starkey, Manager of Snap Fitness requested the City Commission approve a 5K "Only Ghouls Run at Midnight" community fitness run through a portion of Riverside Cemetery on Saturday, October 26<sup>th</sup>.

The City Commission supported the 5K race but felt it should not go through the cemetery.

*Motion was made by Semo, seconded by Tauer to approve the 5K "Only Ghouls Run at Midnight" community fitness run without going through the Cemetery and agreed to waive the*

*fee for the use of the Memorial Building on Saturday, October 26th. Unanimously passed by roll call vote.*

L. Discuss and Consider non-union Retiree Healthcare Resolution #013-020.

*Motion was made by Tauer, seconded by Shackelford to adopt Resolution #013-020 Non-Union Retiree Healthcare. Unanimously passed by roll call vote.*

M. Discuss and Consider awarding bids for Entrée & Companions Sale #2 of Surplus Commercial Restaurant Equipment.

*Motion was made by Semo, seconded by Cayer to award the bids for Entrée & Companions Sale #2 as shown. Unanimously passed by roll call vote.*

N. Discuss and Consider approval of Resolution #013-022 awarding bids for the 2013 Capital Improvement Bonds in the amount of \$275,000 for the Pat O'Donnell Civic Center ice making equipment.

*Motion was made by Semo, seconded by Cayer to adopt Resolution #013-022 awarding bids for the 2013 Capital Improvement Bonds in the amount of \$275,000 for the Pat O'Donnell Civic Center Ice Making Equipment.*

O. Discuss and Consider awarding bids for the Pat O'Donnell Civic Center ice making equipment to Arena Systems in the amount of \$424,802.00. (Base Bid \$445,000 - \$14,552 (Alt #1), -\$5,646 (Alt. #2)).

*Motion was made by Semo, seconded by Shackelford to award the Pat O'Donnell Civic Center Ice Making Equipment bid to Arena Systems in the amount of \$424,802.00 minus alternate #1 and #3. Unanimously passed by roll call vote.*

P. Discuss and Consider approval of Change Order No. 1 in the amount of \$1,600.00 for concrete disposal for the Pat O'Donnell Civic Center ice making project.

*Motion was made by Semo, seconded by Cayer to approve Change Order No. 1 in the amount of \$1,600.00 for concrete disposal for the Pat O'Donnell Civic Center Ice Making Project. Unanimously passed by roll call vote.*

Q. Discuss and Consider Resolution #013-021 approving Second Supplement to Contract with the Gogebic-Iron Wastewater Authority for the head work improvement project.

*Motion was made by Semo, seconded by Shackelford to adopt Resolution #013-021 approving Second Supplement to Contract with the Gogebic-Iron Wastewater Authority regarding the head works improvement project. Unanimously passed by roll call vote.*

R. Discuss and Consider Change Order No. 1 in the amount of \$5,820.00 to Infratech, Inc. for 2012 Manhole Relining Project.

*Motion was made by Tauer, seconded by Shackelford to approve Change Order No. 1 in the amount of \$5,820.00 to Infratech, Inc. for the 2012 Manhole Relining Project. Unanimously passed by roll call vote.*

S. Discuss and Consider Final Payment to Infratech, Inc. in the amount of \$5,820.00.

*Motion was made by Semo, seconded by Tauer to approve the final payment to Infratech, Inc. in the amount of \$5,820.00. Unanimously passed by roll call vote.*

- T. Discuss and Consider Final Payment to Fahrner Asphalt Sealers, LLC in the amount of \$17,521.34 for the 2013 Pavement Markings.

*Motion was made by Tauer, seconded by Shackelford to approve the Final Payment to Fahrner Asphalt Sealers, LLC in the amount of \$17,521.34 for the 2013 Pavement Markings. Unanimously passed by roll call vote.*

- U. Discuss and Consider waiving permit and fees for transient merchants for the Old Depot Park Farmer's and Artesian Market for 2013.

*Motion was made by Semo, seconded by Shackelford to waive the permit and fees for transient merchants for the Old Depot Park Farmer's and Artesian Market for 2013. Unanimously passed by roll call vote.*

- V. Discuss and Consider Notice of Intent to participate in the Regional Revolving Loan Fund Program.

*Motion was made by Semo, seconded by Tauer and carried to approve the Notice of Intent to participate in the Regional Revolving Loan Fund Program.*

- W. Manager's Report.

City Manager Scott B. Erickson verbally gave the manager's report noting the following items:

- \*Thanked Michael Brown, Kim Coon, and Lee-Ann Garske and others for coordinating the Governor's trip to the City of Ironwood.
- \*A pre-bid meeting for the improvement to the Memorial Building for the new Social Security Office will be held on Tuesday, August 13<sup>th</sup>.
- \*The request for RFP's for the comprehensive plan update will be reviewed on August 20<sup>th</sup>.
- \*The next Community drop of day is being scheduled for September 14<sup>th</sup> from 8-11 am.
- \*The Downtown Arts Place (DAP) meeting is scheduled for Tuesday, August 13<sup>th</sup>.
- \*Staff will be meeting this week with Coleman Engineering to discuss Phase III water & sewer project north of US2.
- \*Charlie Supercynski will be inducted into the ski jumping hall of fame this coming Saturday.
- \*The City will be working with the EPA next week to continue the finalization of long term maintenance plans and covenants for the gas plant site.
- \*Northwood's Paving will be completing the street patch final paving lifts this Friday, August 16<sup>th</sup>.
- \*IPS has hired two part time public safety officers to assist their department and they will begin in approximately two (2) weeks.

- X. Other Matters (Three Minute Limit).

*Motion was made by Semo, seconded by Tauer and carried to reschedule the next regular meeting to Tuesday, August 20<sup>th</sup> at 5:30 p.m.*

Commissioner Semo requested an update on Blight in the City of Ironwood.

Mayor Corcoran commended everyone who had a part in the Depot Park.

*Motion was made by Semo, seconded by Tauer and carried to excuse Commissioner Shackelford and Mayor Corcoran from the August 20<sup>th</sup> City Commission Meeting.*

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

Paul Grbaveich of 247 E. Francis noted that the grass was finally mowed at a home located at 1200 Celia Street during Festival Ironwood and asked when the City would be mowing the grass at the Spec Building.

John Harteloo of 213 Bonnie Street addressed the City Commission stating for years he had asked for help with renovations to his property but did not get information on the City of Ironwood grants.

Steve Frank of 212 E. Oak Street addressed the City Commission regarding the high water and sewer bills along with calling the City of Ironwood a bully. Further comments were received.

Y. Adjournment.

*Motion was made by Semo, seconded by Cayer to adjourn the meeting at 6:38 P.M.*

Kim Corcoran, Mayor

Karen M. Gullan, City Clerk

Board Meeting  
March 26, 2013

I. Call to Order: The meeting was called to order by Patti Jahn at 4:00 p.m. Attending were Jackie Haig, Patti Jahn, Courtland Gaib, Lynn Wiercinski, and Elaine Erickson.

II. Approval of Minutes: The minutes were read. Patti Jahn moved to accept the minutes. Courtland Gaib seconded. The minutes were approved.

III. Approval of Financial Report: Elaine discussed the budget numbers as presented. She reported that we sent out 1200 fund raising letters and heard back from 84, which is considered very good response. She further suggested that board members need to personally interact with these donors. This will be discussed at the next meeting. She suggested that each board member think about community members who may be likely to become donors if approached. The budget is on track. The city treasurer will give us numbers for fund raising expenses so we have a clearer idea of actual monies raised. In response to questions from board members, Elaine reported that the electricity bill has fallen \$100.00 due to being closed one day a week and that the water bill has fallen due to repair of various leaks in the plumbing. There was a discussion of putting a new toilet in the bathroom downstairs. No action was taken. The financials were approved after Patti Jahn moved and Courtland seconded to accept the financials.

IV. Adjustments to the Agenda: Patti asked to include a Garden Report under Old Business, c.

V. Old Business:

a. Fundraising report: Elaine reported that the Sandwich Day fundraiser raised \$806.00. This money has been deposited in the annual appeal fund temporarily. It will have to be moved into a separate fund eventually. We plan to do a Sandwich Day fundraiser next year too. There was a brief discussion of what to do with this money. The discussion was tabled until May during the budget adjustment.

b. Personnel Committee: Patti Jahn reported that the committee reviewed the library policies on vacation and leave for employees of the library. A few changes were made. These changes in section five will be acted on next month. Also next month the board will discuss section 6 of the policies. The next meeting of the personnel committee will be April 8, at 8:00a.m. Patti asked the Board members to fill out and return the Director Evaluation forms by the April 8 date. A report will be made of results in April.

c. Garden Report: The arbor for the outside space is done and will be installed after the snow melts. It is pictured on a garden drawing in the library. The garden committee will have a meeting in the near future to discuss planting trees, possibly, in the openings in the concrete with bulbs underneath.



VI. New Business:

a. Future of Libraries: Elaine is studying the future of libraries. She will share printed materials with the board at the next meeting. She gave an oral report on her research so far. The topic will be discussed next month.

b. Budget first look: Elaine reported on the suggested budget for the next fiscal year. No action will be taken until next month, giving board members time to study the proposed budget. There was a discussion of a self-checkout system and its impact on the budget. Elaine will research the cost of such a system. Elaine reported that she is applying for a grant on library advocacy. This grant would teach the board how to explain to people about the library and its value to the community.



c. Lighting project: Elaine reported that the library did get a \$19000.00 grant from Rhinehart to install new lighting in the library. She has met with a contractor and explained our needs. The library has a year to spend the money. Elaine discussed the plans with the board. Action will be taken next month. Courtland reported on his discussions about installing a windmill.

VII. Director's report: Elaine and Lynn attended a conference called "Youth Convening" in Marquette. The goal of the conference was to encourage reading in youth. The library is looking to some reading activities on line on our website this summer to encourage reading.

VIII. Board Comments: There were none.

IX. Public Invitation to Speak: There were none.

X. Adjournment: Patti Jahn moved to adjourn at 5:53. Courtland seconded. The meeting was adjourned.

Board Meeting  
April 23, 2013

I. Call to Order: The meeting was called to order by Patti Jahn at 3:58. Attending were Lynn Wiercinski, Courtland Geib, Amber Hurkmans, Patti Jahn, and Jackie Haig.

II. Approval of Minutes: The minutes were read. Patti Jahn moved to accept the minutes. Amber Hurkmans seconded. The minutes were approved.

III. Financial Report: The budget was discussed. Elaine pointed out that the figure for operational reserves is now correct as listed. This figure of approximately \$32,000 has been raised by the annual appeal in the last four years. Elaine reported that our budget is on track for the year. She also passed out a financial history of the library from 1990 to the present so the board could study it and identify trends which could impact our current and future budgets. Patti Jahn moved to accept the budget. Jackie Haig seconded. Carried.

IV. Adjustments to the Agenda: None.

V. Old Business:

a. Fundraising report: Elaine reported that she has set up an outline of the preparations that need to be made for Sandwich Day in the coming years. She requested that each Board member identify a person with whom they have a relationship who may be persuaded to donate to the library. The Board members all said that they know no one who fits that description. She then suggested that Board members identify one person who might have money that they may donate to the library. This will be further discussed at the May meeting. Elaine reported that she is readying the spring-summer newsletter.

b. Personnel Committee: The personnel committee has developed and handed to board members an evaluation of the Director. Some have not been returned so no results are available yet. Elaine asked Patti Jahn to talk to Kim Corcoran about delegating her Board duty to someone else who can make it to the Board meetings.

c. Budget second look: There was a discussion of the budget outline passed out at the last meeting. The only decision to be made is the number of staffers. Otherwise, the budget is about the same as the current budget. Patti Jahn moved to accept budget C as next years budget. Jackie Haig seconded. Carried.

d. Policy Review: There was a discussion of some changes in the employee leave and absence policies. These will be voted on next month.

e. Future of Libraries: Elaine suggested that during a summer review, the Board review our strategic plans and restate our priorities. We should do this as a specific two hour block of time and not necessarily at a regular Board meeting. The Board discussed doing this review before or after the June meeting. This was agreed to.

VI. New Business:

a. Lighting Project: Elaine again went over the lighting project. She had an example of the school globe light installed for Board inspection. It was reported that we can change the type of bulb and the color of the light. There will be a small savings over the current lights but not a significant savings. Task lights will be added on the tables for additional light. The Board asked if the height of the globes can be adjusted lower. Elaine will check on that. Patti Jahn moved to accept the globe lights. Courtland Geib seconded. Carried.

b. Window Blinds: Elaine discussed her preliminary report on new window blinds for the library. She received estimates from Floors and Mor West for electronically controlled blinds and manually controlled blinds. The manual blinds were much more economical to install. They will control the amount of heat escaping and light coming into the library. Patti Jahn will check on an estimate from a location in Bessemer. Patti moved to table the discussion for a future meeting. Courtland Geib seconded. Carried.

c. Picture Donation: Sue Carr wishes to donate a Peg Sandin print of seagulls and a beach to the library. She volunteered to have the print framed for the library. Patti Jahn will contact her to discuss the donation and the board will approve the donation at the next meeting.

VII. Director Report: Elaine reported that the library was pictured on the cover the Michigan Assessor magazine. There was a nice article about the building, taken from our application for historical status, inside. Elaine reported that the library is gearing up for the summer program titled "Dig into Reading". There was a discussion of the reporting of numbers for the summer program attendance to the state library and the new requirements that you must report these numbers to receive state aid. Elaine will have further conversations with the state about the reporting. The library will be doing several different types of programs to encourage children to read this summer. Lynn reported that in August she plans to contract with an author who comes to town and ties the community into a book which she then publishes. She works with the schools, the business community and the arts community to plot out the book. The children also help with the outline of the book. Elaine is working on a collaborative program with the schools, theater, art places on poetry. This program will be a year or more in the planning and organizing. Grants are starting to be written now.

VIII. Board Comments: Elaine reported that no more has been done on the garden space due to the weather.

IX. Public invitation to be heard: None;

X. Adjournment: Patti Jahn moved to adjourn at 5:25. Courtland Geib seconded. The motion was carried. The next meeting will be May 28, 2013.

  
Amber Burkman

Board Meeting  
May 20, 2013

I. Call to Order: The meeting was called to order by Patti Jahn at 4:10. Attending were Patti Jahn, Courtland Geib, Jackie Haig, Elaine Erickson, Lynn Wiercinski, and Amber Hürkmans.

II. Approval of Minutes: The minutes were read. Patti Jahn moved to accept the minutes. Courtland Geib seconded the motion. The minutes were approved.

III. Approval of the Financial Report: Elaine Erickson reported that we are on budget as we are getting extra revenue from the township. The budget has been amended to reflect where we are actually at financially. Elaine requested an okay of the current report with the amendments. Patti Jahn so moved. Jackie Haig seconded the motion. The motion was carried. Elaine requested an approval of the new budget as amended. Patti Jahn moved to accept the new budget. Courtland seconded. The motion was carried.

IV. Adjustments to the Agenda. Patti Jahn moved to fold the discussion of window blinds into the lighting discussion. It was decided to to move New Business D and Old Business B to the end of the discussion of Old Business. Also added to old Business were e. Website Policies, F, Fee structure and g. Electronic cigarettes.

V. Old Business:

a. Fundraising report: Elaine reported that she will get out a newsletter soon. The coming fundraising activities are the yearly appeal in October and the Sandwich Sale in spring. Elaine suggested getting the township boards and the city commission together for an appreciation event. This discussion was tabled until a later date.

b. Personnel Committee: Patti Jahn reported that the yearly evaluations of the director are ready and she will meet with Elaine to discuss them. She reported that Elaine will meet with the committee to discuss the volunteer program.

c. Lights revisited: Elaine reported that the new style of lights voted on at the last meeting only have half the light output of the current fluorescent fixtures. The company will do a survey to determine how much light is needed to read. in the fiction room and task lights and shelf lighting may be added. For the office area where Elaine and Lynn work, modern light fixtures provide enough light. Elaine will report back to the board when the results of the study are done. The deadline for the use of the grant money is Dec. 31, so there is no rush. Patti Jahn brought up the possibility of the window blinds being part of the lighting grant. Elaine reported that that is not possible. Patti then asked for more estimates on blinds with non-motorized closure mechanisms. Elaine will do more investigation before the board makes a decision.

d. Preparing for strategic planning: This topic was moved to the end of Old Business.



- e. Picture/ Sue Carr Donation: Patti Jahn reported that when she tried to call Sue Carr, the phone number was not valid. Lynn has her e-mail and will give it to Patti to pursue this topic.
- f. Township Discussion: Elaine suggested that we need to set time lines for discussion of the township contract discussions. Elaine reported that she sent a bill for money owed on the current contract and the township board said the check is forthcoming. When we get the check owed, Patti will send an e-mail to the township about a new contract with the library saying we wish to meet by the end of August to discuss the contract.
- g. Budget revisions: This was previously discussed and settled.

## VI. New Business:

a. Building next door: The brother of the owner of the building next door has power of attorney and will donate the building to us now if we pay legal fees. Elaine talked to attorney, Mr. Pope and he suggested that we go to the title company, who will guarantee the title, and pay for our own title insurance. Elaine asks for the authority to go to the title company. She further reported that the building must be partially demolished, which will cost \$7-10,000.00. Elaine reported that we will have a retaining wall issue. The cost will be about \$10,000.00. Patti moves to pursue the title up to the \$300.00 limit. Courtland seconds. Motions carried.

B. Retaining Wall issue: Because of erosion the the current retaining wall between the library and the building next door, a new retaining wall will need to be constructed. Elaine was instructed to inform the city commission and Dida of the library's plans. No need to decide on the wall at this point. Will revisit this later.

c. Web Site Policy: Patti Jahn reported that she got volunteer policy information on line at the web sites of other state libraries. She suggested that we update our web site periodically. Elaine agreed to put all our policies on the web site.

d. Fee policy: Elaine reported two suggestions were made about library fees for non-resident users. Someone suggested that people off the street be charged to use of the computers. Someone else suggested donors and volunteers get complimentary library cards. Otherwise, there should be no non-resident cards issued. This topic will be discussed later.

e. Electronic Cigarettes: State law prohibits the use of tobacco in libraries. The library needs to decide on its own policy about the use of electronic cigarettes in the library. We will discuss this topic further at the next meeting and then decide.

f. Geek the library and strategic planning: Elaine found a power point program called Geek the Library which is a product of a Gates Foundation grant. The program does increase support for libraries where it was tried. Elaine explained the program. She feels it would help increase support for a new millage for a building addition. The board could decide how much money to allocate to the program and there is a regional director to help and advise. We could also ask Friends of the Library for financial assistance for the program. The board will read the whole program by next month and then discuss implementation further. The board must also decide what the future of the library looks like. Elaine passed out a great deal of material dealing with this subject. The board will study this material and revisit the topic at the next meeting.

VII. Director's Report: Lynn is planning lots of activities during the summer to keep kids reading. There are links on the library web site about these activities. There will also be a drama group with a production planned at the end of the summer.

VIII. Board Comments: None.

IX. Public invitation to be Heard: None.

X. Adjournment: Patti Jahn moved to adjourn the meeting at 6:10. Courtland seconded. The meeting was adjourned.



Amber Hurdence

Board Meeting  
June 25, 2013

I. Call to Order: The meeting was called to order by Patti Jahn at 4:00 p.m. Attending were Patti Jahn, Courtland Geib, Jackie Haig, Lynn Wiercinski, Elaine Erickson, Amber Hurkmans, and Monie Shackelford, filling in for Kim Corcoran.

II. Approval of Minutes: The minutes were read. Courtland Geib moved to accept the minutes. Patti Jahn seconded the motion. The minutes were approved.

III. Approval of Financial Report: The budget was read and discussed. Elaine reported that the Erwin Township paid the library \$500.00 so that their percentage of budget was the same as Ironwood Township's. Bill Sullivan sent the check with the understanding that the contract does not begin until next fiscal year in July. Patti Jahn moved to accept the budget. Amber Hurkmans seconded the motion. The budget was approved.

IV. Adjustments to the Agenda: The clock was moved to old Business f. The resignation of a board member was moved to New Business, b. The ~~building next~~ was added to Old Business, g.

DWA

V. Old Business:

a. Fundraising Committee report: Elaine reported that the fundraising efforts have met their monetary goal, but not their participant goal. There was nothing else to report.

b. Personnel Committee Report: A tentative packet of rules for volunteers has been drawn up and is being discussed.

c. Lights revisited: The new lighting for the library is on hold due to the fact that Brian is working on the Depot Park project. There is no new information but Elaine will follow up. The garden project is also on hold for the same reason.

d. Township Contract: Erwin township as reported, has upped their contract with the library so be equal to the percentage of budget paid by Ironwood Township. Patti has sent a letter to the Ironwood Township Board asking for a new contract for next fiscal year. They will discuss it and get back to the library.

e. Strategic planning: future of libraries: This discussion was moved to the end of the meeting.

f. Clock: Patti Jahn took the broken clock above the fireplace was not working. Patti Jahn took the clock to a repairman in Ashland and it is now working and her husband comes every week to wind it to insure that it does not get overwound again.

g. The: Elaine sent a letter to Mr Aho detailing the process to begin the transfer of the building next door to the library. She explained that the subject must go to a public meeting of the city commission. He has not responded to the letter at this time.

VI. New Business:

a. Elaine reported that Carol Erickson has weeded the front flower bed. She suggested that she will personally donate a plant as a thank you gift and the board should sign a thank you card for her, which we did.

b. Board Resignation Elaine received a letter of resignation from Carrie Hampton due to difficulty attending the meetings due to her job. The Ironwood Township Board will appoint her successor. The Board is waiting for a letter naming the successor.

VII: Director Report: There was none.

VIII. Board Comments: Patti Jahn made a motion to apply for the unused portion of the Rhinehart lighting grant to be used for new blinds, since that ties in with lighting the library. Jackie Haig seconded. Carried.

IX. Public Invitation to Speak: None.

There was then a lengthy discussion of the future of libraries and how we can stay relevant in a digital age. After reading numerous articles and books on the future of libraries, there was a brainstorming session about how we should proceed to modernize. Elaine then summed up the four major points of that discussion. This discussion will continue next month. There was then a discussion of the "Geek the Library" program. Patti moves to do this program and moves to authorize the spending of \$2500.00 to augment the program. Amber seconded this motion and the motion was carried. Patti then asked about e-cigarettes as discussed last month. There was a short discussion and Elaine suggested we discuss this topic next month.

X. Adjournment: By general agreement, the meeting was adjourned at 5:55. The next meeting will be held on July 23, 2013.



Library Board  
July 23, 2013

I. Call to Order: The meeting was called to order by president Patti Jahn at 4:01. Attending were Patti Jahn, Courtland Geib, Jackie Haig, Elaine Erickson, Amber Hurkmans, and Sue Flynn, new member from Ironwood Township.

II. Approval of Minutes: The minutes were read. Patti Jahn moved to amend the minutes to include discussion of a 2% raise for library personnel. Courtland Geib seconded. The motion was carried. The minutes were then approved as amended.

III. Approval of the financial Report: Elaine Erickson reported that the budget, as written and reported on, was not correct. \$9,000.00 was transferred from the building fund and not the restricted fund balance as reported. Otherwise the budget will be on target so far this year. There was a prolonged discussion of the budget and the library funding to acquaint the new member with library finances. Patti Jahn moved to accept the financial report with the noted corrections. Sue Flynn seconded the motion. The motion was carried.

IV. Adjustments to the Agenda: To Old Business, f. e-cigarettes and g. library garden, h. Rheinhardt grant, and I. Merit fibre optic line was added. To New Business, c. Basement Flooding and d. New Member was added to agenda. Patti Jahn moved, Jackie seconded. Carried.

V. Old Business:

- a. Fundraising report: There was none.
- b. Personnel Committee report: There was none.
- c. Township Contract: Patti Jahn sent a letter to the

Ironwood Township Board reminding them of the termination date of their contract with the library and requesting a joint committee meeting to discuss a new contract with the library. At the time of this board meeting, no reply had been received. This item was tabled.

d. Raises: Patti Jahn moved to accept the 2% raises for library personnel as mentioned at the last board meeting. Jackie Haig seconded. The motion was carried.

e. Strategic Planning: Elaine recapped the strategic planning discussion for the new member. No action was taken today.

f. E-cigarette policy: Elaine checked with the library coop for common policies on e-cigarettes among other libraries. The coop then requested information from the library lawyer. No reply has yet been received. Discussion was then tabled.

g. Library Garden: Elaine cannot get a reply from Dave Suotala after leaving several messages about the arbor. Sue Flynn will call him about the arbor. If he does not give a satisfactory answer, the library will send several people to attempt to pick up the library property.

h. Rheinart Grant: Elaine reported that she is in talks with Lindquist about the new lights in the reading room. She asked about the possibility of adding wall lights and table lights for the room. She also reported that she contacted the foundation and asked if it was possible to get the additional \$6000.00 from the original grant that we did not previously use. They replied that all monies have been given out except for a small amount. When they decide what to do with the original money left, they will call the library.

I. Merit Fiber Optic line: Elaine reported that we are all wired for the new fiber optic lines, but the lines are still being installed. We will be hooked up when the lines get here. August 15 is the latest date given for the line to be in place.

#### VI; New Business:

a. Policy Change for DVD Check-out: Elaine reported that a patron requested a two week check-out period for DVDs. This would coincide with the check-out period for books. There was a brief discussion of this request. The Board felt that there was no need to change the period because a patron could request a renewal of the return date and keep the DVD for two weeks anyway. No action was taken.

b. Security Issues: There was a discussion of the recent break-in and vandalism of the library computers. The perpetrator has been arrested and is awaiting trial. He was at the library every day and was familiar with the workings of the library. He would break in and stay all night. The vandalism escalated. He disabled the security cameras to conceal his entrances and exits. There was a discussion of new security measures to be taken. This discussion was tabled until next meeting. The insurance should pay for the damages. Elaine will have a list of all costs of the vandalism next meeting. She also requested permission for a new window in the basement. The Board agreed.

c. Basement Flooding: A sump pump malfunction during heavy rain overnight caused the children's room in the basement to be flooded. There was no major damage. The cause was an extra cable that interfered with the functioning of the pump. Service Master dried out the basement and Home Outfitters removed the wet carpet padding and re-installed the padding and carpet. The room was closed for a week and the cost was around \$2500.00. The insurance may cover this cost.

d: New Board member Sue Flynn joined the Board and represents Ironwood Township.

VII. Director's Report: Elaine reported that the Summer Reading Program is very well attended and going very well.

VIII. Board Comments: None.

IX. Public Invitation to Speak: None.

X. Adjournment: The meeting was adjourned at 5:45 by Patti Jahn. The next meeting will be August 27, 2013.



**Proceedings of the Ironwood Planning Commission  
Wednesday July 9, 2013**

---

A Regular Meeting of the Planning Commission was held on Wednesday, July 9, 2013 in the Conference Room #1, Second Floor of the Municipal Memorial Building in the City of Ironwood, Michigan.

1. Call to Order:

Chair Bergman called the meeting to Order at 5:30 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Bergman, Thomas	X			
Burchell, Bob * arrived 5:45p	X			
Cayer, Joseph Sr.	X			
Davey, Sam	X			
Geib, Courtland	X			
Lemke, Joseph		X	X	
Johnson, Leroy	X			
Semo, Rick, ex-officio, non-voting member		X	X	

Also present: Community Development Director Michael J.D. Brown. In the audience, Tanja Sanders and James Suzik

3. Approval of Minutes:

**Motion** by Davey to accept the meeting minutes of June 5, 2013. **Second** by Johnson. **Motion Carried 5 to 0** with a correction on the June 5, 2013 minutes, page 2, Item 7a, Paragraph vi., noted that no "Second" was listed. Ass't. Coon reviewed the notes and recording from June 5, 2013. It was noted that **Geib Seconded** the motion, and the correction was made to those Minutes.

4. Approval of the Agenda:

**Motion** by Davey to accept the Agenda. **Second** by Cayer. **Motion Carried 5 - 0.**

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

None

6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit):

None

7. Items for Discussion and Consideration:

- 7a. Consideration of PC Case 2013-005 Surplus Property Purchase Request on Huron Street:

Staff Report: Director Brown presented the facts on this property located at Huron Street, which is owned by the City of Ironwood and is on the City of Ironwood's Surplus Property List. The applicant wishes to purchase this property from the City of Ironwood for \$500.00 and might possibly build a garage on the property in the future. Director Brown mentioned that at the Parks and Recreation Meeting that they were concerned that the Little League would not be given the first opportunity of acceptance or rejection on the property. Director Brown spoke with one of the Ironwood Little League Association's representatives about their possible interest in this property, and the League has none. Davey stated that the Parks and Recreation Committee are satisfied with this. This property is no good to anyone but the next door property owner. This property is unbuildable except to the adjacent property owner. Applicant has been maintaining the property.

- i. Discuss and consider action:

**Motion** by Cayer to approve the purchase by Applicant of the property located at 651 Huron Street (Site Plan #2013-005) for \$500.00 as well as recommend to the City of Ironwood Commissioners they review the Surplus Property Listing for updating. **Second** by Johnson. The last time the Surplus Property Listing was addressed was over four-years ago. **Motion carried 5 to 0.**

- 7b: Consideration of PC Case 2013-006 Property Purchase Request on Clemens Street:

Staff Report: Director Brown stated that this property, located next to 505 Southwest Clemens Street, is not on the City of Ironwood's surplus property list. Mr. Jerome Suzik is requesting to purchase this property. Dennis Hewitt has provided a Memorandum regarding that the City of Ironwood do a title search and possibly a survey to show a legal description. The property is 354' x 510'.

Davey thought that there was a freeze on open land. Burchell stated that the open lands were going to be left to the Miner's Park. The Resolution at that time showed what parcels were to be left to the Miner's Association. The final Resolution was approximately from 2009. Surplus land was excluded; however this is not on the Surplus Property Listing. Davey stated that Hewitt didn't know if this property is on the open list and would be checking on it for this meeting.

Director Brown said if this property was sold, the City of Ironwood would need to do the property search and possible survey. Burchell stated that this was done years ago when the property went into the Miner's Association.

**Motion** by Cayer to make a recommendation to the City of Ironwood Commission, to do a title search on the property. **Second** by Davey. **Motion Carried 6 to 0.**

7c: Comprehensive Plan RFP/RFQ:

Director Brown stated that we are ready to embark on our Comprehensive Plan update and have the money. A draft of the proposal is attached, soliciting proposals and hopefully hiring someone to do this document. Director Brown wants to focus on the plan ideas and what the Committee believes they would like to see in this document. Director Brown encourages and wants public engagement in this process to get their feedback.

Burchell wanted to know if there was any section regarding a heavy snow area? Director Brown can add this. Burchell wants to have the firm perform research with respect to plowing the snow, sidewalks; i.e., snow removal that makes the town look more attractive (not the ore and salt we currently use that makes the town look dirty).

Davey stated that who else can claim to have what we have as far as all of the activities. Director Brown said that the Parks and Recreation Plan will be incorporated into the Comprehensive Plan as its own chapter or section. It is more streamlined that way. The DNR is okay with this. Parks & Recreation plan must be updated every 5 years; however Director Brown said he would like to see updates done every year. The Comprehensive Plan must be reviewed every 5 years and he would also like to see this reviewed every year.

Burchell wanted to know if the Capital Improvement Plan (CIP) would be incorporated. Director Brown said no, this is an entirely separate document. The City of Ironwood is out of compliance as the last Comprehensive Plan was completed in 2000.

Bergman suggested to the group to really look at this document, but think big picture, that there will be point in this document that we will be looking to do a vision for the City of Ironwood. The Planning Community wants this document to represent the future of the City of Ironwood.

Director Brown stated that this document will be posted on the Michigan American Planner's website, and that at the appropriate time when bids have been received and reviewed, that interviews with the short-listed bidders will be scheduled. This is not a low bidder gets the job project. U.P. Engineering is the only firm here that does this type of work.

Cayer said that "Big Snow Country" needs to be included in the RFP/RFQ so that the consultants are on record that this is a major part of our Comprehensive Plan.

**Motion** by Cayer to send the RFP/RFQ to the City of Ironwood Commissioners for approval, then send the RFP/RFQ out to bid. **Second** by Johnson. **Motion Carried 6 to 0.**

8. Project Updates:

Depot Park building: Davey indicated that the lawn behind the volleyball nets is under water. Davey also stated that the interior on the new Pavilion (concreted area under the Pavilion) is also under water. Since the punch list items were gone through on July 8, 2013, it was suggested by the Committee that Davey speak to Scott Erickson about these problems.

Regional Trail: Director Brown stated that negotiations have been taking place with the DNR on the lease, and a few bumps have popped up; however, the DNR and City of Ironwood have been ironing those out.

City of Ironwood road work is underway.

EDC Mentoring: Director Brown stated that the EDC is beginning to formulate a mentoring program for businesses in the Ironwood area. Bob Jacquart, Jacquart Fabrics, is being mentored and is a mentor. Mr. Jacquart is very excited about having the EDC join him in this effort.

9. Other Business: On the Comprehensive Plan, the Committee thanked Director Brown for his hard work in obtaining the \$70,000 line budget item for the Comprehensive Plan.

Inquiry was made by regarding what was going on at Cloverland and Broadway? Slash is building up, as is large puddles of standing water. There was an old creek bed there at one point. The Committee was concerned that the business owner was going ahead with grading the site for a new venture. Burchell thought that the Owner was just preparing the site for sale. Director Brown will inquire of Assessor Dennis Hewitt. It was stated that the area is currently a blight issue. Director Brown will bring that to Mr. Hewitt's attention.

10. Next Meeting: August 7, 2013, 5:30 p.m.

11. Adjournment:

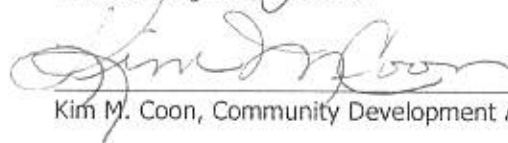
**Motion** by Davey to adjourn the meeting. **Second** by Geib. **Motion Carried 6 - 0.**

Adjournment at 7:15 p.m.

Respectfully submitted



Thomas Bergman, Chairman



Kim M. Coon, Community Development Assistant





## MEMO

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

**From:** Michael J. D. Brown, Community Development Director

**Date:** August 15, 2013

Meeting Date: August 20, 2013

**Re:** Xcel Energy Easements

---

### Item 1:

In July the City Commission discussed granting an easement to Xcel Energy on the property just north of the substation at the northeast corner of Ayer and Easy street. This is the property that Hope Animal Shelter is located on. The Commission wanted to know how close the easement would be to the building. It will be approximately 13 feet from the building. Xcel is also providing an easement for ATV use as shown on the attached map for the property that is being purchased from the City. Xcel is looking for approval on this to move forward with their project.

### Item 2:

Xcel has determined it needs another easement from the City on the property at the southwest corner of Ayer and Bonnie. There is an existing line and an additional pole needs to be added to make the substation expansion project feasible. There is a prescriptive easement already in place but in order to make improvements to the area a formal easement is required. An existing pole may also need to be replaced depending on the engineering of the new pole. Therefore Xcel is asking for a 70 foot wide easement as indicated on the attached map.

Parks and Recreation Committee and Planning Commission reviewed this request. Both Parks and Recreation and Planning recommended the easement be granted. Parks and Recreation asked that if the pole has to be replaced if it could be moved to the east side of Bonnie, the easement payments go toward fixing safety issues with the mine shaft and Xcel consider providing an easement for trail use near its existing facility on Alfred Wright Blvd. The Planning Commission also requested the moving of the pole and payment go towards safety issues.

Xcel would like the easement approved so it can move forward with its substation expansion project.

**Xcel Energy**  
**RIGHT-OF-WAY COMPENSATION WORKSHEET**

Project: Ayer St Substation and Transmission Lines W3629/W3630

Owner/Grantor: City of Ironwood, 213 S Marquette Street, Ironwood MI 49938

Line No. 3629 Parcel No. 58  
 Line No. 3630 Parcel No. 52.6

Legal Description: Pt NE1/4 NE1/4, Section 23, T47N, R47W  
 City of Ironwood, Gogebic County, Michigan

AREA CALCULATION

LAND TYPES: Tillable Ag.    Non-Tillable Ag.    Wooded Ag.    Residential    Commercial/Industrial

TYPE	LENGTH	WIDTH	AREA	ACREAGE
C	_____ ft. X	_____ ft. =	_____ sq. ft.	.15 acres
_____	_____ ft. X	_____ ft. =	_____ sq. ft.	_____ acres
_____	_____ ft. X	_____ ft. =	_____ sq. ft.	_____ acres
_____	_____ ft. X	_____ ft. =	_____ sq. ft.	_____ acres

COMPENSATION CALCULATIONS

AREA	UNIT \$	FMV	%ADJ	COMPENSATION
.15-acres	X \$ 3000 =	\$ 450	X 50 % =	\$ 225
_____ -acres/ sq.ft.	X \$ _____ =	\$ _____	X _____ % =	\$ _____
_____ -acres/ sq.ft.	X \$ _____ =	\$ _____	X _____ % =	\$ _____
_____ -acres/ sq.ft.	X \$ _____ =	\$ _____	X _____ % =	\$ _____

TREES: \_\_\_\_\_ \$ \_\_\_\_\_

MISC: \_\_\_\_\_ \$ \_\_\_\_\_

SUBTOTAL \$ \_\_\_\_\_

**TOTAL COMPENSATION DUE** \$ rounded to \$500

ESTIMATED DIFFERENCE BEFORE VALUE OF PROPERTY AND THE VALUE OF PROPERTY AFTER TAKING

Easement payments are typically 50% of fee value, but this payment was rounded up to a minimum payment of \$500

Accepted: (s) \_\_\_\_\_ Date: \_\_\_\_\_

(s) \_\_\_\_\_ Date: \_\_\_\_\_

Prepared by: Dawn Schultz, a Land Rights Agent for Xcel Energy



**EASEMENT FOR ELECTRIC (TRANSMISSION) LINE**  
(Michigan)

The Grantor(s), the City of Ironwood with offices at 213 S. Marquette Street, Ironwood, Michigan , 49938,

WHEREAS, the Grantor(s), in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **Northern States Power Company**, a Wisconsin corporation d/b/a Xcel Energy (herein referred to as “Xcel Energy” or “Grantee”), duly authorized to transact business in the States of Wisconsin and Michigan, with an office at 1414 W. Hamilton Avenue, Eau Claire, Wisconsin 54702-0002, its successors and assigns, the perpetual right, privilege, and easement to: survey, construct, install, mark, inspect, operate, repair, alter, relocate, reconstruct, replace, remove, and maintain its facilities including the necessary poles, wires, guys, supports, conduits, vaults, pedestals, manholes, fixtures, devices, and other facilities and appurtenances (collectively referred to as “Facilities”) necessary for the purpose of conducting electric energy; light; and communication impulses, through, over, under, and across the following described lands, hereinafter called “Easement Area”, situated in the County of Gogebic, State of Michigan, to wit:

As per Exhibit “A” attached hereto and made a part hereof.

Together with the associated rights described above, Xcel Energy may: 1) erect reasonable signs for the purpose of monumenting boundaries of the Easement Area, 2) have reasonable ingress and egress for personnel, equipment, and vehicles to and from said Easement Area across the property of Grantor adjacent thereto, 3) trim, cut down, and remove all brush, tress, and overhanging branches now or hereafter existing on said Easement Area or in danger of falling into Easement Area, 4) apply herbicides in accordance with applicable laws, rules and regulations, for tree, and brush control, 5) trim, cut down, and remove trees now and hereafter existing on the property of Grantor located outside of said Easement Area which by falling might interfere or endanger the Facilities, 6) install additional Facilities on the existing structures for the distribution of energy, light, and communication impulses, 7) otherwise conduct, carryout, complete, construct, repair, or any other necessary action within the easement area to aid, assist, or help the Grantee in carrying out Grantee’s purpose as stated within this document.

Except as otherwise provided herein between the Grantor and Xcel Energy covering the Easement Area, Xcel Energy shall pay for all damages to property, grain crops or vegetable crops, fences, livestock, roads, and fields in the Easement Area caused by maintenance of said Facilities. Claims on account of such damages may be referred to the nearest Xcel Energy office. This damage right, as stated in this paragraph, does not apply to the Easement Area for tree, brush, or grass that were cut, trimmed, or removed for maintenance or safety reasons. This damage right, as stated in this paragraph does not apply to fruit bearing trees in the Easement Area.

Xcel Energy shall, after installation of the above described Facilities, or after the exercise of any rights granted herein, restore the Easement Area to as near its original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from or used in connection with said installation.

The Grantor shall not be responsible for any injury to persons or property by the design, construction or upkeep of the Facilities.

Grantor reserves the right to dedicate and have or permit to be improved, maintained, and used for the purpose of streets, curbs and gutters, sewers, water and underground utilities (hereinafter called "improvements"), the portion of said Easement Area not occupied by the structures supporting Xcel Energies electrical system, provided that said improvements do not in the opinion of Xcel Energy, impair the structural or electrical integrity of, or ability to maintain said electric system or materially alter the existing ground elevation; and provided further that all such improvements shall not result in a ground or other clearance of less than the minimum requirements specified by the National Electrical Safety Code or other applicable code or regulation. Grantor, its agents or assigns must submit plans of improvements or other installations within the Easement Area for review, compliance and written approval by Xcel Energy prior to installation of the improvements. Grantor also reserves the right to cultivate, use and occupy said Easement Area, in a manner that is not inconsistent with Xcel Energy's rights granted herein.

The grant of easement herein contained shall also include the right of reasonable temporary use by Xcel Energy of Premises of the Grantor(s) adjacent to said Easement Area during construction, repair or replacement of said transmission lines, for additional construction area.

The grant herein contained shall also include the right of Xcel Energy from time to time to reconstruct or relocate said electric lines and supporting structures on said Easement Area with changed dimensions and/or to operate at different voltages.

Grantor(s) warrant(s) and represent(s) that Grantor(s) is/are the owner(s) of the above described property and has/have the right to sell and convey an easement in the manner and form aforesaid.

This instrument and the covenants and agreements contained herein are binding upon the Grantor(s) and applicable personal representatives, heirs, successors and assigns and incorporates all agreements and stipulations between parties and that no prior representations or statements, verbal or written, shall modify, add or change the terms hereof.

This instrument is exempt from Michigan Real Estate Transfer Tax by reason of MCLA 207.526(f) and MCLA 207.505(f).

IN WITNESS WHEREOF, I/We have hereto set my/our hand(s) and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2013

**WITNESSES:**

**Grantor:**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
(Name)

STATE OF MICHIGAN )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013 by ..

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

Drafted by:  
Dawn Schultz on behalf of Xcel Energy.

Dawn Schultz  
1414 W. Hamilton Ave.,  
PO Box 8  
Eau Claire, WI 54702-0008

Return to:  
Xcel Energy Siting and Lands,



**EXHIBIT A SHEET 1 OF 3 SHEETS**

Location: City of Ironwood, Gogebic County, Michigan  
 Grantor: City of Ironwood  
 See sheet 2 of 3 and 3 of 3 for descriptions.

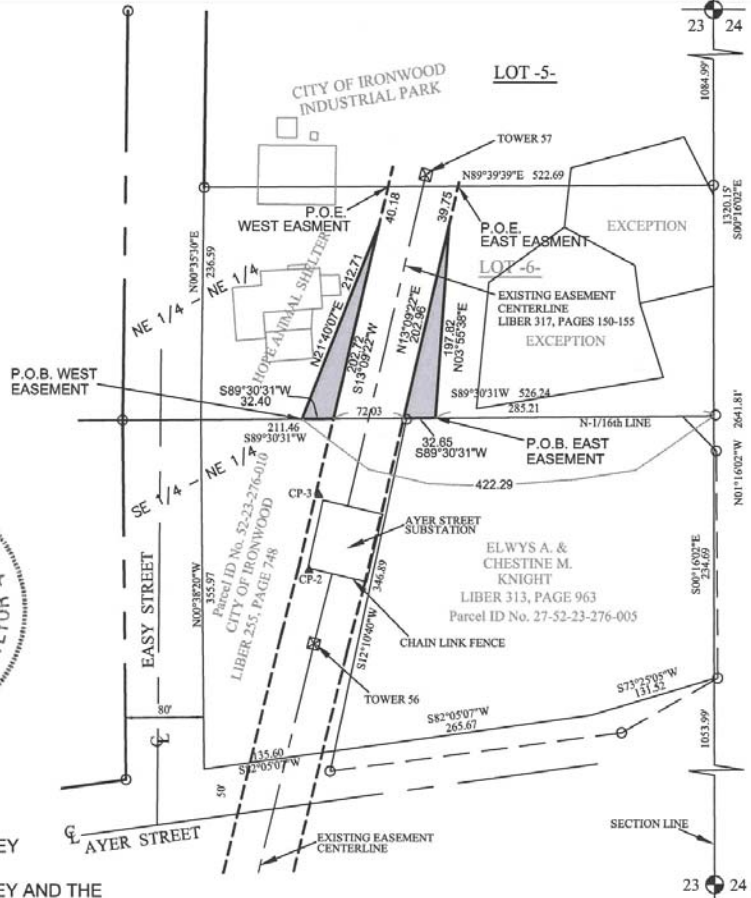


Scale: 1"=150'

LEGEND:	
---	CENTERLINE OF EXISTING POWERLINE
---	EASEMENT LINE
---	LOT LINES
---	PARCEL LINES
⊙	SURVEY MONUMENT



CERTIFICATE OF SURVEY



I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED THEREON IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

*Ronald K. Jacobson*  
 RONALD K. JACOBSON P.S. NO. 46671 DATE 5-7-13

THIS MAP DOES NOT NECESSARILY MEET THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING" IN THE STATE OF MICHIGAN.

PARCEL: PART OF LOT 6 OF THE CITY OF IRONWOOD INDUSTRIAL PARK  
 SEC. 23, T.47N., R.47W.  
 CO.: GOGEBIC



**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  
 CEC PROJECT : 13037



NORTHERN STATES POWER  
WISCONSIN

**EXHIBIT A SHEET 2 OF 3 SHEETS**

Location: City of Ironwood, Gogebic County, Michigan  
Grantor: City of Ironwood

**"Premises":**

A parcel of land in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 23, Township 47 North, Range 47 West, described as follows:

Commencing at the Southeast corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
Thence South  $89^{\circ}35'24''$  West 526.63 feet to the Easterly right of way of Easy Street;  
Thence North  $00^{\circ}40'13''$  East 237.34 feet;  
Thence North  $89^{\circ}33'37''$  East 523.10 feet to the East line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
Thence South  $00^{\circ}11'02''$  East 237.73 feet to the POINT OF BEGINNING (also known as Lot 6 of the City of Ironwood Industrial Park).

Excepting all oil, gas, ores and mineral interests of record and subject to any mining and development rights thereto.

EXCEPTING a parcel of land located in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 23, Township 47 North, Range 47 West, described as follows:

Commencing at the section corner common to sections 13, 14, 23 and 24;  
Thence South  $00^{\circ}11'02''$  East along the section line a distance of 1095.46 feet to POINT OF BEGINNING;  
Thence South  $00^{\circ}11'02''$  East along the section line a distance of 92.38 feet;  
Thence South  $76^{\circ}58'13''$  West a distance of 77.60 feet;  
Thence North  $07^{\circ}49'52''$  West a distance of 38.83 feet;  
Thence North  $61^{\circ}17'39''$  West a distance of 81.53 feet;  
Thence North  $06^{\circ}13'47''$  East a distance of 60.64 feet;  
Thence North  $74^{\circ}49'22''$  East a distance of 119.04 feet;  
Thence South  $27^{\circ}21'38''$  East a distance of 66.65 feet to the POINT OF BEGINNING.

ALSO EXCEPTING Section 23, Township 47 North, Range 47 West, part of Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

Commencing at the Northeast corner of Section 23;

**continued on sheet 3 of 3**

PARCEL: PART OF LOT 6 OF THE CITY  
OF IRONWOOD INDUSTRIAL PARK  
SEC. 23, T.47N., R.47W.  
CO.: GOGEBIC



**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  
CEC PROJECT : 13037



NORTHERN STATES POWER  
WISCONSIN

## EXHIBIT A SHEET 3 OF 3 SHEETS

Location: City of Ironwood, Gogebic County, Michigan  
Grantor: City of Ironwood

**continued from sheet 2 of 3**

Thence South 00°11'02" East 1187.84 feet;  
Thence South 76°58'13" West a distance of 77.60 feet to the Point of Beginning;  
Thence North 07°49'52" West a distance of 38.83 feet;  
Thence North 61°17'39" West a distance of 81.53 feet;  
Thence South 53°59'58" West 96.10 feet;  
Thence South 05°27'08" West 129.04 feet;  
Thence North 80°33'03" East 193.30 feet;  
Thence North 17°33'52" West 79.35 feet to the POINT OF BEGINNING.

### **"Easement Area":**

That part of the herein before described "Premises", which lies West of the following described East Easement Line:

Commencing at the Northeast Corner of Section 23; Thence South 00 degrees 16 minutes 02 seconds East, 1320.15 feet to the North one-sixteenth line of Section 23; Thence along the North one-sixteenth line of Section 23, South 89 degrees 30 minutes 31 seconds West, 285.21 feet to the Point of Beginning of the East Easement line;

Thence North 03 degrees 55 minutes 38 seconds East, 197.82 feet; Thence North 13 degrees 09 minutes 22 seconds East, 39.75 feet to the Point of Ending of the East Easement Line.

Excepting therefrom:

That parcel herein before described "Premises", which lies West of the following described West Easement Line:

Commencing at the Northeast Corner of Section 23; Thence South 00 degrees 16 minutes 02 seconds East, 1320.15 feet to the North one-sixteenth line of Section 23; Thence along the North one-sixteenth line of Section 23, South 89 degrees 30 minutes 31 seconds West, 422.29 feet to the Point of Beginning of the West Easement line;

Thence North 21 degrees 40 minutes 07 seconds East, 212.71 feet; Thence North 13 degrees 09 minutes 22 seconds East, 40.18 feet to the Point of Ending of the West Easement Line.

### **"Summary of Areas":**

**Total Easement Area = 0.54 acres, more or less**

**Existing Easement Area = 0.39 acres, more or less**

**New Easement Area = 0.15 acres, more or less**

PARCEL: PART OF LOT 6 OF THE CITY  
OF IRONWOOD INDUSTRIAL PARK  
SEC. 23, T.47N., R.47W.  
CO.: GOGEBIC



**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  
CEC PROJECT : 13037





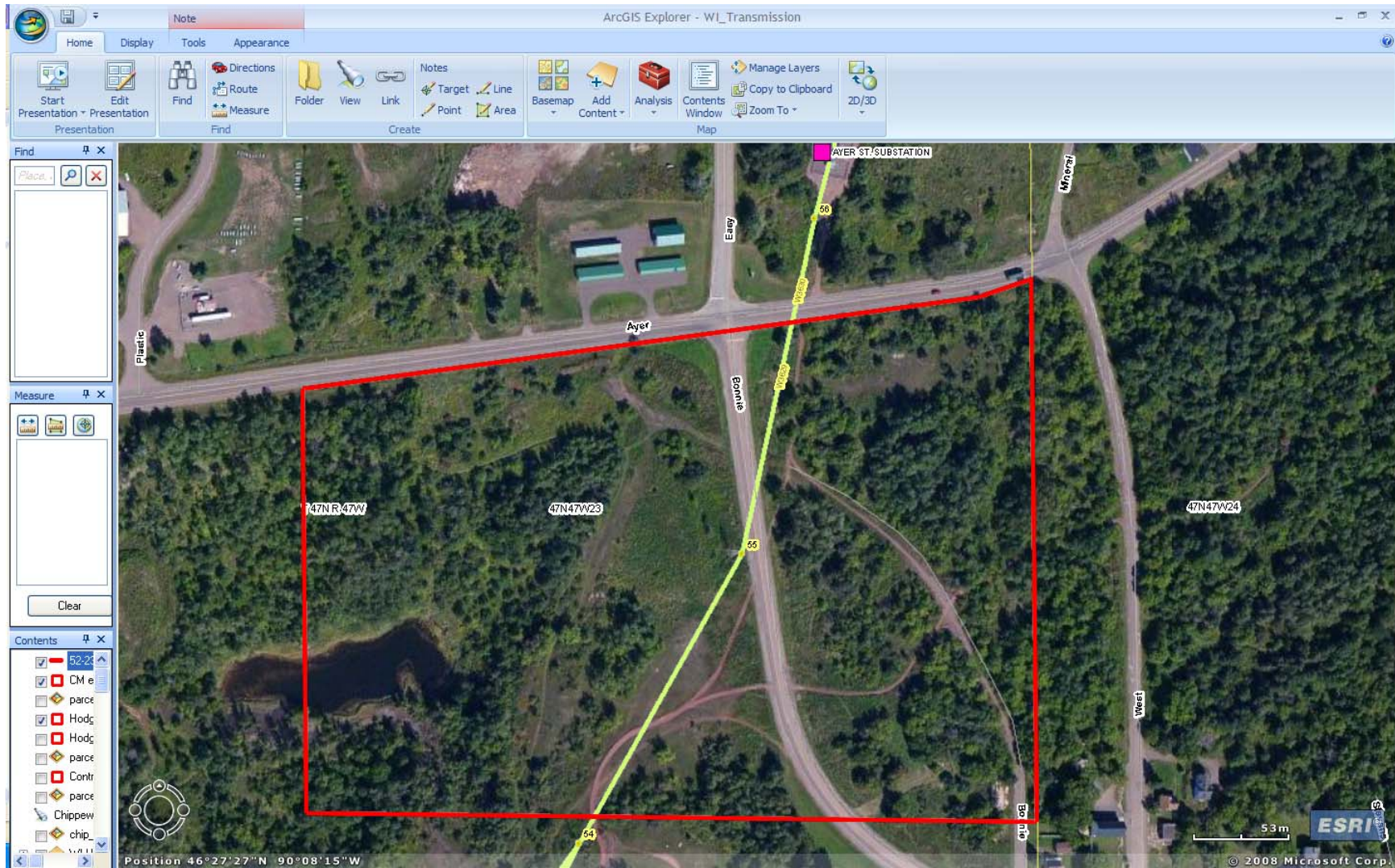
EXCEPT

Coordinates for Centerline of 4-Wheeler ROW

Point No.	Easting	Northing
E1	2361643.55	16893340.52
E2	2361625.83	16891219.85
E3	2361598.86	16891112.37
E4	2361571.92	16892955.04

"FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION"

<small>THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.</small>		<small>DATE</small> <small>SCALE</small> <small>BY</small> <small>CHECKED</small> <small>APPROVED</small>
<small>IRONWOOD</small> <small>ENGINEERING</small> <small>IRONWOOD, MI</small>	<small>LOCATION PLAN LAYOUT</small>	
	<small>SK-3</small>	<small>T</small>



Xcel is requesting a 70' wide easement, 35' on each side of the yellow line through City property at Bonnie and Ayer.



**Xcel Energy**  
**RIGHT-OF-WAY COMPENSATION WORKSHEET**

8/6/13

Project: Transmission Lines W3629/W3630

Owner/Grantor: City of Ironwood, 213 S Marquette Street, Ironwood MI 49938

Line No. 3629 Parcel No. 57  
 Line No. 3630 Parcel No. 52.5

Legal Description: Pt SE 1/4 NE 1/4 lying south of Ayer St, Section 23, T47N, R47W  
 City of Ironwood, Gogebic County, Michigan

AREA CALCULATION

LAND TYPES: Tillable Ag.    Non-Tillable Ag.    Wooded Ag.    Residential    Commercial/Industrial

TYPE	LENGTH	WIDTH	AREA	ACREAGE
Open Space	ft. X	ft. =	sq. ft.	1.52 acres
_____	_____ ft. X	_____ ft. =	_____ sq. ft.	_____ acres
_____	_____ ft. X	_____ ft. =	_____ sq. ft.	_____ acres
_____	_____ ft. X	_____ ft. =	_____ sq. ft.	_____ acres

COMPENSATION CALCULATIONS

AREA	UNIT \$	FMV	%ADJ	COMPENSATION
1.52 -acres	X \$ 3000 =	\$ 4560	X 25 % =	\$ 1140
_____ -acres/ sq.ft.	X \$ _____ =	\$ _____	X _____ % =	\$ _____
_____ -acres/ sq.ft.	X \$ _____ =	\$ _____	X _____ % =	\$ _____
_____ -acres/ sq.ft.	X \$ _____ =	\$ _____	X _____ % =	\$ _____

TREES: \_\_\_\_\_ \$ \_\_\_\_\_

MISC: \_\_\_\_\_ \$ \_\_\_\_\_

SUBTOTAL \$ \_\_\_\_\_

**TOTAL COMPENSATION DUE** \$ 1140

ESTIMATED DIFFERENCE BEFORE VALUE OF PROPERTY AND THE VALUE OF PROPERTY AFTER TAKING

Because a Clarification Easement is defining the easement for a line that already exists, the before and after value doesn't change. For a standard Clarification Easement, Xcel Energy pays a straight \$250 - \$500. In this case, given the length of the easement and the fact that we are in a city park, I calculated the payment at 25% of fee value (using the same price per acre as the parcel we are purchasing from the City).

Accepted: (s) \_\_\_\_\_ Date: \_\_\_\_\_

(s) \_\_\_\_\_ Date: \_\_\_\_\_

Prepared by: Dawn Schultz, a Land Rights Agent for Xcel Energy

---

**AGREEMENT FOR CLARIFICATION OF ELECTRICAL LINE EASEMENT**

(Michigan)

<b>RETURN TO:</b> Xcel Energy Siting & Land rights Dawn Schultz 1414 W. Hamilton Ave., PO Box 8 Eau Claire, WI 54702-0008
---

This instrument between the undersigned (“Grantor”) and Northern States Power Company, a Wisconsin corporation d/b/a Xcel Energy, herein referred to as “Xcel Energy” duly authorized to transact business in the States of Wisconsin and Michigan, with an office at 1414 W. Hamilton Ave., PO Box 8, Eau Claire, Wisconsin 54702.

**WITNESSETH**

WHEREAS, the Grantor, City of Ironwood, with offices at 213 S Marquette St, Ironwood, MI 49938, owns certain lands in the County of Gogebic, State of Michigan, (“Property”), and,

WHEREAS, NSP claims, pursuant to prescriptive rights, certain easement rights affecting the Property, based upon the continuous use of certain electric facilities for a period of at least 15 years,

WHEREAS, the parties desire to more clearly describe the location and extent of easement rights required for NSP’s use and maintenance of such facilities to conduct electric, light, and communication impulses through, over and across the Property,

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration exchanged between the parties, it is agreed:

NSP, on behalf of itself, its successors and assigns, shall restrict its use of the Property to a strip of land (“Easement Area”), described as follows:

As per Exhibit “A” attached hereto and made a part hereof.

NSP shall have the perpetual right, privilege and easement to survey, construct, operate, maintain, repair, rebuild, relocate, reconstruct, replace, and remove all towers, structures, poles, crossarms, cables, wires, guys, supports, fixtures, and devices and other facilities and appurtenances (collectively referred to as “Facilities”), necessary for the purposes of conducting electric energy, light, and communication impulses, through, over, and across the Easement Area. NSP shall have the right to install additional Facilities for the distribution of energy, light, and communication impulses.

Together with the associated rights to: 1) erect, reasonable signs for the purpose of monumenting the boundaries of the Easement Area, 2) have reasonable ingress and egress for personnel, equipment and vehicles to and from said Easement Area across the property of Grantor adjacent thereto, 3) trim, cut down and remove all brush, trees, and overhanging branches now or hereafter existing on said Easement Area, 4) apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control, 5) trim, cut down and remove trees now or hereafter existing on the property of Grantor located outside of said Easement Area which by falling might interfere with or endanger the Facilities.

Grantor shall have the right to use the surface of the Easement Area for agricultural purposes, subject to NSP's right to trim, cut down, and remove trees and brush. However, until Grantor obtains written consent of NSP, Grantor shall not: 1) erect any buildings, structures, or other improvements, whether permanent or temporary. 2) place or store any flammable materials. 3) park or store any machinery or equipment capable of extending to a height of 12 feet or more above the surface of the ground.

4) plant trees. 5) perform any act which will interfere with or endanger said facilities, or 6) alter by more than one (1) foot the elevation of the existing ground surface.

Except as otherwise provided herein or in any Overhead/Underground Distribution Agreement between Grantor and NSP covering the Easement Area, NSP shall pay for all damages to property, crops (other than trees or brush trimmed or cut down and removed), fences, livestock, road, and fields caused by the construction or maintenance of said Facilities. Claims on account of such damages may be referred to the nearest NSP office.

NSP shall, after installation of the above-described Facilities, or after the exercise of any rights granted herein, restore the Easement Area to as near its original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from or used in connection with said installation.

Grantor shall not be responsible for any injury to persons or property by the design, construction or upkeep of the Facilities.

This Agreement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns and incorporates all agreements and stipulations between the parties and no prior representations for statements, verbal or written, shall modify, add or change the terms hereof.

This instrument is exempt from Michigan Real Estate Transfer Tax by reason of MCLA 207.526(f) and MCLA 207.505(f).

IN WITNESS WHEREOF, I/We have hereto set my/our hand(s) and seal this \_\_\_\_ day of \_\_\_\_\_, 2013.

Witnesses:

**Grantor(s):** City of Ironwood

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: Scott Erickson  
Title: City Manager

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name:  
Title:

STATE OF  MICHIGAN  )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ and \_\_\_\_\_ of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County, Michigan  
My Commission Expires: \_\_\_\_\_

This instrument drafted by: Dawn Schultz, an Employee of Xcel Energy Inc.



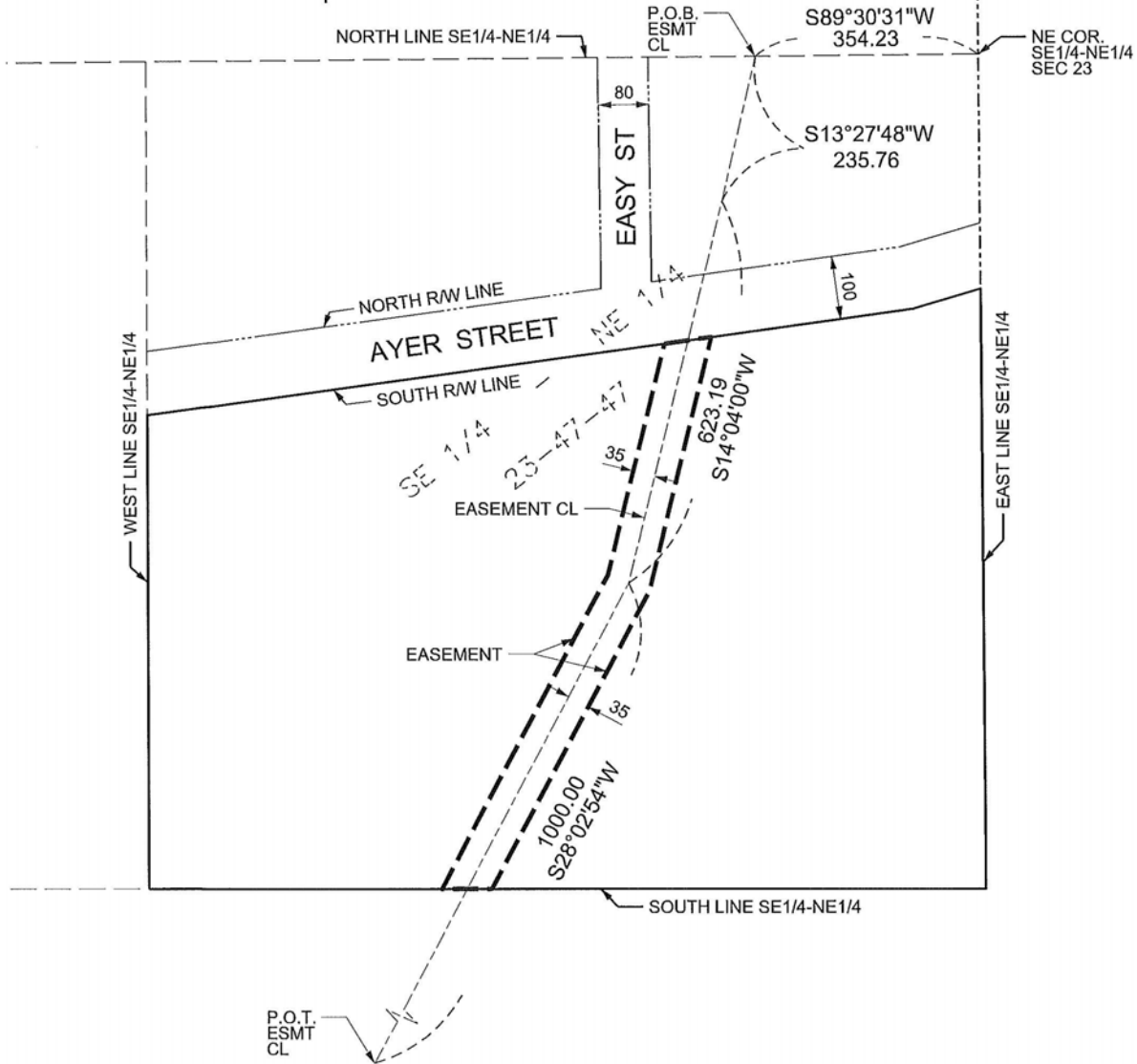
NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 1 OF 2 SHEETS



Exhibit A  
Location: City of Ironwood, Gogebic County, Michigan  
Grantor: City of Ironwood  
See sheet 2 of 2 for descriptions.

Scale: 1"=250'



LINE: W3629  
PARCEL: CITY OF IRONWOOD  
SEC. 23, T.47N., R.47W. MICHIGAN MERIDIAN  
CO.: GOGEBIC



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 2 OF 2 SHEETS

Exhibit A

Location: City of Ironwood, Gogebic County, Michigan

Grantor: City of Ironwood

"Premises":

That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 47 North, Range 47 West, Gogebic County, Michigan, which lies southerly of the south right of way line of Ayer Street.

"Easement Area":

An easement over, under, and across the herein before described "premises", which lies within 35.00 feet on each side of the following described centerline:

Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter, Section 23, Township 47 North, Range 47 West, Gogebic County, Michigan; thence South 89 degrees 30 minutes 31 seconds West, along the north line of said Southeast Quarter of the Northeast Quarter, 354.23 feet to the point of beginning of the centerline described; thence South 13 degrees 27 minutes 48 seconds West, 235.76 feet; thence South 14 degrees 04 minutes 00 seconds West, 623.19 feet; thence South 28 degrees 02 minutes 54 seconds West, 1000.00 feet and said centerline there terminating.

Containing 1.52 acres, more or less.

LINE: W3629  
PARCEL: CITY OF IRONWOOD  
SEC. 23, T.47N., R.47W., MICHIGAN MERIDIAN  
CO.: GOGEBIC

# MEMO

DATE: August 16, 2013

TO: Scott B. Erickson, City Manager  
Kim Corcoran, Mayor & City Commission

FROM: Karen M. Gullan, City Clerk

RE: BIDS MEMORIAL BUILDING SSA OFFICE

City Staff would request permission for the City Manager to evaluate and approve the bids for the Social Security Office Improvements here at the Memorial Building at tonight's meeting. Due to the time frame of the construction schedule we need to begin construction as soon as possible.

After the bids are received the Architect Richard Uren and GSA will also review them.

Thank you for your consideration.

**Section 00 11 16  
Invitation to Bid**

Notice is given hereby that

**City of Ironwood**

will accept bids from qualified contractors for construction of:

**Memorial Building SSA Office**

according to Drawings and Specifications prepared by:

Northern Design Works  
420 Rail Street  
Negaunee, MI 49866

Including, but not limited to: Selective demolition, interior finishes, casework and electrical modifications.

Sealed bids will be received at the City Clerk's Office, Memorial Building, 213 S. Marquette Street, Ironwood, Michigan until 3:00 PM central time, August 21, 2013. At that time, bids will be publicly opened. Bids received after the date and time specified may be returned to the bidder, unopened.

Bids will be taken on a lump sum basis as defined on the bid form. Bids shall be accompanied by bid security equal to 5% of the bid amount.

100% surety bonds for performance and payment of labor and materials are required.

Bid documents may be examined at the following locations:

Northern Design Works  
420 Rail Street  
Negaunee, MI 49866

Ironwood City Clerk's Office  
213 S. Marquette ST  
Ironwood, MI 49938

Ironwood / Hurley Builders Exchange

Iron Mountain Builders Exchange

Marquette Builders Exchange

Bid documents are available from the office of the architect. Payment of \$50.00 per set for paper copies, or \$20.00 for a CD with electronic documents shall be submitted to cover the cost of printing, handling and delivery. Partial sets will not be issued.

The owner reserves the right to reject any or all bids and to waive irregularity in the bidding or the bidding process and accept the bid that is most advantageous to the owner.

Dated: August 6, 2013

by: City of Ironwood

**End of Section**

**MAYOR'S PROCLAMATION**  
**#013-023**

This Mayor's Proclamation of the City of Ironwood recognizes suicide as a national public health problem taking over 36,000 lives last year and suicide prevention as an area responsibility, and designates September 8th through 14th, 2013 as "**Suicide Prevention Week**" in Ironwood.

WHEREAS, suicide is the 10th leading cause of all deaths in the United States and the 3rd leading cause of death among individuals between the ages of 15 to 24. The 2nd leading cause of death of college students;

WHEREAS, suicide is now the 10<sup>th</sup> leading cause of all deaths in the State of Michigan taking over 1,100 lives last year.

WHEREAS, in the United States, one person completes suicide every 15 minutes;

WHEREAS, it is estimated that 5 million people in the United States are survivors of suicide (those who have lost a loved one to suicide);

WHEREAS, 51% of people who die by suicide use a firearm, and guns stored in the house are used for suicide 40 times more often than for self-protection;

WHEREAS, the overall suicide rate in our country has slightly increased from in recent years, the suicide rate for those 15-24 years old has more than doubled since the mid1950s; and the suicide rate remains highest for adults 75 years of age and older.

WHEREAS, the stigma associated with mental illness and suicidality works against suicide prevention by discouraging persons at risk for suicide from seeking life-saving help and further traumatizes survivors of suicide;

WHEREAS, statewide *suicide* prevention efforts should be developed and encouraged to the maximum extent possible;

WHEREAS, organizations such as the American Association of Suicidology and the Range Suicide Preventive Council and our Survivors of Suicide group are dedicated to reducing the frequency of suicide attempts and deaths, and the pain of survivors affected by suicides of loved ones, through educational programs, research projects, intervention services, and bereavement services urge that we:

1. Recognize suicide as a national and state public health problem and declare suicide prevention to be a statewide priority;



2. Acknowledge that no single suicide prevention program or effort will be appropriate for all populations or communities;
3. Encourage initiatives based on the goals contained in the **National Strategy For Suicide Prevention** by promoting;
  - a. Awareness that suicide is a public health problem that is preventable.

THEREFORE IT BE RESOLVED THAT I, Kim Corcoran, Mayor of the City of Ironwood September 14<sup>th</sup>, 2013 as "National Suicide Prevention Week" in Ironwood.

---

Rick Semo, Mayor Pro Tem

# CITY OF IRONWOOD

"Live Where You Play"


213 S. Marquette Street  
Ironwood, Michigan 49938



Telephone: (906) 932-5050  
Fax: (906) 932-5745  
[www.cityofironwood.org](http://www.cityofironwood.org)

August 13, 2013

To: Ironwood City Commission  
Scott Erickson, City Manager

From: Bob Tervonen, Utilities Manager 

Re: Request to Bid Sewer Televising

I am requesting the approval of the Ironwood City Commission to advertise to bid sanitary and storm sewer televising. This televising will be useful for planning and designing the sewer system improvements that are planned for the 2014 and 2015 construction season.

Thank you for your time and consideration. Please contact me if you have any questions.