

ISHPEMING CITY COUNCIL SPECIAL MEETING
Wednesday, July 1, 2026 at 6:00 p.m.
Ishpeming City Hall, 100 E. Division Street, Ishpeming, MI 49849
City Hall Telephone Number: 906-485-1091

1. Meeting Called to Order
2. Roll Call
3. Approval of Agenda
4. Public Comment *(limit 4 minutes per person)*
5. Items of Business
 - a. Library Operating Millage Proposal to the Electors of the City of Ishpeming
 - b. Request for Proposal for Third Party Administrator – Loeffler Block
 - c. Request to Raze House at 153 Dawson St.
 - d. Resolution #16-2026, To Tentatively Award a Construction Contract for 2026 Wastewater System Improvements
6. Adjournment


Randy Scholz
City Manager

City of Ishpeming Statement of Explanation

1. Agenda Item Information

Agenda Item Title: Library Operating Millage Proposal to the Electors of the City of Ishpeming

Department: Administration

Prepared By: Randy Scholz

Date Submitted: June 25, 2026

2. Background & Purpose

This agenda item seeks language approval for a Library Operating Millage. The purpose of the millage is to provide dedicated operating and facility support for library services and help ensure the library can continue to meet community needs. The City Administrator will bring a resolution before the Council at their next meeting. Staff still need to do additional research on the language required for the ballot.

The recommended language would be something like this.

Shall the City of Ishpeming, Marquette County, beginning with the 2026 tax levy, be authorized to continue the operation of the Ishpeming Carnegie Library by levying up to 2.1 mills (\$2.10 per \$1000 of taxable value) for the purpose of general library operating expenditures and concurrently up to .4 mills (\$0.40 per \$1000 of taxable value) for the purpose of capital expenditures: 2.5 mills (\$2.5 per \$1000 of taxable value in total).

If approved and levied in its entirety, this millage would raise an estimated \$400,000 in the first year of levy. With the average Primary Residence home paying \$90.52/year equal to \$7.54/month

It appears that we will need to specify the number of years, but additional research is needed to determine the maximum allowable term.

3. Fiscal Impact

Total Cost / Revenue Impact: If approved by the voters, the millage would generate revenue for library operations in an amount based on the millage rate approved and the City's taxable value. 2.5 mills equal approximately \$400,000

Funding Source(s): Tax revenue

4. Recommended Action & Alternatives

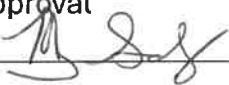
Alternatives Considered (Anticipate questions):

- Take no action and do not place the millage proposal before the voters.
- Postpone consideration to a later election date.

Recommended Action: Direct staff to draft a resolution, including language for a library millage, for City Council consideration at its next meeting.

5. Approval & Routing

Department Head Approval

(Name & Signature):  Date: 6-25-26

6. Attachments / Exhibits

City of Ishpeming Statement of Explanation

1. Agenda Item Information

Agenda Item Title: Request for Proposal for Third Party Administrator – Loelffler Block

Department: Administration

Prepared By: Randy Scholz

Date Submitted: June 6, 2026

2. Background & Purpose

This agenda item requests approval to issue a Request for Proposals (RFP) for a Third-Party Administrator (TPA) for the Loelffler Block Community Development Block Grant project. The City has applied to the Michigan State Housing Development Authority (MSHDA) for CDBG funding to support the development of affordable rental housing at the Loelffler Block, including rehabilitation of two existing apartment units and construction of five new apartment units, along with related site and utility improvements.

The City will serve as the grant recipient and responsible unit of government for administration and compliance. The selected TPA will assist the City with grant administration, reporting, financial management, environmental review, procurement compliance, federal compliance requirements, project oversight, and closeout activities. The grant funding will pay for the TPA services associated with the project.

3. Fiscal Impact

Total Cost / Revenue Impact: The cost of the TPA will be funded through the MSHDA CDBG grant if the project is awarded. The selected firm will provide services under a fixed-fee professional services agreement, with any final contract contingent upon award and execution of the grant agreement with MSHDA. The project budget will include administrative and compliance costs necessary to carry out the grant.

Funding Source(s): MSHDA Community Development Block Grant funds.

4. Recommended Action & Alternatives

Alternatives Considered (Anticipate questions):

- Approve the RFP and proceed with solicitation of qualified firms.
- Decline to seek outside grant administration assistance and assign duties internally, if feasible.

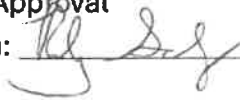
Recommended Action:

Approve the Request for Proposal for a Third-Party Administrator for the Loelffler Block project and authorize staff to issue the RFP and pursue selection of a qualified firm.

5. Approval & Routing

Department Head Approval

(Name & Signature):



Date:

6-25-20

6. Attachments / Exhibits

Request for Proposals – Certified Grant Administrator / Third-Party Administrator (TPA), Loelffler Block CDBG Project.

City of Ishpeming Statement of Explanation

1. Agenda Item Information

Agenda Item Title: Request to Raze House at 153 Dawson St.

Department: Administration

Prepared By: Randy Scholz

Date Submitted: June 6, 2026

2. Background & Purpose

This agenda item requests approval to raze the house located at 153 Dawson St. The City has a volunteer agreement with the property owner to remove the structure, and the owner has agreed to allow the City to proceed with demolition. The purpose of the project is to eliminate a dilapidated structure and address a property condition that has become unsafe.

The estimated demolition cost is approximately \$20,000. The Department of Public Works will perform the work, and the cost will be placed on the property tax roll for reimbursement if the property owner does not pay

3. Fiscal Impact

Total Cost / Revenue Impact: The cost of the TPA will be funded through the MSHDA CDBG grant if the project is awarded. The selected firm will provide services under a fixed-fee professional services agreement, with any final contract contingent upon award and execution of the grant agreement with MSHDA. The project budget will include administrative and compliance costs necessary to carry out the grant.

Funding Source(s): Initial project funding will be through City action, with reimbursement to be pursued through placement on the property tax roll and county tax collection if unpaid.

4. Recommended Action & Alternatives

Alternatives Considered (Anticipate questions):

- Approve the request to raze the structure at 153 Dawson St. under the volunteer agreement.
- Decline to proceed with demolition and continue to monitor the site.
- Require the property owner to complete demolition independently rather than using City action.

Recommended Action:

Approve the request to raze the house at 153 Dawson St. and authorize staff to proceed under the volunteer agreement with the property owner.

5. Approval & Routing

Department Head Approval

(Name & Signature): RJ Schy Date: 6-25-26

6. Attachments / Exhibits

Consent for Entry/Temporary Easement

**RESOLUTION #16-2026
TO TENTATIVELY AWARD
A CONSTRUCTION CONTRACT
FOR 2026 WASTEWATER SYSTEM IMPROVEMENTS**

WHEREAS, the City of Ishpeming wishes to construct improvements to its existing wastewater treatment and collection system; and

WHEREAS, the wastewater system improvements project formally adopted on May 31, 2023, will be funded through Michigan's CWSRF Program; and

WHEREAS, the City of Ishpeming has sought and received construction bids for the proposed 2026 improvements and has received a low bid in the amount of \$2,429,760.00 from Payne & Dolan, Inc.; and

WHEREAS, the project engineer, Chris Holmes, U.P. Engineers & Architects, Inc., has recommended awarding the contract to the low bidder.

NOW THEREFORE BE IT RESOLVED, that the City of Ishpeming tentatively awards the contract for construction of the proposed 2026 wastewater system improvements project to Payne & Dolan, Inc., contingent upon approval from EGLE.

Yeas:

Nays:

Abstain:

Absent:

I certify that the above Resolution was adopted by _____ (the governing body of the applicant) on _____.

BY:

Name and Title (please print or type)

Signature

Date