

ISHPEMING CITY COUNCIL
Wednesday, September 16, 2026 at 6:00 p.m.
Ishpeming City Hall Council Chambers, 100 E. Division Street, Ishpeming MI (906) 485-1091

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Public Comment** *(limit 5 minutes per person--to be used for general public comment or reserved for an agenda item)*
- 6. Manager Offer of Information**
- 7. Consent Agenda**
 - a. Minutes of Previous Meeting (August 19th and Specials: August 26th and September 9th) (Closed Session: September 9th)
 - b. Approval of Disbursements
 - c. Confirm City Manager Appointment of Tia Alquaree to a Vacancy on the DDA: Term Expiring 7/2030
- 8. Monthly Reports from Departments**
 - a. Monthly Financial Statement Report
 - i. Balance Sheets – All funds
 - ii. Monthly Detail – All funds
 - b. DPW Update
 - c. Police Department Update
- 9. Public Hearings** *(limit 3 minutes per person) - None*
- 10. Unfinished Business - None**
- 11. New Business**
 - a. Special Event Application:
 - i. Civil War Veteran Grave Cleaning – September 26, 2026
 - b. 2027 City of Ishpeming Fee Schedule
 - c. City of Ishpeming Request for Proposals – Electrical Contactor Services
 - d. City of Ishpeming Request for Proposals – Empire Street Development
 - e. Declare 1995 Pierce Fire Truck as Surplus
 - f. Second Reading of Amendment to the Official Zoning Map (RZ 2026-01): To Rezone a Parcel in the Deferred Development Zoning District to Multiple Residential Zoning District
 - g. Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-01): To Change Name, Permitted and Conditional Uses of Section 17.0 Deferred Development Zoning District
 - h. Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-02): To Add Minimum Lot Width to the Deferred Development Zoning District
 - i. Second Reading of Amendment to Ordinance 8-100 (ZTA 2026-03): To Add Manufactured Housing Communities to Section 12.3.M as a Conditional Use in the Multiple Residential Zoning District
 - j. First Reading of Amendment to Ordinance 4-400, Disposal of Solid Waste
 - k. First Reading of Amendment to Ordinance 2-300, Open Intoxicants
 - l. Resolution 22-2026, Resolution for Payment-Reimbursement DWSRF #14
 - m. Resolution 23-2026, Resolution for Payment-Reimbursement CWSRF #14
 - n. Resolution 24-2026, Charitable Gaming-Raffle License for Ishpeming Community Events
 - o. Brasswire Campground Solar Change Order #1
 - p. Authorization to Open Credit Line with Nicolet National Bank
 - q. Authorize City Manager Travel to the Ambassadors Meeting Downstate November 30th-December 2nd
- 12. Mayor and Council Reports**
- 13. Manager's Report**
- 14. Closed Session** to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(d) and pending litigation
- 15. Adjournment**


Randy Scholz
City Manager

1. CALL TO ORDER

The regular meeting of the Ishpeming City Council was held on Wednesday, August 19, 2026, in the Ishpeming City Hall Council Chambers. Mayor Pat Scanlon called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor Pat Scanlon, Council Members Brett Argall, Jason Chapman, Claudia Demarest and Kurt Kipling (5).
Absent: none (0). Also, present was City Manager Randy Scholz and City Attorney Caroline Bridges.

4. APPROVAL OF AGENDA

A motion was made by Councilmember Chapman seconded, by Councilmember Argall and carried unanimously to approve the amended agenda with removal of items 11(k): Resolution #21-2026, Resolution for Payment-Reimbursement DWSRF #13 and 11(l): UPEA Agreement-PFAS Testing Grant.

5. PUBLIC COMMENT

John Korsman, 107 W. Ridge St.; On February 2nd the sewer main collapsed behind their building causing raw sewage to backup into their basement and ground. John reviewed a handout he provided with more details. Asking to be reimbursed and to have this placed on a council meeting agenda in the future.

Hart Grigg, 641 Park St.; received a statement on his door for alley access use due to construction. Stated when he was cleaning up the alley by cutting trees, etc., a councilmember told him he was trespassing. Law enforcement was called. He is looking to get reimbursed for his barn.

Kevin Corkin, 604 N. Pine St.; provided an update about the upcoming Christmas Market. The Market will be 100% ran by volunteers, currently more huts are being built to have a total of eleven huts this year with a goal to get to forty huts in the future, \$60,000 has been raised with a goal of reaching \$100,000, thirty-six applicants have applied to be vendors, looking to have music and performers, partnering with the DDA and other area businesses, and has a partnership with Upper Hand Brewery to make a special beer for the event. The Marquette Senior Center plans to bring a bus of people to the market. Provided thanks to City Manager and DPW Director.

Nathan Williams, 604 North 3rd St.; provided comments regarding the potential project on Malton Road that was proposed on the original agenda. Wants the City to get the highest revenue per acre for the land sold so that it is the most benefit to the community. Provided some examples.

6. MANAGER OFFER OF INFORMATION - nothing to report

7. CONSENT AGENDA

- a. Minutes of Previous Meeting (July 15th and Special July 29th)
- b. Approval of Disbursements
- c. Confirmation of NIWA Loan Schedule
- d. Reappoint Clarice Champion to a 3-Year Term on the Ishpeming Commission on Aging: Term Exp. 9/29
- e. Reappoint Joseph Pelkola to a 3-Year Term on the Ishpeming Commission on Aging: Term Exp. 9/29

A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, carried unanimously to approve the consent agenda as presented.

8. MONTHLY REPORTS FROM DEPARTMENTS

a. Monthly Financial Statement Report

i. Balance Sheets – All funds

ii. Monthly Detail – All funds

Finance Director/Deputy City Manager Grey Getschow reviewed the Financial Summary Report with Period Ending July 31, 2026, as presented in the packet.

A motion was made by Councilmember Chapman, seconded by Councilmember Kipling, carried unanimously to accept the financial report as presented.

b. DPW Update

DPW Director Jake Roberts provided no additions to the report provided in the packet.

c. Short-Term Rental Update

City Manager Scholz reviewed the report provided in the packet.

9. PUBLIC HEARINGS – none

10. UNFINISHED BUSINESS – none

11. NEW BUSINESS

a. Special Event Application(s)

i. Request to Extend Music in the Park & Farmers Market: Through September 24, 2026

ii. Al Quaal Double Header: October 17 & 18, 2026

iii. 2026 Homecoming Parade: October 2, 2026

iv. Ishpeming Trunk or Treat: October 31, 2026

A motion was made by Councilmember Kipling, seconded by Councilmember Chapman, and carried unanimously to approve all four special event applications as presented with approval to waive any fees for the Ishpeming Trunk or Treat being held on October 31, 2026.

b. Updates Regarding Cliff's Purchase

City Manager reviewed, moving forward will be closing on that deal in hopefully a couple weeks, still working on items. No Council action needed at this time.

c. City Hall Hours of Operation

i. Letter of Agreement Between City of Ishpeming and AFSCME Local 1282.01, City of Ishpeming Clerical Employees

City Manager Scholz reviewed the agreement. Clerical staff asked to consider going to standard hours for the whole year to maintain a schedule of City Hall operational hours to be Monday through Thursday from 7:30 a.m. to 5:30 p.m. Scholz agrees that this type of schedule would help with recruitment, assist the public with extra morning and evening hours, and cost saving measures.

A motion was made by Councilmember Chapman, seconded by Councilmember Demarest, and carried unanimously to approve and sign the Letter of Agreement Between the City of Ishpeming and AFSCME Local 1282.01, City of Ishpeming Clerical Employees and move to a year-round four-day work week for City Hall.

d. Deficit Elimination Plan

Finance Director/Deputy City Manager Getschow reviewed the deficit from the general fund and the Deficit Elimination Plan as present in the packet.

A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, and carried unanimously to accept the Deficit Elimination Plan as presented in the packet and to move forward with sending this Plan to the State.

e. Brasswire Solar Grid Tie-In Quote

Finance Director/Deputy City Manager Getschow reviewed the original contract amount for the Brasswire Quote which included a \$25,000 estimate that was provided by UPPCO for the tie-in to the larger electrical grid. The quote came back at \$28,248.38, which brought the total project amount to an increase of \$3,248.38. This brings the total project amount for Brasswire Solar Array from \$124,916.00 which was originally approved by council, to now \$128,164.38. Asking council to up the amounts to the new amount highlighted in the packet.

A motion was made by Councilmember Chapman, seconded by Councilmember Kipling, carried unanimously to increase presented project amount to \$128,164.38 for the Brasswire Solar Tie-In.

f. First Reading of Amendment to the Official Zoning Map (RZ 2026-01): To Rezone a Parcel in the Deferred Development Zoning District to Multiple Residential Zoning District
Planning/Zoning Administrator Andrew Duerfeldt provided an overview.

A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, carried unanimously to approve the First Reading of Amendment to the Official Zoning Map (RZ 2026-01): To Rezone a Parcel in the Deferred Development Zoning District to Multiple Residential Zoning District.

g. First Reading of Amendment to Ordinance 8-100 (ZTA 2026-01): To Change Name, Permitted and Conditional Uses of Section 7.0 Deferred Development Zoning District
Planning/Zoning Administrator Duerfeldt provided an overview.

A motion was made by Councilmember Demarest, seconded by Councilmember Argall, carried unanimously to approve the First Reading of Amendment to Ordinance 8-100 (ZTA 2026-01): To Change Name, Permitted and Conditional Uses of Section 7.0 Deferred Development Zoning District.

h. First Reading of Amendment to Ordinance 8-100 (ZTA 2026-02): To Add Minimum Lot Width to the Deferred Development Zoning District
Planning/Zoning Administrator Duerfeldt provided an overview.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to approve the First Reading of Amendment to Ordinance 8-100 (ZTA 2026-02): To Add Minimum Lot Width to the Deferred Development Zoning District.

i. First Reading of Amendment to Ordinance 8-100 (ZTA 2026-03): To Add Manufactured Housing Communities to Section 12.3.M as a Conditional Use in the Multiple Residential Zoning District
Planning/Zoning Administrator Duerfeldt provided an overview.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to approve First Reading of Amendment to Ordinance 8-100 (ZTA 2026-03): To Add Manufactured Housing Communities to Section 12.3.M as a Conditional Use in the Multiple Residential Zoning District.

j. Resolution #20-2026, Resolution for Payment-Reimbursement CWSRF #13
Chris Holmes reviewed Resolution #20-2026.

A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, carried unanimously to approve Resolution #20-2026, Resolution for Payment-Reimbursement CWSRF #13.

k. Resolution #21-2026, Resolution for Payment-Reimbursement DWSRF #13 – agenda item removed.

l. UPEA Agreement – PFAS Testing Grant – agenda item removed.

m. Jasper Street Washout Repair

DPW Director Roberts reviewed the Statement of Explanation regarding Jasper Street Washout Repair as presented in the packet.

A motion was made by Councilmember Chapman, seconded by Councilmember Kipling, carried unanimously to approve the repair of the Jasper Street Washout to not exceed \$6,000.

n. Winter Equipment Maintenance

DPW Director Roberts reviewed the winter equipment maintenance and Getschow reviewed the funding source and financial information.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to approve the repairs to the winter equipment to not exceed \$28,831.14.

o. Special Council Meeting: Rural Development Fund Application – August 26, 2026 at 2:00 p.m.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, carried unanimously to hold the Special Council Meeting on August 26, 2026, at 2:00 p.m.

12. MAYOR AND COUNCIL REPORTS

Councilmember Chapman; continuing working on the Forging Futures Event and looking for more vendors. Has been attending on Main/Farmers Market. Provided thanks to all the organizers of that event. Provided comments about development. Attended the RRC Event today.

Councilmember Argall; attended two school board meetings and attended the DDA kick-off meeting. Did a survey with the DDA at the Farmers Market which received great participation from the public. Attended Music on Main events, weekly construction meetings, completed the Salisbury project site visit and new Fire Truck celebration. Attended the Special Planning Commission meeting to listen to public comments regarding Malton Rd. Attended RRC celebration today; provided thanks.

Councilmember Demarest; attended the parks and rec meeting yesterday. The next meeting is Sept 15th at 6:00 at Al Quaal to hopefully get a committee formed. Attended the RRC Event.

Councilmember Kipling; reported the tennis courts are paved as of today. Attended the Ore to Shore. RAMBA 24-hours of Shenanigans event is this weekend, Brasswire Campground is sold out for this event. Kipling would like the Council to look into information regarding Data Centers, not in favor of them. Would like the Council to discuss at a future meeting.

Mayor Pat Scanlon; attended the RRC event today. Provided thanks. Provided thanks to DPW for the work they completed from a water main in front of their daycare.

13. MANAGER'S REPORT

Manager Scholz reviewed his manager's report presented in the packet. Update Blight Workgroup; one structure that has been demolished.

14. ADJOURNMENT

At 7:04 p.m., a motion was made by Councilmember Demarest, seconded by Councilmember Kipling, and carried unanimously to adjourn.

1. CALL TO ORDER

The Special meeting of the Ishpeming City Council was held on Wednesday, August 26, 2026, in the Ishpeming City Hall Council Chambers. Mayor Pat Scanlon called the meeting to order at 2:00 p.m.

2. ROLL CALL

Present: Mayor Pat Scanlon, Council Members Brett Argall, Jason Chapman, and Claudia Demarest. (4). Absent: Councilmember Kurt Kipling (1). Also, present was City Manager Randy Scholz and City Attorney Caroline Bridges.

3. APPROVAL OF AGENDA

A motion was made by Councilmember Demarest, seconded by Councilmember Argall, and carried unanimously to approve the agenda as presented.

4. PUBLIC COMMENT

Craig Patterson, 518 Lakeside, Mackinaw City, wanted to give a quick introduction to their company. The company is Woda Cooper Companies. He mentioned that they have seen the RFP for affordable housing and plans on applying for it. He also noted that the company is not un-known in Marquette County, as they have developed the 'Black Rock Crossing' affordable apartments located in Marquette. Mr. Patterson gave a handout to the Councilmembers, providing more information and details on Woda Cooper Companies. He noted that they plan to submit by September 8th.

Antonio Adan, noted he works with the Marquette County Land Bank, wanted to get the council up to speed on their process and how they are getting to the point. He stated that Marquette County Land Bank assists communities and local units of government with finding sites that are ready to be developed. Mr. Adan noted that the City of Ishpeming has potential land that could be available, potentially thousands of acres from Cleaveland-Cliffs, and noted that they are constantly looking at sites available for development.

Public comment closed at 2:05pm.

5. ITEMS OF BUSINESS

a. Rural Development Wastewater System Improvements Application

Chris Holmes, UPEA, stated that it was required to have a 10-day notice to the public for a public meeting regarding this application. He reiterated that in the previous years there weren't sufficient funds to accomplish everything, and we have a dig-once philosophy, so UPEA decided to take some work out. This application picks up where the sewer project was left off. He stated it will be a combination of open cut and a combination of slip lining. Mr. Holmes provided a handout with a few maps showing where these are going to take place. Areas that have already been dug/ worked through, are allowable to do slip lining. They are trying to get ahead of the paving timeline, which this application allows for that. Areas that would be open cut are areas where the service lines are good and don't have anything wrong with them. The estimated total project cost is approximately (6) six million dollars. It may take a few years to complete this project, depending on when the funding comes through.

b. Quotes for City Hall Boiler Controls

City Manager, Randy Scholz, stated he received two quotes from Johnson Controls for City Hall Boiler Controls. One quote is for putting it back as it was, essentially just turning it over to the new boilers. That quote was \$18,400.00. The other quote is for \$28,200.00, which is basically modernizing the system with a remote entry. Mr. Scholz recommended that Council choose the \$18,400 quote, keeping the City's fiscal condition in mind. A motion was made by Councilmember Argall, seconded by Councilmember Demarest, and carried unanimously to accept the first quote of \$18,400 from Johnson Controls.

c. Developer Evaluation Committee

City Manager, Randy Scholz, quickly gave insight into the Developer Evaluation Committee. Mr. Scholz provided a statement of explanation to the Council members, which explains that the City is undertaking two separate development initiatives that require the selection of qualified development partners through an RFQ and RFP process.

It was stated that the City really needs a group to take this on which will provide a structured, consistent, and transparent method for reviewing submissions, evaluating qualifications and proposals against established criteria, and recommending the strongest candidates for City Council consideration. The committee would typically include the City Manager, City Finance Director, Planning and Zoning Director, Mayor, and one additional City Council member; subject to changes. The Developer Evaluation Committee would be advisory, with final developer selection and approval subject to City Council approval. A motion was made by Councilmember Demarest, seconded by Councilmember Chapman, and carried unanimously to move forward with a Developer Evaluation Committee. Mayor Pat Scanlon and Councilmember Jason Chapman stated they both would be willing to sit on the committee.

d. Resolution #21-2026, Resolution for Payment-Reimbursement DWSRF #13

Chris Holmes, UPEA, clarified a few things on the reimbursement approval. He stated the total is still the same amount, which is \$1,522,864.70, but he caught about \$45,000 in non-participating that City Council had already approved previously. Mr. Holmes stated that we are still under the budget. He noted that they are drawing down the grant as of right now. They were using 70% of the grant money and then drawing the rest from the loan, but due to the end of the fiscal year and the state allowing the City to draw the grant down first, they will proceed to use the rest of the grant money. The grant money has an expiration date, so once they have spent all the grant money, they will start tacking back into the loan fund. A motion was made by Councilmember Chapman, Seconded by Councilmember Demarest, and carried unanimously to adopt Resolution #21-2026, Resolution for Payment-Reimbursement DWSRF #13 as presented.

e. Approve Five-Year Note for Cliff's Purchase

Finance Director, Grey Getzchow, gave some insight into the five-year note. He stated that he has Nicolet National Bank put together a financing proposal for roughly the \$230,000 of property the City would be purchasing from Cliffs. The idea of this note is to secure the note against cash. The City would open a 60-month CD at a 4.35% interest rate that would be going towards the City, and the note would be a 6.6% interest rate, so we're effectively paying a 2.25% interest rate on the five-year note. Payments towards the note would come from the public improvement fund. A motion was made by Councilmember Chapman, seconded by Councilmember Argall, and carried unanimously to move forward with the Nicolet National Bank Five-Year Note for the purchase of Cleveland Cliff's property.

6. ADJOURNMENT

At 2:15 p.m., a motion was made by Councilmember Argall, seconded by Councilmember Chapman, and carried unanimously to adjourn.

Lexi Hart, Deputy City Clerk

1. CALL TO ORDER

The Special meeting of the Ishpeming City Council was held on Wednesday, September 9, 2026, in the Ishpeming City Hall Council Chambers. Mayor Pat Scanlon called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Mayor Pat Scanlon, Council Members Brett Argall, Claudia Demarest, and Kurt Kipling (4). Absent: Councilmembers Jason Chapman (1). Also present was City Manager Randy Scholz and City Attorney Caroline Bridges.

Councilmember Kipling arrived at 6:12 p.m.

3. APPROVAL OF AGENDA

A motion was made by Councilmember Argall, seconded by Councilmember Demarest and carried unanimously to approve the agenda as presented.

4. PUBLIC COMMENT – there was none

5. ITEMS OF BUSINESS

a. First Reading of Amendment to the Official Zoning Map (RZ 2026-02): To Rezone a Parcel in the Deferred Development Zoning District to the General Residential Zoning District

Planning/Zoning Administrator Andrew Duerfeldt reviewed the amendment as presented in the packet.

A motion was made by Councilmember Demarest, seconded by Councilmember Argall and carried unanimously to approve the first reading on amendment to the Official Zoning Map (RZ 2026-02): To Rezone a Parcel in the Deferred Development Zoning District to the General Residential Zoning District.

Another motion was made by Councilmember Demarest, seconded by Councilmember Argall and carried unanimously to have both First Readings of Amendments to the Official Zoning Map RZ 2026-02 and RZ 2026-03 as emergency readings and waive the second reading. Both Amendments to the Official Zoning Map (RZ 2026-02 and RZ 2026-03) were approved and adopted.

b. First Reading of Amendment to the Official Zoning Map (RZ 2026-03): To Rezone a Parcel in the Deferred Development Zoning District to the General Residential Zoning District

See above motion; RZ 2026-03: To Rezone a Parcel in the Deferred Development Zoning District to the General Residential Zoning District was approved and adopted.

c. Approve Purchase Agreement – Midtown Apartments Properties LLC Malton Road Development

Jason Niemi, 301 N. Main St. presented and reviewed information he provided as a hand-out.

City Manager Randy Scholz reviewed the purchase agreement. The Planning Commission approved the agreement prior to coming to Council.

A motion was made by Councilmember Argall, seconded by Councilmember Demarest and carried unanimously to approve the purchase agreement with Midtown Apartments Properties LLC for the development of six duplexes on Malton Road subject to the terms and conditions contained in the agreement and further authorize the City Manager to execute all documents necessary to carry out this agreement.

d. Declare DPW Equipment as Surplus

Jake reviewed the DPW equipment listed as surplus as presented in the packet.

Ishpeming City Council Special Proceedings: September 9, 2026
Ishpeming, MI 49849

A motion was made by Councilmember Demarest, seconded by Councilmember Argall and carried unanimously to approve the listed DPW equipment as surplus and to put the equipment up for sale/auction.

6. CLOSED SESSION to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(d)

A motion was made by Councilmember Kipling, seconded by Councilmember Demarest and carried unanimously to go into close session at 6:19 p.m. to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(d).

Returned to open session at 7:20 p.m.

7. ADJOURNMENT

At 7:21p.m., a motion was made by Councilmember Kipling, seconded by Councilmember Argall, and carried unanimously to adjourn.

Emilie Stack, City Clerk

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
PERIOD ENDING 08/31/2026

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GL NUMBER	DESCRIPTION	YTD BALANCE	ACTIVITY FOR
		08/31/2026	MONTH 08/31/2026
		NORMAL (ABNORMAL)	INCREASE (DECREASE)
Fund 101 - GENERAL FUND			
TAX REVENUE		1,981,257.35	8,139.77
LICENSES & PERMITS		65,070.38	20,538.13
STATE GRANTS		92,710.29	991.00
STATE REVENUE		511,387.70	160,459.00
FINES & FORFEITS		33,888.98	862.10
CHARGES FOR SERVICES		705,957.64	59,037.71
SALE OF FIXED ASSETS		135,969.00	0.00
CONTRIBUTIONS		17,439.86	4,498.00
INTEREST & RENTS		24,908.16	3,529.64
LAND SALE & LEASES		1,561.84	0.00
REIMBURSEMENTS & INSURANCE PROCEEDS		44,775.76	14,302.00
Unclassified		24,738.73	7,161.04
TOTAL REVENUES		3,639,665.69	279,518.39
PERSONNEL SERVICES		2,232,900.36	266,041.77
EQUIPMENT & SUPPLIES		265,233.10	22,371.67
UTILITIES		152,241.03	16,012.86
OTHER SERVICES		112,636.58	18,799.74
PROFESSIONAL AND CONTRACT SERVICES		195,296.20	18,947.38
REPAIRS AND MAINTENANCE		78,890.33	14,632.08
LIABILITY INSURANCE		48,279.80	2,663.26
EQUIPMENT RENTALS		9,920.14	0.00
DEBT SERVICE		301,153.25	0.00
TOTAL EXPENDITURES		3,396,550.79	359,468.76
Fund 101 - GENERAL FUND:			
TOTAL REVENUES		3,639,665.69	279,518.39
TOTAL EXPENDITURES		3,396,550.79	359,468.76
NET OF REVENUES & EXPENDITURES		243,114.90	(79,950.37)
BEG. FUND BALANCE		214,182.73	
END FUND BALANCE		457,297.63	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
PERIOD ENDING 08/31/2026

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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 202 - MAJOR STREETS			
	STATE REVENUE	498,700.67	67,084.33
	INTEREST & RENTS	10,463.90	3,010.53
	TOTAL REVENUES	509,164.57	70,094.86
	PERSONNEL SERVICES	258,064.50	12,909.86
	EQUIPMENT & SUPPLIES	64,790.50	1,149.11
	PROFESSIONAL AND CONTRACT SERVICES	377.16	0.00
	EQUIPMENT RENTALS	261,608.31	4,117.82
	DEBT SERVICE	27,508.00	0.00
	TOTAL EXPENDITURES	612,348.47	18,176.79
Fund 202 - MAJOR STREETS:			
	TOTAL REVENUES	509,164.57	70,094.86
	TOTAL EXPENDITURES	612,348.47	18,176.79
	NET OF REVENUES & EXPENDITURES	(103,183.90)	51,918.07
	BEG. FUND BALANCE	652,933.02	
	END FUND BALANCE	549,749.12	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
PERIOD ENDING 08/31/2026

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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 203 - LOCAL STREETS			
	STATE REVENUE	179,414.31	27,766.30
	INTEREST & RENTS	6,522.16	1,605.87
	TOTAL REVENUES	185,936.47	29,372.17
	PERSONNEL SERVICES	224,162.91	5,420.77
	EQUIPMENT & SUPPLIES	26,261.85	550.36
	PROFESSIONAL AND CONTRACT SERVICES	7,750.00	5,750.00
	EQUIPMENT RENTALS	209,742.05	2,098.53
	DEBT SERVICE	34,343.00	0.00
	TOTAL EXPENDITURES	502,259.81	13,819.66
Fund 203 - LOCAL STREETS:			
	TOTAL REVENUES	185,936.47	29,372.17
	TOTAL EXPENDITURES	502,259.81	13,819.66
	NET OF REVENUES & EXPENDITURES	(316,323.34)	15,552.51
	BEG. FUND BALANCE	605,850.76	
	END FUND BALANCE	289,527.42	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
PERIOD ENDING 08/31/2026

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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 248 - DDA			
TAX REVENUE		376,066.50	16,842.72
CONTRIBUTIONS		50.00	0.00
INTEREST & RENTS		13,586.15	3,510.98
TOTAL REVENUES		389,702.65	20,353.70
PERSONNEL SERVICES		43,730.81	4,802.79
EQUIPMENT & SUPPLIES		24,508.92	1,465.91
OTHER SERVICES		12,179.68	849.19
PROFESSIONAL AND CONTRACT SERVICES		56,151.57	27,145.00
EQUIPMENT RENTALS		172.64	0.00
DEBT SERVICE		145,696.00	5,481.00
TOTAL EXPENDITURES		282,439.62	39,743.89
Fund 248 - DDA:			
TOTAL REVENUES		389,702.65	20,353.70
TOTAL EXPENDITURES		282,439.62	39,743.89
NET OF REVENUES & EXPENDITURES		107,263.03	(19,390.19)
BEG. FUND BALANCE		887,112.18	
END FUND BALANCE		994,375.21	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
PERIOD ENDING 08/31/2026

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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 401 - PUBLIC IMPROVEMENT FUND			
	TAX REVENUE	616,455.25	0.00
	STATE GRANTS	1,394,192.00	0.00
	INTEREST & RENTS	11,469.57	2,783.28
	TOTAL REVENUES	2,022,116.82	2,783.28
	EQUIPMENT & SUPPLIES	952,616.95	6,385.71
	OTHER SERVICES	20,000.00	20,000.00
	PROFESSIONAL AND CONTRACT SERVICES	351,822.65	34,888.17
	EQUIPMENT RENTALS	33,080.06	0.00
	DEBT SERVICE	45,216.00	1,701.00
	TRANSFERS OUT	6,000.00	0.00
	TOTAL EXPENDITURES	1,408,735.66	62,974.88
Fund 401 - PUBLIC IMPROVEMENT FUND:			
	TOTAL REVENUES	2,022,116.82	2,783.28
	TOTAL EXPENDITURES	1,408,735.66	62,974.88
	NET OF REVENUES & EXPENDITURES	613,381.16	(60,191.60)
	BEG. FUND BALANCE	(132,106.38)	
	END FUND BALANCE	481,274.78	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
PERIOD ENDING 08/31/2026

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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 590 - SEWER FUND			
FINES & FORFEITS		20,004.20	2,612.70
CHARGES FOR SERVICES		1,194,055.66	180,291.63
INTEREST & RENTS		61,364.75	16,238.72
TOTAL REVENUES		1,275,424.61	199,143.05
PERSONNEL SERVICES		260,357.15	27,426.64
EQUIPMENT & SUPPLIES		32,832.75	5,118.36
UTILITIES		10,856.13	300.68
OTHER SERVICES		2,632.54	2,632.54
PROFESSIONAL AND CONTRACT SERVICES		782,567.07	46,644.90
REPAIRS AND MAINTENANCE		3,240.82	0.00
LIABILITY INSURANCE		46,193.12	2,303.36
EQUIPMENT RENTALS		205.98	171.65
DEBT SERVICE		121,974.61	52,511.06
TOTAL EXPENDITURES		1,260,860.17	137,109.19
Fund 590 - SEWER FUND:			
TOTAL REVENUES		1,275,424.61	199,143.05
TOTAL EXPENDITURES		1,260,860.17	137,109.19
NET OF REVENUES & EXPENDITURES		14,564.44	62,033.86
BEG. FUND BALANCE		18,780,061.61	
END FUND BALANCE		18,794,626.05	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 591 - WATER FUND			
STATE GRANTS		72,843.75	0.00
FINES & FORFEITS		28,983.49	4,283.90
CHARGES FOR SERVICES		1,714,684.57	265,276.78
INTEREST & RENTS		27,861.00	7,129.94
FEDERAL GRANTS		1,655,503.48	1,655,503.48
TOTAL REVENUES		3,499,876.29	1,932,194.10
PERSONNEL SERVICES		555,051.01	78,587.53
EQUIPMENT & SUPPLIES		96,801.52	6,517.20
UTILITIES		35,941.76	4,134.95
OTHER SERVICES		4,112.12	1,028.12
PROFESSIONAL AND CONTRACT SERVICES		2,780,533.00	1,847,442.43
REPAIRS AND MAINTENANCE		5,577.37	0.00
LIABILITY INSURANCE		40,418.98	2,015.44
EQUIPMENT RENTALS		91,703.83	39,464.57
DEBT SERVICE		197,007.72	63,081.41
TOTAL EXPENDITURES		3,807,147.31	2,042,271.65
Fund 591 - WATER FUND:			
TOTAL REVENUES		3,499,876.29	1,932,194.10
TOTAL EXPENDITURES		3,807,147.31	2,042,271.65
NET OF REVENUES & EXPENDITURES		(307,271.02)	(110,077.55)
BEG. FUND BALANCE		18,270,204.79	
END FUND BALANCE		17,962,933.77	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 596 - GARBAGE/RECYCLE			
FINES & FORFEITS		8,377.37	1,319.95
CHARGES FOR SERVICES		630,524.33	106,604.97
INTEREST & RENTS		12,810.98	3,504.91
TOTAL REVENUES		651,712.68	111,429.83
PERSONNEL SERVICES		14,108.54	1,937.67
EQUIPMENT & SUPPLIES		11,331.46	3,168.17
UTILITIES		2,674.72	179.25
PROFESSIONAL AND CONTRACT SERVICES		534,381.55	84,751.79
LIABILITY INSURANCE		4,330.60	215.94
EQUIPMENT RENTALS		34.33	34.33
TOTAL EXPENDITURES		566,861.20	90,287.15
Fund 596 - GARBAGE/RECYCLE:			
TOTAL REVENUES		651,712.68	111,429.83
TOTAL EXPENDITURES		566,861.20	90,287.15
NET OF REVENUES & EXPENDITURES		84,851.48	21,142.68
BEG. FUND BALANCE		661,433.38	
END FUND BALANCE		746,284.86	

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REVENUE AND EXPENDITURE REPORT FOR CITY OF ISHPEMING
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GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2026 INCREASE (DECREASE)
Fund 732 - POLICE & FIRE RETIREMENT			
TAX REVENUE		322,148.61	0.00
CONTRIBUTIONS		32,415.51	3,202.73
INTEREST & RENTS		663,216.80	139,209.86
TOTAL REVENUES		1,017,780.92	142,412.59
PERSONNEL SERVICES		366,636.16	65,979.23
PROFESSIONAL AND CONTRACT SERVICES		24,013.57	1.56
TOTAL EXPENDITURES		390,649.73	65,980.79
Fund 732 - POLICE & FIRE RETIREMENT:			
TOTAL REVENUES		1,017,780.92	142,412.59
TOTAL EXPENDITURES		390,649.73	65,980.79
NET OF REVENUES & EXPENDITURES		627,131.19	76,431.80
BEG. FUND BALANCE		6,001,003.30	
END FUND BALANCE		6,628,134.49	
TOTAL REVENUES - ALL FUNDS			
TOTAL EXPENDITURES - ALL FUNDS		12,227,852.76	2,787,301.97
NET OF REVENUES & EXPENDITURES		963,527.94	2,829,832.76
BEG. FUND BALANCE - ALL FUNDS		45,940,675.39	(42,530.79)
END FUND BALANCE - ALL FUNDS		46,904,203.33	



ROOTED IN COMMUNITY.
FUELED BY ADVENTURE.

8(b)

DPW Director's Report
Council Meeting – September 16, 2026

1. Operational and Administrative Updates

- Held daily meetings with DPW Foreman
- Attended weekly meeting with City Manager
- Attended biweekly meeting with members of the DDA, and had additional meetings to discuss potential event and Holiday plans
- Attended recurring Parks & Rec Commission meeting
- Attended recurring Cemetery Board meeting
- Attended weekly progress meetings with both construction companies working on water projects
 - i. Met with contractors on site to identify most effective solutions to issues as they arose
 - ii. Conveyed public needs and concerns to contractors as projects continued
- Conducted scheduling and permitting efforts for blight reduction project
- Continued improvements on City of Ishpeming Engineering Standards of Streets, Storm Drainage Systems, and Road-Side Appurtenances" document
- Investigated grant opportunities to acquire new DPW equipment and utility upgrades
- Worked with consultant to secure EGLE permit for Partridge Creek Outfall dredging
- Added to DPW Foreman job descriptions; adjusted responsibilities of water/sewer foreman and streets foreman to reflect organizational changes due to new State level Sanitary Sewer regulations.
- Worked with FEMA to secure reimbursement of emergency pumping and washout damage from April flooding event
- Evaluated DPW fees & updates on City Fee Schedule
- Investigated existing DPW equipment to identify items for surplus and auction

City of Ishpeming Statement of Explanation

1. Agenda Item Information

11(b)

Agenda Item Title: 2027 City of Ishpeming Fee Schedule

Department: Administration

Prepared By: Randy Scholz

Date Submitted: September 8, 2026

2. Background & Purpose

The City is proposing an updated Fee Schedule to establish rates and fees effective January 1, 2027. The proposed schedule maintains most existing rates while making targeted adjustments to certain fees. These changes are intended to better align fees with the City's costs of providing services, administering permits and inspections, and processing requests. The schedule also incorporates changes to certain planning and zoning fees, police fees, library cards, and other administrative charges.

3. Fiscal Impact

Total Cost / Revenue Impact: The proposed changes are expected to increase fee revenue in areas where fees are increased; however, the exact annual revenue impact cannot be determined from the fee schedule alone because it will depend on the number of permits, inspections, applications, rentals, and other services subject to the fees.

Funding Source(s): N/A

4. Recommended Action & Alternatives

Alternatives Considered:

The City Council could choose not to adopt the proposed changes and retain the existing fees. The Council could also modify individual fees before adoption.

Recommended Action:

Adopt the 2027 Fee Schedule with an effective date of January 1, 2027

5. Approval & Routing

Department Head Approval

(Name & Signature):  Date: 8/19/2026

6. Attachments / Exhibits

2027 Draft Fee Schedule



ASSESSING

~~2026~~-2027

RATE AND FEE SCHEDULE

Effective Date: 1-~~221~~-20262027

Assessor Appraisal Cards	\$3.00 (no charge for property owner)
Neighborhood Enterprise Zone Application Fee (see Ordinance 7-600 on Page 8)	Initial Application - \$60.00 Transfer existing certificate to another party - \$30.00
Industrial Tax Abatements and Personal Property Tax Exemptions	Initial Application - \$60.00 Transfer existing certificate to another party - \$30.00
Obsolete Property Rehabilitation Act Program Tax Abatement	Initial Application - \$60.00 or actual cost Transfer existing certificate to another party - \$30.00

CARNEGIE LIBRARY

<u>Non-Resident Library card</u>	<u>\$90.00 for one year</u>
<u>Seasonal Non-Resident Library card</u>	<u>\$45.00 for six months</u>
Replacement of lost Library card	\$2.00
Overdue Rates	Printed materials, CD's or Videos – \$.10/day per item ** Fines over \$5.00 must be paid before other materials can be checked out.
Minor damages to Library materials	• CD Holder - \$3.00 each
Maximum Library fines	• Hardcover books – replacement cost or \$25.00 if replacement cost is unavailable • Trade paperback books – replacement cost or \$15.00 if replacement cost is unavailable • Mass <u>market</u> paperback books – replacement cost or \$10.00 if replacement cost is unavailable • Audio-Visual materials – replacement cost or \$25.00 if replacement cost is unavailable
Computer Printing or Photocopies	\$.15 per page (black) \$.50 per page (color)
Movie Rental for (7) seven days	\$.50

FIRE DEPARTMENT

Fire Reports - \$10.00

False Fire Alarm Policy

There will be no charge for the first false fire alarm per calendar year.

The building/property owner(s) will be charged \$250 for the first Fire Apparatus dispatched to the scene of the false alarm. Subsequent Fire Department apparatus dispatched to the scene of the false alarm shall be charge \$100 for the first hour. After the first hour, all Fire Department apparatus remaining on the scene shall be charged at \$100 per additional hour. Billing will be in no less than one-hour increments.

All Fire Department personnel responding to the false alarm shall be billed at the current hourly rate in no less than one-hour increments.

LAKE BANCROFT MEMORIAL WALKWAY

	4" x 8" Brick	12" x 12" Brick
One Brick	\$50.00	\$100.00
Two Bricks	\$90.00	\$180.00
Three Bricks	\$120.00	\$270.00

PARKS AND RECREATION

Brasswire Campground Camping Fee	\$25.00 per night
Horseshoe Fees	\$40.00 per league team/season
Downhill Skiing	\$8.00 per day
Tube Slide	\$15.00 per day
Tube Slide Group Rental Rates Monday through Sunday 5:30 p.m. – 8:30 p.m.	\$500.00 \$225 cleanup bond for Teal Lake Lodge (refundable)
Sponsor the Tube Slide Saturday or Sunday from noon-5:00 p.m. (cannot prohibit public use of tube slide)	Saturday - \$1,200 Sunday - \$1,200
Cross-Country Rates	\$35.00 – season pass for adult \$25.00 – season pass for student \$80.00 – season pass for family \$7.00 – daily pass

	Rental Fee
AI Quaal Recreation Area Lodges (AI Quaal and Teal Lake)	
Daily Rate	\$225.00
Cleanup Bond (refundable)*	\$225.00
AI Quaal Restrooms	
Daily Rate	\$85.00
Cleanup Bond (refundable)*	\$225.00
Ballfield	
• First two hours	\$85.00
• Each additional hour	\$15.00

Al Quaal and St.Rocco Pavilion	
• Daily Rate	\$225.00
• Cleanup Bond (refundable)	\$225.00
• Large event	\$450.00

Lake Bancroft Gazebo/Park	
Daily Rate	\$85.00
Cleanup Bond (refundable)*	\$225.00
Lake Bancroft Mining Heritage Pavilion	
Daily Rate	\$225.00
Cleanup Bond (Refundable)*	\$225.00
Large Event Fee	\$450.00

*Renter responsible for cleanup before and after	

Baseball User Fees	\$350 per team per season
Tournaments and Concessions	\$200.00 per field/per event \$250.00 per field/per event (after September 1) \$100.00 cleanup bond (refundable)
Private Party Field Usage (<i>not a regularly scheduled event, not associated with leagues</i>)	\$30.00
Little League/Baseball and Softball Leagues	\$1,600 per year

PLANNING AND ZONING

Zoning Board of Appeals Public Hearings	\$250 300.00 non-refundable for residential requests \$350.00 non-refundable for commercial requests
Planning Commission Public Hearings	\$250 300.00 non-refundable for residential requests \$350.00 non-refundable for commercial requests
Zoning Compliance Permits (also required for Small on-site wind energy/solar structures)	\$40 75.00 Residential \$80 150.00 Commercial
Alley or Street Vacations	\$250.00 non-refundable for residential requests \$350.00 non-refundable for commercial requests
Fence Permits	\$25.00
Sign Permit	\$50 100.00
Driveway (Passageway) over 150' in length from a Public Right of Way	\$80.00 or recording a Hold-Harmless Agreement
Planned Unit Development (PUD) Review	\$250 700.00

Residential Limited Animal Keeping Permit	\$20.00
Platted Subdivision or Condominium Development Permit	\$500.00
Site Plan Review for Commercial, Industrial, Multiple Family and other Developments	\$350.00
Private Road Permit serving up to five (5) Residential lots	\$300.00
Private Road Permit serving more than five (5) Residential Lots	\$550.00
Access Management Permit - Residential	\$50.00
Access Management Permit – Commercial	\$100.00
ANY AFTER THE FACT PERMIT	DOUBLE THE ORIGINAL COST
Marijuana Retailer/Provisioning Center Permit	\$5,000 annual permit fee (due on renewal date)

POLICE DEPARTMENT

Police reports	\$10.00
Breathalyzer tests (PBT)	\$5.00 per test
NSF Check Complaint Processing Fee	\$40.00 per complaint
Finger Prints	Ink -\$30.00 LiveScan - \$70 75.00
Liquor License Approvals	\$25.00 (Fee can be waived at discretion of the Chief of Police for special licenses converting to open license)
Serving of Eviction Papers	\$30.00

PUBLIC WORKS

Hydrant Meter Usage	\$250
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OTHER CHARGES

- City of Ishpeming Charter \$5.00 per copy
- City Budget (Actual or Proposed) \$25.00
- City Zoning Ordinance \$25.00
- City Recreation Plan \$20.00
- City Master Plan \$20.00
- Photocopy Charge \$.50 per page
- Bad Checks/Electronic Payment \$30.00 per NSF Check
- Stop Payment Fee \$45.00

Other Permits

- Sidewalk Permit \$50.00
- Utility/Excavation Permit \$100 – Refundable Cash Bond no less than \$500
- Curb Cut and Driveway Permit \$50.00

• Dog Licenses

One-Year	\$16.00 (\$8.00 if spayed or neutered)
Three-Year	\$40.00 (\$20.00 if spayed or neutered)

• Freedom of Information Requests

Please refer to the City of Ishpeming, Freedom of Information Act Policy. Copy is available on the City website www.ishpemingcity.org or a paper copy is available at City Hall.

• West End Transfer Station Tickets

\$11.00** per ticket (up to 100 pounds)

Tire Tickets: 18" and smaller - \$6.00** each; with rim \$8.00** each

Tire Tickets: 19" to 22.5" - \$11.00 **each; with rim \$13.00** each

*** This fee includes a \$1.00 processing fee added to the transfer station rates.*

CITY ORDINANCES THAT RELATE TO RATES AND FEES

Ordinance 2-100: Discharge of Firearms

Permit Fee for indoor shooting range\$100.00

Ordinance 2-100: Open Intoxicants

Violation Civil Infraction\$100.00

Ordinance 2-700: Inoperable Motor Vehicles

First Violation Civil Infraction\$100.00

Second Violation Civil Infraction\$500.00

Ordinance 3-400: Transient Photographers

License fee for transient photographers

Applicant\$20/day

Agent's\$5.00/day

Cash Bond.....\$500.00

Ordinance 3-500: Taxicabs

Taxi Cab License\$20.00

Taxi Cab Driver's License\$25.00

Ordinance 3-600: Bicycles

Bicycle Registration.....\$50

Duplicate copy of registration.....\$25

Ordinance 3-700: Carnivals, Circuses, Menageries, Transient Exhibitions

License for Carnivals, Circuses, Menageries, and Transient Street Exhibitions

- **Circus**
 - First Performance\$100.00
 - Each Subsequent Performance\$50.00
 -
- **Equestrian Exhibit/Wild West Show**
 - First Performance\$50.00
 - Each Subsequent Performance\$25.00
- **Other** - Each Performance\$25.00

Ordinance 3-900: Registration of Dealers in Precious Items

- Registration Fee for Dealers of Precious Items\$50.00
- Misdemeanor Fine (not to exceed)\$100.00

Ordinance 3-1100: Telecommunications Ordinance

- Telecommunications Provider Permit\$500.00

Ordinance 3-1200: Second Hand and Junk Dealers

- Initial Application Fee for Secondhand Dealer or Junk Dealer License\$100.00
- Municipal Civil Infraction (not to exceed).....\$500.00

Ordinance 3-1300: Permit and Regulate Mobile Food Vendors

- Mobile Food Vendors Non-refundable License Fee\$100.00
(if vending on City and/or private property)
- Licenses valid for the timeframe January 1 through December 31 of the following year.

Ordinance 4-400: Disposal of Solid Waste and Abatement of Accumulations

Solid Waste Disposal

- **For Availability of Service:**
 - Single Family Home.....\$24.75/month
 - Separate living units in multi-family housing
 - With not more than (2) two units\$24.75/per unit
- Late payment penalty of 5% on each delinquent bill.

Every person and licensed solid waste hauler authorized by the City to haul directly to the Marquette County Landfill shall pay the landfill fee plus a permit application fee as follows:

- **Haulers**
 - Companies based within City Limits.....\$65.00/year
Annual permit which runs from January to December each year, pro-rated by full month for new applications throughout the years.
 - Companies outside City Limits.....\$10.00/month
Plus a deposit of\$150.00
(to be applied against landfill fee for new haulers or previously delinquent accounts)
 - All outstanding bills/invoices must be paid in full prior to the issue of new permits.
- Civil Infraction (not-to-exceed)\$200.00

Ordinance 4-500: Noxious Weeds and Miscellaneous Debris

- Cutting long grass and noxious weeds\$200.00
(or cost of the time and materials, whichever is greater)

Ordinance 4-1100: Open Burning Without a Permit

Dispatching fire apparatus and personnel to extinguish open burning:

- \$100 per hour, per fire apparatus dispatched
- Current hourly rate plus FICA and Worker's Comp for each firefighter dispatched.

Ordinance 5-100: Parking on City Streets and Parking Lots

Overnight parking permit in City lots	\$25.00/month
Permit for contractors.....	\$5.00/week
	20.00/month

Fines:

Two hour violation.....	\$10.00
Occupy more than one space	\$10.00
Collection after 30 days for above.....	\$15.00
Overnight parking in parking lots from November 1 to April 30	\$50.00
Collection after 30 days	\$55.00
Parking more than 12 inches from curb	\$20.00
Collection after 30 days	\$25.00

Ordinance 5-200: Parking Violations

- Angle parking violations.....\$20.00
- Obstructing traffic.....\$20.00
- Prohibited Parking (signs unnecessary)
 - On sidewalk except November 1 – April 30 where not regularly cleared of snow
 - In front of public or private drive.....
 - Within intersection
 - Within 15 feet of hydrant.....
 - On crosswalk
 - Within 30 feet of any traffic sign or signal located at the side of a street
 - Within 20 feet of fire station entrance
 - Beside street excavation when traffic obstructed.....
 - Double parking
 - Within 200 feet of accident where police in attendance
 - In front of theater
 - Blocking emergency exit.....
 - Blocking fire escape
- In Prohibited Zone (signs required).....\$20.00
- In Handicapped Parking Spaces (signs required).....\$50.00
- Night parking(1:00-6:00 a.m., November 1 – April 30).....\$50.00
- Collection after 30 days.....\$55.00
- Night parking in a City-owned designated parking lot without a permit or with an expired permit.....\$50.00
- Collection after 30 days.....\$55.00
- Illegal day parking in City Hall parking lot
- In alley (except loading and unloading).....\$20.00

- Parking for certain prohibited purposes:
 - Displaying vehicle for sale\$20.00
 - Working or repairing vehicle\$20.00
 - Display advertising.....\$20.00
 - Selling Merchandise\$20.00
 - Over 48 hours\$20.00
- Bus Stop (signs required).....\$20.00
- Failure to set brake, turn wheels, or remove ignition key\$20.00
- Parking where no other fine is specified\$20.00

Ordinance 5-500: Operation and Parking upon Property of the Ishpeming Board of Education
 Ishpeming School District no parking zones\$20.00

Ordinance 5-800: Operation of Certain Vehicles on Snowmobile Route

Reclaim possession of motor vehicle, motorcycle, three-wheeled motor vehicle,
 Four-wheeled motor vehicle, or moped operated on the Snowmobile trail
 Storage and Handling Fee.....\$50.00

Ordinance 6-401: Fees and Charges for Removal of Snow and Ice

Removal of snow placed improperly onto City Right of Way

- Truck load using bucket loader~~\$5060.00~~
- Truck load using sno-go.....~~\$90100.00~~
- By hand or using hand implements.....~~\$2530.00~~/hour
 Per employee

Ordinance 7-400: Registration of Residential Rental Dwelling Units

Late rental registration fee\$50.00 per
 Rental dwelling unit

Ordinance 7-500: Inspection of Residential Rental Dwelling Units

Initial Inspection\$100.00/unit

Renewal Inspection (including one follow-up)

- 1-2 Units (Inspected at the same time and location).....\$85/unit
- 3-10 Units (Inspected at the same time and location).....\$80/unit
- 10+ Units (Inspected at the same time and location).....\$75/unit
- Re-inspection (following second failure)\$70.00/unit

Failure to pay fee for initial/renewal inspection or re-inspection

- Base fee plus \$10.00/unit for 1st 10 days late;\$10.00/unit for every subsequent 10 days
 until paid

Appeal Fee for appeal to Housing Appeals Board\$25.00

(Fees for tenants may be waived by the City Manager upon demonstration of financial hardship)

Missed appointment or if unable to gain entry for rental dwelling unit

inspection because no one is present\$100.00
(missed original date and one rescheduled date)

Ordinance 7-600: Inspection of New or Rehabilitated Residential Facilities Prior to Sale

Neighborhood Enterprise Zone

- Pre-sale inspection (includes one follow-up inspection)\$60.00/unit
- Re-Inspection (all re-inspections after first follow up inspection).....\$70.00/unit
- Missed appointments\$70.00/unit
- Late Payment Fee\$25.00/month

- Appeals\$25.00

Ordinance 7-700: Short-Term Rental Ordinance

- Application Fee\$50.00/unit
- Inspection Fee\$100.00/unit
- Renewal Fee\$50.00/unit
- Appeal Fee.....\$100.00/unit

Ordinance 10-100: Owning and Keeping Dogs and Cats

Section 10-108(a)

Impounding of Dogs and Cats(to Ishpeming Township Pound)..... \$40 first day
\$20/day after

Impound for lodging at UPAWS\$30/day

Transfer fee from Ishpeming Township Pound to UPAWS (Sands Location).....\$60.00

Section 10-106

- Civil fine of not more than \$100.00, plus costs, and if applicable damages and expenses as provided by law.

Ordinance 11-600: Regulating the Ishpeming Cemetery

City Residents

Interment or Disinterment	May 1 – November 30	December 1 to April 30
Casket	\$650 715.00	\$1,300 430.00
Urn in Ground	\$250 275.00	\$ 500 550.00
Children 5 & under (casket or urn)	\$200 220.00	\$400 440.00
Urn in Niche	No Charge	No Charge
Disinterment and Reinterment (Transfer within Cemetery)		
Casket	\$1,300 430.00	\$2,600 860.00
Urn in Ground	\$ 500 550.00	\$1,000 100.00
Children 5 & under (casket or urn)	\$400 440.00	\$800 880.00
Urn in Niche	No Charge	No Charge

Non-Resident

Interment or Disinterment	May 1 – November 30	December 1 to April 30
Casket	\$1,300 430.00	\$1,950 2,145.00
Urn in Ground	\$ 500 550.00	\$ 750 825.00
Children 5 & under (casket or urn)	\$400 440.00	\$600 660.00
Urn in Niche	No Charge	No Charge
Disinterment and Reinterment (Transfer within Cemetery)		
Casket	\$2,600 860.00	\$3,900 4,290.00
Urn in Ground	\$1,000 100.00	\$1,500 650.00
Children 5 & under (casket or urn)	\$800 880.00	\$1,200 320.00
Urn in Niche	No Charge	No Charge

After 2:00 p.m. weekdays and Saturdays, the following rates are in addition to the rates in the charts above, except as noted below for summer hours.

- Casket\$~~600~~660.00
- Urn in Ground.....\$~~300~~330.00
- Urn in Niche.....\$~~200~~220.00

Sundays and Holidays, the following rates are in addition to the rates above.

- Casket\$~~750~~825.00
- Urn in Ground.....\$~~350~~385.00
- Urn in Niche.....\$~~250~~275.00

SUMMER HOURS --- First Monday after Memorial Day to Friday before Labor Day

After 3:00 p.m. Monday – Thursday and all-day Friday and Saturday, the following rates are in addition to the rates in the charts above.

- Casket\$~~600~~660.00
- Urn in Ground.....\$~~300~~330.00
- Urn in Niche.....\$~~200~~220.00

Special Services, the following rates are in addition to the rates above.

Graveside Services	Resident	Non-Resident
Tent, greens, lowering device, and chairs	\$ 200 220.00	\$ 400 440.00
Greens, lowering device, and chairs	\$ 90 99.00	\$ 180 198.00
Greens, lowering device	\$ 65 71.00	\$ 130 143.00
Lowering Device	\$ 40 44.00	\$ 80 88.00

Section 11-622: Transfer of Lot, Grave Space, or Niche

Deed transfer per Lot, Grave Space \$~~500~~550.00
Deed transfer fee per Niche\$~~1,000~~100.00

Section 11-627: Indigent Rates

As stipulated by Department of Social Services or State of Michigan.

Purchase of Lots and Niches

Lot Size	Resident	Non-Resident
1 grave space	\$ 550 605	\$ 1,100 210
2 grave spaces	\$ 1,100 210	\$ 2,200 420
3 grave spaces	\$ 1,650 815	\$ 3,300 630
5 grave spaces	\$ 23,750 025	\$ 56,500 050

Niche	Resident	Non-Resident
Bottom Row	\$ 1,095 204	\$ 2,070 277
Second Row	\$ 1,145 259	\$ 2,170 387
Third Row	\$ 1,195 314	\$ 2,270 497
Top Row	\$ 1,245 369	\$ 2,370 607

****Prices for Lots and Niches include 50% to the Perpetual Care Fund**

Placement of an Additional Monument on a Lot.....\$~~100~~110.00/Additional Monument

Ordinance 12-100: Water and Sewer Utility

Section 12-102(1a)

- Minimum monthly charge of \$57.54 for the first 0-2,500 gallons of water per month; for all metered water consumption greater than 2,500 gallons per month, an additional charge of \$23.02 per 1,000 gallons (or any part thereof).
- Above rates will be increased by 5% effective January 1 of each year

Section 12-102(1b)

- Water and Sewer Utility Disconnect Fee\$100.00

Section 12-102(2)

- Temporary Service based on average water usage

Section 12-102(3)

- Permit to install tap from City water main\$100.00
- If City does work to connect a line to a City water main\$500.00
- If private contractor does work to connect a line to a City water main...\$300.00

Section 12-102(4)

- Late Fee Penalty: 5% of past due utility bill

Section 12-102(5)

- Door Hanger\$2530.00
- Opening or closing a street stop-cock
 - April through October\$2530.00
 - April through October if due to delinquency\$405.00
 - November through March.....\$5055.00
 - November through March if due to delinquency\$8085.00
- Removal of water meter (for other than City purposes)\$35.00
- Overtime charge: Actual cost, with a minimum of \$200.00
- Thawing of frozen lines or pipes
 - Thawing from curb stop valve to water meter, actual cost with minimum charge of \$125.00 during normal hours
 - Minimum of \$250.00 if done on overtime
 - Minimum of \$350 if done on a Sunday or holiday

Section 12-102(6)

- Guarantee Deposit:
 - Single family residence user and other individual users.....\$250.00
 - Multiple family dwelling - \$250.00 per unit up to four (4) units.
 - Business, commercial, and industrial users, and large residential of more than four (4) units – an amount equal to the estimated usage for a one month period based on the usage of similar users.

Section 12-103(4)

- Damaged Meter – Actual cost of repairs if damage caused by neglect on the part of the consumer.
- Meter testing fee will be \$250 and will appear on the following billing statement along with the cost of the new meter.
 - If the meter does not meet AWWA accuracy standards the City will credit the meter testing fee, issue a bill credit based upon average consumption over the prior 12 months and credit the cost of the new meter.

Section 12-103(9)

- Repairing leaks between curb stop and water meter – responsibility of property owner unless the leak is caused by conditions existing on public property and no fault of the property owner, for which the City Council may waive costs.
- If leak is not repaired in five business days, a service fee of \$25.00 per day can be assessed until leak is repaired.

Section 12-104

- Civil fine of not more than \$200.00, plus costs, and if applicable damages and expenses as provided by law.

Ordinance 12-500: Separate Meter for Water Consumption not entering Sanitary Sewer System

- Separate meter for water not entering the sanitary sewer system.
 - Purchase and installation of new meter.....\$150.00
 - Inspection and installation of used meter\$75.00

Ordinance 12-700: Sewer Use

- Permit to work on public sewer.....\$90.00
- New construction to install sewer lateral
 - If City does work – reimbursement for all actual costs incurred.
 - If work done by contractor-connection fee of \$250.00
- Must post a \$5,000 bond unless exempted by State law.
- All costs for installation, connection, or repair of building sewer to be borne by the owner. If damage to sewer originated in public sewer, cost can be waived by the City Council.
- Appeals to requirements of ordinance - \$100.00.

Ordinance 12-800: Wastewater Treatment Service Charges

- Rental charge for a water meter for persons discharging into public sanitary sewer system but not receiving water from public system:

5/8" and 3/4" meters	\$.75/quarter plus an installation charge and cost of meter testing
1" and larger	\$1.00/quarter plus an installation charge and cost of meter testing
- Residential sewer user served by a private well and discharging sewage into the public sewer system has the option of paying a "flat rate" user charge. The flat rate shall be based on the average metered residential usage range.
- Minimum monthly sewer charge of \$42.77 for the first 0-2,500 gallons of water per month; for all metered water consumption greater than 2,500 gallons per month, an additional sewer charge of \$17.10 per 1,000 gallons.
 - The above rates will increase by 5% effective January 1st of each year.

The City of Ishpeming is an equal opportunity provider and employer.

Adopted: January 21, 2026

Amended: April 1, 2026

Amended: April 29, 2026

Amended: September 16, 2026

City of Ishpeming Statement of Explanation

11(c)

1. Agenda Item Information

Agenda Item Title: City of Ishpeming Request for Proposals - Electrical Contractor Services

Department: Administration

Prepared By: Randy Scholz

Date Submitted: September 10, 2026

2. Background & Purpose

The City of Ishpeming issued a Request for Proposals for Electrical Contractor Services to provide on-call and project-based electrical services for City-owned buildings, facilities, equipment, and infrastructure. The scope of work may include electrical repairs, maintenance, troubleshooting, replacement, upgrades, installations, and work on City-owned street lighting.

The City received two proposals in response to the RFP. The proposals were submitted by Lori Electric LLC and J&N Electric.

The City Council is being asked to review the two proposals and select the contractor that best meets the City's needs. The RFP identifies experience and qualifications, ability to provide timely service, pricing and overall cost, references and past performance, and responsiveness to the City's needs as factors to be considered.

The initial contract term is proposed to be three years, with the option for renewal upon mutual agreement between the City and contractor. The City would use the selected contractor on an as-needed basis, and the RFP does not guarantee any minimum amount of work.

3. Fiscal Impact

Total Cost / Revenue Impact: The fiscal impact will depend on the amount and type of electrical work requested by the City. The RFP does not guarantee a minimum amount of work, and costs will be based on the services performed and the pricing submitted by the selected contractor.

Funding Source(s): Appropriate City funds based on the specific work being performed.

4. Recommended Action & Alternatives

Alternatives Considered:

The City Council could select Lori Electric LLC, select J&N Electric, request additional information from either proposer, or reject both proposals and issue a new RFP. The City is not required to select the lowest-priced proposal and may select the proposal determined to be in the best interests of the City.

Recommended Action:

Review the proposals submitted by Lori Electric LLC and J&N Electric and select the contractor that the City Council determines best meets the City's needs based on qualifications, service capabilities, pricing, response time, and overall value. The City Council is responsible for making the final award decision.

5. Approval & Routing

Department Head Approval

(Name & Signature):

 Date: 9/10/2026

6. Attachments / Exhibits

Lori Electric LLC Proposal

J&N Electric Proposal

City of Ishpeming Request for Proposals - Electrical Contractor Services



City of Ishpeming Request for Proposals Electrical Contractor Services

August 12, 2026

The City of Ishpeming is requesting proposals from qualified electrical contractors to provide on-call and project-based electrical services for City-owned buildings, facilities, equipment, and infrastructure. This includes work on city-owned street lighting, as well as maintenance, repair, replacement, and installation of related electrical systems and components. The attached RFP outlines the scope of work, submission requirements, and evaluation criteria.

Staff recommends approval of the RFP for issuance.

Request for Proposals

The City of Ishpeming is requesting sealed proposals from qualified electrical contractors to provide electrical services for municipal buildings, facilities, equipment, and related infrastructure as needed by the City.

1. Purpose

The purpose of this Request for Proposals (RFP) is to solicit proposals from qualified electrical companies to provide on-call and project-based electrical services for the City of Ishpeming. Services may include, but are not limited to, repair, maintenance, inspection, troubleshooting, replacement, upgrades, and installation of electrical systems and components at City-owned properties and infrastructure.

2. Scope of Work

The selected contractor may be asked to perform the following services:

- Troubleshoot and repair electrical issues in City buildings, infrastructure, and facilities.
- Perform routine maintenance and emergency repairs.
- Install, replace, or upgrade wiring, fixtures, panels, controls, outlets, lighting, and related electrical components.
- Work on city-owned street lighting, including troubleshooting, repair, replacement, maintenance, and installation of streetlight fixtures, poles, controls, wiring, and related components.
- Assist with electrical work related to renovations, improvements, and capital projects.

- Provide written estimates for proposed work when requested.
- Respond to emergency service calls as needed.
- Ensure all work complies with applicable local, state, and federal codes, regulations, and permitting requirements.
- Coordinate work with City staff, consultants, contractors, and utility providers as necessary.

The City may expand or reduce the scope of work depending on project needs, available funding, and operational priorities.

3. Qualifications

Proposers must demonstrate the following:

- Proper licensing to perform electrical work in the State of Michigan.
- Relevant experience with municipal, commercial, or institutional electrical projects.
- Adequate staffing, equipment, and materials to complete the work.
- Ability to respond in a timely manner to service requests and emergencies.
- Proof of insurance coverage.
- A record of safe, reliable, and code-compliant work.

Preference may be given to firms with demonstrated experience working with public agencies or local government facilities.

4. Proposal Content

Proposals should include the following:

- Company name, address, phone number, and email address.
- Contact person for the proposal.
- Description of company background and experience.
- Proof of licensing and qualifications.
- List of similar projects completed.
- References from at least three clients.
- Proof of insurance.
- Proposed hourly rates, trip charges, service call fees, or other pricing information.
- Proposed response time for routine and emergency calls.
- Any other information the proposer believes is relevant.

5. Submission Requirements

Proposals must be submitted in a sealed envelope clearly marked:

****RFP – Electrical Contractor Services for the City of Ishpeming****

Proposals shall be delivered to:

Randy Scholz
100 East Division Street
Ishpeming, MI 49849

Proposals must be received no later than 3:00 PM September 3, 2026. Late proposals may not be considered.

6. Evaluation of Proposals

The City will evaluate proposals based on the following criteria:

- Experience and qualifications.
- Ability to provide timely service.
- Pricing and overall cost.
- References and past performance.
- Responsiveness to the City's needs.
- Any other factors determined to be in the best interests of the City.

The City may interview proposers, request additional information, or negotiate scope and pricing with one or more respondents.

7. Term of Contract

The initial contract term shall be three (3) years with the option for renewal upon mutual agreement of the City and contractor. The City may terminate the contract in accordance with the terms established in the final agreement.

8. Insurance and Compliance

The selected contractor shall maintain all required licenses and insurance coverage during the term of the contract. The contractor shall also comply with all applicable federal and State of Michigan laws, ordinances, codes, and safety requirements, including prevailing wage requirements where applicable. The City may require certificates of insurance and other documentation.

The contractor shall warrant all workmanship for a minimum period of one (1) year from the date of completion of each work assignment.

9. Reservation of Rights

The City of Ishpeming reserves the right to reject any or all proposals, in whole or in part, to waive any irregularities or informalities, and to accept the proposal deemed to be in the best interests of the City.

The City is not obligated to award the lowest-priced proposal, and no proposer shall acquire any legal or equitable rights relating to the contract until a final agreement is reached by both parties.

10. General Conditions

The City does not guarantee any minimum amount of work under this RFP. The successful contractor may be used on an as-needed basis, and the City makes no representation regarding the volume or frequency of future assignments.

11. Questions

Questions regarding this RFP should be directed to:

Randy Scholz, City Manager
City of Ishpeming
906-485-1091 Ext. 204
citymanager@ishpemingcity.org

12. Award

The City anticipates selecting the proposer or proposers that best meet the City's needs, considering qualifications, service capabilities, pricing, and overall value. The City Council shall make the final award decision.

CONTRACTOR INFORMATION

Item

Response

Company Name

Address

City, State, ZIP

Phone Number

Email Address

Contact Person

Michigan Electrical License No.

Insurance Carrier

Policy Number

Years in Business

EXPERIENCE AND QUALIFICATIONS

Item

Response

Municipal / Commercial Experience

Yes / No

Similar Projects Completed

Yes / No

References Attached (at least 3)

Yes / No

Proof of Licensing Attached

Yes / No

Proof of Insurance Attached

Yes / No

PRICING

Item

Response

Hourly Labor Rate

Trip Charge

Service Call Fee

Emergency Response Rate

Other Pricing Information

SERVICE RESPONSE

Item

Response

Routine Response Time

Emergency Response Time

REQUIRED SUBMITTALS CHECKLIST

Requirement	Included
Company name, address, phone number, and email address	Yes / No
Contact person identified	Yes / No
Proof of Michigan electrical licensing	Yes / No
Proof of insurance	Yes / No
Company background and experience	Yes / No
List of similar projects completed	Yes / No
References from at least three clients	Yes / No
Pricing information	Yes / No
Routine and emergency response times	Yes / No
Any other relevant information	Yes / No

CERTIFICATION

I certify that the information provided in this proposal is true and complete, and I understand that the City of Ishpeming may reject any or all proposals and is not obligated to award the lowest-priced proposal.

Signature: _____
Printed Name: _____
Title: _____
Date: _____

SUBMISSION INSTRUCTIONS

Proposals must be submitted in a sealed envelope clearly marked **RFP -- Electrical Contractor Services for the City of Ishpeming** and delivered to Randy Scholz, 100 East Division Street, Ishpeming, MI 49849, no later than 3:00 PM September 3, 2026.



Lori Electric, LLC
474 Collins Rd.
Ishpeming, MI 49849
(906) 251-8697
Lori.electric@outlook.com

August 25th, 2026

City of Ishpeming
Randy Scholz/City Manager
100 E. Division St.
Ishpeming, MI 49849

Subject: Response to City of Ishpeming Request for Proposals for Electrical Contractor Services

To Whom it May Concern:

Lori Electric, LLC is pleased to submit our proposal to provide electrical services for the City of Ishpeming. We have thoroughly reviewed the RFP requirements and are confident in our ability to reach the timely and different workload aspects that you may seek.

We are currently a locally owned and operated 5-man shop, based in Ishpeming with over 40 years of combined experience in industrial, commercial and residential electrical work, making us well-equipped to handle any projects or tasks that may arise within the City of Ishpeming. Lori Electric, LLC is fully licensed and insured and would be committed to providing the City with reliable electrical contractor services.

Our team would be prepared to provide a wide variety of electrical services including but not limited to electrical repairs, troubleshooting, installation, lighting, upgrades, emergency repairs, equipment connections, routine maintenance, panels, and any other electrical services as requested by the City.

We understand the importance of these projects that may arise within the City and we would ensure that these projects were completed successfully, in a timely manner and according to local and state codes. We take great pride in our workmanship, communication with clients and professionalism.

Thank you for considering Lori Electric, LLC for this RFP. We greatly appreciate this opportunity and hope to work together in the future. Please don't hesitate to reach out at (906) 251-8697 or lori.electric@outlook.com, if you need anything further or have any additional questions.

Jay Lori, Owner
Lori Electric, LLC

CONTRACTOR INFORMATION

Item	Response
Company Name	Lori Electric
Address	474 Collins Rd.
City, State, ZIP	Ishpeming, MI 48449
Phone Number	(906) 251-8647
Email Address	lori.electric@outlook.com
Contact Person	Jay Lom
Michigan Electrical License No.	Master electrical license- 622 0317
Insurance Carrier	Mazzal Insurance Agency, Auto-owners /travelers
Policy Number	33330292
Years in Business	1

EXPERIENCE AND QUALIFICATIONS

Item	Response
Municipal / Commercial Experience	☒ Yes / ☐ No
Similar Projects Completed	☒ Yes / ☐ No
References Attached (at least 3)	☒ Yes / ☐ No
Proof of Licensing Attached	☒ Yes / ☐ No
Proof of Insurance Attached	☒ Yes / ☐ No

PRICING

Item	Response
Hourly Labor Rate	\$125/hr for a licensed journeyman
Trip Charge	N/A
Service Call Fee	N/A
Emergency Response Rate	N/A
Other Pricing Information	\$55/hr for an apprentice

SERVICE RESPONSE

Item	Response
Routine Response Time	2 weeks
Emergency Response Time	same day

REQUIRED SUBMITTALS CHECKLIST

Requirement	Included
Company name, address, phone number, and email address	Yes / No
Contact person identified	Yes / No
Proof of Michigan electrical licensing	Yes / No
Proof of insurance	Yes / No
Company background and experience	Yes / No
List of similar projects completed	Yes / No
References from at least three clients	Yes / No
Pricing information	Yes / No
Routine and emergency response times	Yes / No
Any other relevant information	Yes / No

CERTIFICATION

I certify that the information provided in this proposal is true and complete, and I understand that the City of Ishpeming may reject any or all proposals and is not obligated to award the lowest-priced proposal.

Signature:

Printed Name:

Title:

Date:

Jay Lari
Jay Lari
Owner
August 25th, 2026

SUBMISSION INSTRUCTIONS

Proposals must be submitted in a sealed envelope clearly marked **RFP -- Electrical Contractor Services for the City of Ishpeming** and delivered to Randy Scholz, 100 East Division Street, Ishpeming, MI 49849, no later than 3:00 PM September 3, 2026.

Letter of Recommendation

August 18th, 2026

To Whom It May Concern,

I am pleased to provide this letter of recommendation for Jay Lori and Lori Electric, LLC. I had the opportunity to work with them on electrical projects at my house and I was extremely satisfied with the quality of their work and professionalism throughout the project.

From the beginning, they demonstrated a strong commitment to completing the job efficiently, safely, and in accordance with all applicable codes and standards. Their workmanship was of the highest quality, and they consistently paid attention to detail to ensure that every aspect of the project was completed correctly.

The company has the ability to complete the work in a timely manner without compromising quality. They maintained clear communication, met project deadlines, and responded promptly to any questions or requests that arose during the work.

Based on my experience, I would not hesitate to recommend Lori Electric, LLC for any residential, commercial, or industrial electrical work.

If you require any additional information regarding my experience working with them, please feel free to contact me.

Sincerely,

Nicholas Comment
ncomment@charter.net



Marquette Community

Federal Credit Union

www.marquettecomm.org

August 17, 2026

To Whom it may concern:

This letter is written to express our overall satisfaction with the service provided to us by Lori Electric, LLC. We called them when our ATM at our main office drive-through lost power. A technician arrived within a couple of hours and diagnosed the issue. The experience we had with that service call leads us to writing this letter of recommendation.

Sincerely,

A handwritten signature in black ink that reads "Vicki Watters". The signature is fluid and cursive, with the first name "Vicki" being more prominent than the last name "Watters".

Vicki Watters

Operations Manager

Marquette Community Federal Credit Union

" A LITTLE OUT OF THE WAY.... BUT A LONG WAY FROM HIGH PRICES"



11606 U.S HIGHWAY 41
CHAMPION,MI 49814

(906) 486-6686

TO WHOM IT MAY CONCERN:

08-24-2026

I have hired Jay Lori, Lori Electric on several jobs and could not be more pleased with his work efforts, quality, and pricing!

Jay is local and he has always been on time with construction dead lines.

Please accept this as a business and personal endorsement.

Best regards.

A handwritten signature in blue ink, appearing to read 'Joseph Derocha', with a long, sweeping horizontal stroke extending to the right.

Joseph Derocha

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing Section
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Electrical Contractor License

JAY LORI
474 Collins Road
Ishpeming, MI 49849

License No:
6115500

Expiration Date:
12/31/2027

JAY LORI
474 Collins Road
Ishpeming, MI 49849

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Electrical Contractor License

JAY LORI
474 Collins Road
Ishpeming, MI 49849

License No.
6115500

Expiration Date:
12/31/2027

This document is duly
issued under the laws of the
State of Michigan

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing Section
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Master Electrician License

JAY J LORI
474 Collins Road
Ishpeming, MI 49849

License No:
6220317

Expiration Date:
12/31/2026

JAY J LORI
474 Collins Road
Ishpeming, MI 49849

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Master Electrician License

JAY J LORI
474 Collins Road
Ishpeming, MI 49849

License No.
6220317

Expiration Date:
12/31/2026

This document is duly
issued under the laws of the
State of Michigan



LORIELE-01

CCORRIVEAU

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mazzali Insurance Agency, Inc. 221 E Superior Street Munising, MI 49862	CONTACT NAME:	FAX (A/C, No): (906) 387-5205	
	PHONE (A/C, No, Ext): (906) 387-4313	E-MAIL ADDRESS: business@mazzaliagency.com	
INSURED Lori Electric LLC 474 Collins Rd Ishpeming, MI 49849-3311	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Auto Owners Ins Co		18988
	INSURER B: Assigned Risk Pool		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR			33330292	1/6/2026	1/6/2027	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE						EACH OCCURRENCE \$
	DED ☐ RETENTION \$ ☐						AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	6KUB-A447105-4-26	5/9/2026	5/9/2027	PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Ishpeming

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dele Immal

CONTRACTOR INFORMATION

Item	Response
Company Name	J&N electric
Address	301 N Main st
City, State, ZIP	Ishpeming MI 49849
Phone Number	906 485-1704
Email Address	jasonniemi@ymail.com
Contact Person	jason
Michigan Electrical License No.	61-0041
Insurance Carrier	farm bureau
Policy Number	
Years in Business	24

EXPERIENCE AND QUALIFICATIONS

Item	Response
Municipal / Commercial Experience	Yes / No
Similar Projects Completed	Yes / No
References Attached (at least 3)	Yes / No
Proof of Licensing Attached	Yes / No
Proof of Insurance Attached	Yes / No

PRICING

Item	Response
Hourly Labor Rate	125.00
Trip Charge	0
Service Call Fee	125.00
Emergency Response Rate	175.00
Other Pricing Information	

SERVICE RESPONSE

Item	Response
Routine Response Time	1-24 hrs
Emergency Response Time	1-4 hrs

REQUIRED SUBMITTALS CHECKLIST

Requirement	Included
Company name, address, phone number, and email address	Yes / No
Contact person identified	Yes / No
Proof of Michigan electrical licensing	Yes / No
Proof of insurance	Yes / No
Company background and experience	Yes / No
List of similar projects completed	Yes / No
References from at least three clients	Yes / No
Pricing information	Yes / No
Routine and emergency response times	Yes / No
Any other relevant information	Yes / No

CERTIFICATION

I certify that the information provided in this proposal is true and complete, and I understand that the City of Ishpeming may reject any or all proposals and is not obligated to award the lowest-priced proposal.

Signature:

Printed Name:

Title:

Date:


jason niemi
president
8/12/26

SUBMISSION INSTRUCTIONS

Proposals must be submitted in a sealed envelope clearly marked **RFP -- Electrical Contractor Services for the City of Ishpeming** and delivered to Randy Scholz, 100 East Division Street, Ishpeming, MI 49849, no later than 3:00 PM September 3, 2026.

CERTIFICATE OF INSURANCE


FARM BUREAU MUTUAL INSURANCE COMPANY OF MICHIGAN

FARM BUREAU GENERAL INSURANCE COMPANY OF MICHIGAN

Lansing, Michigan 48909

Email to: CommercialNewBusiness@fbinsmi.com

Fax to: 877-822-2875

Name and Address of Certificate Holder:

City of Ishpeming
100 E Division St.
Ishpeming, MI 49849

AMENDED

Named Insured and Address:

Niemi Electric Inc
Jason Niemi DBA J&N Electric
301 N Main St.
Ishpeming, MI 49849

Issue Date: **08/24/2026**

This is to certify that the following policy(ies) of insurance has (have) been or will be issued by the Company to the Named Insured. This certificate is not a guarantee that the policy(ies) will remain in effect until its (their) stated expiration date. In the event of cancellation of any of the insurance policies before the expiration date, the Company will endeavor to mail notice of such cancellation to the Certificate Holder designated above at the Certificate Holder's last known address, but failure to mail such notice shall impose no obligation or liability of any kind upon the Company. This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This certificate does not amend, extend, or alter the coverage afforded by the policy(ies) of insurance indicated below. The information conveyed in this Certificate of Insurance is only valid for the indicated policy periods. Certificates of Insurance for subsequent policy periods must be requested by the Certificate Holder.

Type of Insurance	Policy Number	Policy Period	Limits of Liability
Business Auto Liability ☐ Any Auto (Symbol 1) ☐ Owned Autos (Symbol 2) ☒ Specifically Described Autos (Symbol 7) ☐ Hired Auto (Symbol 8) ☐ Non-Owned Auto (Symbol 9)	BAP2807790	Eff. 05/05/2026 Exp. 05/05/2027	Combined Single Limit Each Accident \$ 1,000,000 
Worker's Disability Compensation	WCC2807792	Eff. 05/05/2026 Exp. 05/05/2027	Coverage A - Statutory Coverage B - Bodily Injury by Accident \$ 500,000  Each Accident (Employer's Liab.) Bodily Injury by Disease \$ 500,000  Each Employee Bodily Injury by Disease \$ 500,000  Policy Limit
Comprehensive General Liability or Commercial Package ☐ Including ☐ Excluding Products-Completed Operations ☐ Personal Injury and Advertising Injury Liability Coverage is included ☐ Hired Auto ☐ Non-Owned Auto ☐ CERTIFICATE HOLDER is an Additional Insured ☐ Excluding:		Eff. Exp.	Each Occurrence \$ Products Aggregate \$ General Aggregate \$ Medical Payments Limit \$
Owners and Contractors Protective Liability		Eff. Exp.	Each Occurrence \$ General Aggregate \$
Umbrella Liability	CU-11403187	Eff. 03/08/2026 Exp. 03/08/2027	Limit \$ 1,000,000 
Farmowners Liability Including Products Business Pursuits ☐ Excluded ☐ Included		Eff. Exp.	Limit \$ Type: Describe:
Other		Eff. Exp.	

X *Madisyn Bell*
 Authorized Signature

5217

Agent Number

(906) 225-1328

Agent Phone Number

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes

Q244475

Electrical Contractor License

JASON T NIEMI
301 MAIN ST
ISHPEMING, MI 49849

License No.
6110041

Expiration Date:
12/31/2024

This document is duly
issued under the laws of the
State of Michigan

See ATTACHED Sheet

Record 6110041:

Add to cart
Add to collection

Electrical Contractor License

Record Status: Issued

Expiration Date: 12/31/2027

Record Info ▼

Payments ▼

Custom Component

Record Details

More Details

LARA

City of Ishpeming Statement of Explanation

1. Agenda Item Information

Agenda Item Title: City of Ishpeming Request for Proposals – Empire Street Development

Department: Administration

Prepared By: Randy Scholz

Date Submitted: September 10, 2026

2. Background & Purpose

The City of Ishpeming issued a Request for Proposals (RFP) for the development of approximately 5.5 acres located near Empire Street and Lakeshore Drive. The City is seeking a development partner to create affordable multifamily housing that addresses local housing needs and increases the City's housing supply.

The City received three RFP responses. The first was submitted by Woda Cooper Companies, the second was submitted by Community Housing Network, and the third was submitted by Ironshore Development.

The Developer Evaluation Committee reviewed and evaluated the proposals based on the criteria established in the RFP, including affordable housing experience, financial capability, quality of the proposed development, community impact, development timeline, and ability to secure financing.

The Evaluation Committee is recommending Woda Cooper Companies as the preferred developer for the Empire Street property.

Woda Cooper Companies is proposing a 47-unit general occupancy affordable housing community, with a proposed completion in 2028. They are requesting not paying anything for the land and a 4% PILOT for 20 years.

Community Housing Network is proposing a 34 to 40-unit senior (55+) independent living community, with 12 to 16 one- and two-bedroom duplex units and 22 to 24 one- and two-bedroom apartments in a single-level building. Community Housing Network is proposing a completion date of 2030. They are offering \$80,000 for the land and a 4% PILOT for 30 years.

Ironshore Development is proposing a two phases approach. Phase I would deliver 48 apartments in two 24-unit buildings together with the clubhouse, primary site infrastructure,

parking, landscaping and resident amenities. Phase II would add a third 24-unit building when demonstrated leasing demand and market conditions support additional inventory.

Ironshore Development is proposing a phase I completion date of late 2027 – early 2028. Phase II would be demand-driven. They are offering a \$1 purchase price for the land and request an effective 100% property-tax abatement, PILOT, or equivalent legally available economic benefit for ten years following completion/occupancy of each phase.

The Evaluation Committee's recommendation is based in part on the proposed development timeline and the City's desire to add affordable housing to the community in a timely manner. Woda Cooper proposed 2028 completion is approximately two years earlier than the completion proposed by Community Housing Network and is in the same timeline as Ironshore Development. The Woda Cooper proposal also provides a larger number of affordable housing units and is designed for general occupancy rather than being limited to residents age 55 and older. They also offered a 4% PILOT and Ironshore Development is wanting a 100% property-tax abatement.

Final selection of the developer and approval of any development agreement remain subject to City Council approval.

3. Fiscal Impact

Total Cost / Revenue Impact: The revenue impact will depend on the final development agreement term. The development is expected to increase the City's property tax base once completed and placed on the tax roll. The actual future tax revenue will depend on the final development, assessed value, and applicable tax treatment. The current cost of Woda Cooper Companies and Community Housing Network is estimated at \$14.2 million. Ironshore Development did not give a cost estimate for their development.

Funding Source(s): N/A

4. Recommended Action & Alternatives

Alternatives Considered:

The City Council could select one of the other two developers as the preferred developer, decline to select a proposal, request additional information from the proposers, or direct staff and the Evaluation Committee to conduct additional review.

Recommended Action:

Approve Woda Cooper Companies as the preferred developer for the Empire Street Development and authorize the City Manager to proceed with negotiations regarding a development agreement, subject to final approval by the City Council.

5. Approval & Routing

Department Head Approval

(Signature): Randy Scholz

Date: 8/19/2026

6. Attachments / Exhibits

Contact the City Administrator if you want a printed copy to review the proposals. They are 76, 142, and 18 pages long.



Ishpeming RFP
Response - Commur



Woda Cooper -



Iron Range

CITY-OF-ISHPEMING

City of Ishpeming Statement of Explanation

11(e)

1. Agenda Item Information

Agenda Item Title: Declare 1995 Pierce Fire Truck Surplus.

Department: Fire

Prepared By: Jason Annala, Fire Chief

Date Submitted: September 10, 2026

2. Background & Purpose

Purpose / Background: New Fire truck is fully in service and 1995 truck can be auctioned off before winter.

3. Fiscal Impact

Total Cost / Revenue Impact: Potential revenue of \$20k to \$30k

Funding Source: General Fund

4. Recommended Action & Alternatives

Alternatives Considered: Would need to be stored for winter in heated garage. Would need to be started periodically, driven around and hooked up to battery charger.

Recommended Action: Declare surplus and put up for auction.

5. Approval & Routing

Department Head Approval

(Name & Signature):  Date: 9/10/2026

6. Attachments / Exhibits

Photos of 1995 Fire Truck.



**NOTICE OF A
LEGAL ADVERTISEMENT**

11(f)

CITY OF ISHPEMING PLANNING COMMISSION

PLEASE TAKE NOTICE THAT ON AUGUST 10, 2026, AT 6:00 P.M., THE CITY OF ISHPEMING PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING(S) AT THE ISHPEMING CITY HALL, 100 EAST DIVISION ST., ISHPEMING, MICHIGAN 49849 TELEPHONE (906) 485-1091, TO CONSIDER THE FOLLOWING REQUEST(S):

1. FOR A REZONING (RZ 2026-01) OF A PARCEL IN THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT TO THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT DESCRIBED AS:

SEC 4 T47N R27W NE 1/4 OF SE 1/4 EXC THAT PART LYING N OF US- 41 & EXC THAT PART OCCUPIED BY CLIFFS COMMERCIAL SUBDIVISION & EXC US-41 & RR ROWS. & EXC THAT PART BEG AT INT OF S LINE THEREOF & E LINE OF CLIFFS COMM SUB TH N27DEG48'W 110' W/L TH N62DEG12'E 100' TH N48DEG42'E 161.31' TH S41DEG18'E TO S LINE TH W TO POB. EXC PART LYING W OF LAKESHORE DR & N OF CARSON RD & EXC THAT PART LYING W OF CARP RIVER.

2. FOR A ZONING TEXT AMENDMENT (ZTA 2026-01) OF ZONING ORDINANCE #8-100 SECTION 17.0 TO CHANGE NAME, PERMITTED AND CONDITIONAL USES OF THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT.
3. FOR A ZONING TEXT AMENDMENT (ZTA 2026-02) OF ZONING ORDINANCE #8-100 SECTION 19.0.A. TO ADD MINIMUM LOT WIDTH TO THE DD (DEFERRED DEVELOPMENT) DISTRICT.
4. FOR A ZONING TEXT AMENDMENT (ZTA 2026-03) OF ZONING ORDINANCE #8-100 SECTION 12.3 TO ADD MANUFACTURED HOUSING COMMUNITIES AS A CONDITIONAL USE IN THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT.
5. FOR A CONDITIONAL USE PERMIT (CU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A MEMBERSHIP ORGANIZATION ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOTS 14, 15 & 16 & E 1/2 OF LOTS 17, 18 & 19, AKA 416 E. RIDGE ST.
6. FOR A CLASS A NON-COMFORMANCE PERMIT (NCU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A NON-CONFORMING STRUCTURE ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOT 123, AKA 404 S. THIRD ST.

INFORMATION REGARDING THE ABOVE MAY BE REVIEWED AT THE ISHPEMING CITY HALL FROM 7:00 A.M. TO 5:00 P.M. MONDAY-THURSDAY AND WRITTEN COMMENTS WILL BE RECEIVED UNTIL THE DATE OF THE HEARING. ANYONE WISHING TO MAKE WRITTEN OR ORAL COMMENTS AT THE HEARINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD.

This notice is posted in compliance with P.A. 267 of 1976, as amended and the Americans with Disabilities Act (ADA). The City of Ishpeming Planning Commission will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting or Public Hearing upon notice to the City of Ishpeming Clerk. Individuals with disabilities requiring auxiliary aids should contact the Clerk's office by writing or calling the following: 100 E. Division St., Ishpeming, MI 49849, (906) 485-1091.

ANDREW DUERFELDT, PLANNING AND ZONING DIRECTOR



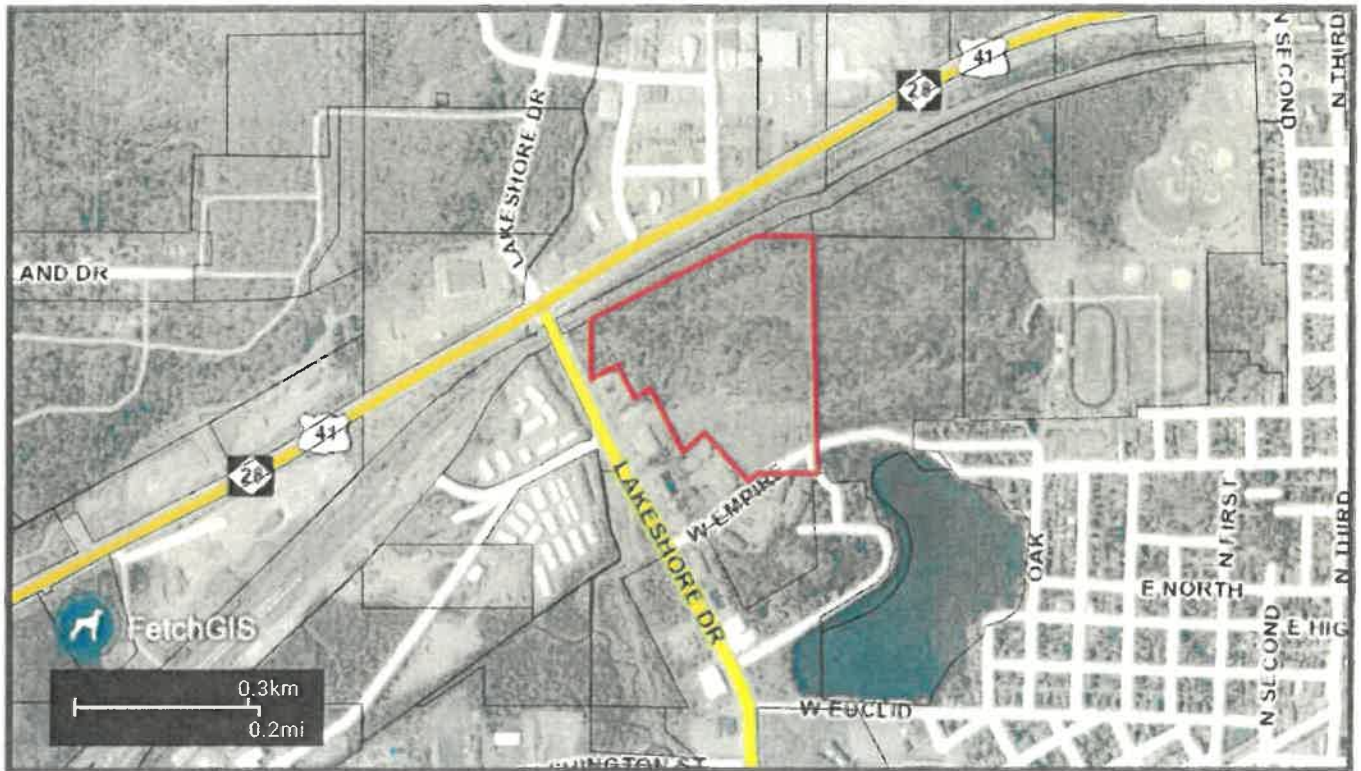
MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-51-704-013-00

8/5/2026

10:17:20 AM



Property Address

—
—, MI, —



Owner Address

CLEVELAND CLIFFS IRON CO

—

550 E DIVISION ST

ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

CASE NO. RZ 2026 – 01

FINDINGS OF FACT FOR CONSIDERATION
TO:

THE REZONING OF A PARCEL IN THE DEFERRED DEVELOPMENT (DD) TO MULTIPLE
RESIDENTIAL (MR) DISTRICT:

SEC 4 T47N R27W NE 1/4 OF SE 1/4 EXC THAT PART LYING N OF US- 41 & EXC THAT PART OCCUPIED BY CLIFFS COMMERCIAL SUBDIVISION & EXC US-41 & RR ROWS. & EXC THAT PART BEG AT INT OF S LINE THEREOF & E LINE OF CLIFFS COMM SUB TH N27DEG48'W 110' M/L TH N62DEG12'E 100' TH N48DEG42'E 161.31' TH S41DEG18'E TO S LINE TH W TO POB. EXC PART LYING W OF LAKESHORE DR & N OF CARSON RD & EXC THAT PART LYING W OF CARP RIVER.

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. The parcel is an unplatted lot consisting of ≈ 26 acres.
3. The parcel location was previously split-zoned as (DD) and (MR) and rezoning will fully designate the parcel.
4. The parcel location is due north of two (2) existing (MR) parcels.
5. West neighboring lot(s) 1-8 of the Cliffs Commercial Subdivision plat are located on Lakeshore Dr. and designated as General Commercial (GC) district parcels.
6. This proposed rezoning will promote and provide residential development at this location.
7. This proposed rezoning will conform to the *Future Land Use Map* and goals (7.2, 11.1) stated in the *City of Ishpeming 2022-2027 Master Plan*.

ORDINANCE CONSIDERATIONS

Section 3.0 Definitions
Section 7.0 Amendment Procedure
Section 9.0 Classification of Districts
Section 12.0 (MR) Multiple Residential District
Section 17.0 (DD) Deferred Development District
Section 19.0 Schedule of General Regulations
Section 19.1 Footnotes to the Schedule of General Regulations
Section 26.0 Administrative Standards
Section 27.0 Fees
Section 33.0 Public Notice



Andrew Duerfeldt, Zoning Administrator

City of Ishpeming
Petition for Amending the Zoning Ordinance

To:

- ☐ Ishpeming City Council
☒ Ishpeming Planning Commission

From:

C. Scott Ishpeming, C3 Manager/Zoning
(petitioner)

100 E. Division St.
(address)

Ishpeming, MI 49849
(city, state, zip code)

(906) 485-1091
(telephone: home and business)

For Official Use Only:

Date Received: _____

Effective Date: _____

Fee Received: _____

Receipt #: _____

Hearing Date: _____

☐ Ishpeming Planning Commission:

Action: _____

Date: _____

☐ Ishpeming City Council:

Action: _____

Date: _____

Notice of Adoption Date: _____

Case #: _____

Please Note: All questions must be completely answered. If additional space is needed, number and attach additional sheets.

ACTION REQUESTED:

The petitioner requests Ishpeming improve the following petition for a zoning amendment. This petition is for a text amendment "A" or a change to the zoning map "B" or both.

- Fill out pages 1, 2, and 4 of this application for A (text amendment).
- Fill out only pages 1, 3, and 4 for B (changing the zoning map).
- Fill out pages 1, 2, 3 and 4 for both.
- If this is a multiple request, duplicate page 2 or 3, as many times as necessary, so one copy is used for each requested change.

- ☐ A. Zoning Text Change
☒ B. Zoning Map Change
☐ A&B. Both Zoning Text & Map Change

NOTE: The amendment may be adopted as proposed, further revised or not adopted.

4. Text amendment: Use another copy of this page for each different section being nominated for a text change.

This request is to change the text of section (§) _____
The change is shown below, using underlining or bold face, like this, to show new text, and strike out, ~~like this~~, to show words to be deleted:

☐ attached, additional sheets if necessary

Why, what is the purpose of the proposed zoning text change:

B. Map change (rezoning): Use another copy of this page for each different area being nominated for rezoning.

This request is to rezone land from: (DD) Deferred Development
to: (MR) Multiple Residential

PROPERTY INFORMATION:

Legal description of land to be rezoned: See attached documents.

- ☒ attached, additional sheets if necessary.
☒ attach copy of map showing proposed change.

Property size: 26 acres

Parcel Identification # (PID): 52-51-704-013-00

Address(es) of the property (If new construction, an address will not be known yet. An address is obtained after a zoning permit is issued.): N/A.

- ☐ attached, additional sheets if necessary.

Attach or list all deed restrictions for the property at question: N/A.

- ☐ attached, additional sheets as necessary.

List names and address of all other persons, firms, or corporations having a legal or equitable interest in the property at question: See attached documents.

- ☒ attached, additional sheets as necessary.

This area is: ☐ Platted ☒ Unplatted ☐ Will Be Platted

If platted, name of plat: _____

What is the present use of the property: None; Deferred Development.

STATEMENT TO JUSTIFY THE PROPOSED AMENDMENT:

State specifically the reason for the proposed amendment at this time: To allow future residential development

Will the zoning amendment conform with the City of Ishpeming Master Plan? Explain how: Yes; Release Master Plan Goal(s) 7.2, 11.1.

If the zoning amendment does not conform with the land use plan, why should the change be made, or why should the land use plan also be amended to accommodate this proposed zoning amendment. Be specific, brief, and document statements. Indicate the existing zoning is in error, or if the conditions have changed to warrant amending the zoning ordinance: This change was requested on behalf of the City Manager to utilize land for future development; Current parcel is split-zoned and will be beneficial to eliminate split-zoning practices.

Attached, more data.

What will the impacts of the zoning amendment anticipated to be on all landowners in the zoning district affected by the amendment: Increased traffic and population.

WHAT ARE THE NUMBER OF ATTACHED SHEETS:

List and describe them:

- | | |
|--|----------------|
| 1. <u>Parcel/Zoning Map Location</u> | 6. <u>...</u> |
| 2. <u>Legal Description</u> | 7. <u>...</u> |
| 3. <u>Legal/Easement Interest List (7 pages)</u> | 8. <u>...</u> |
| 4. <u>...</u> | 9. <u>...</u> |
| 5. <u>...</u> | 10. <u>...</u> |

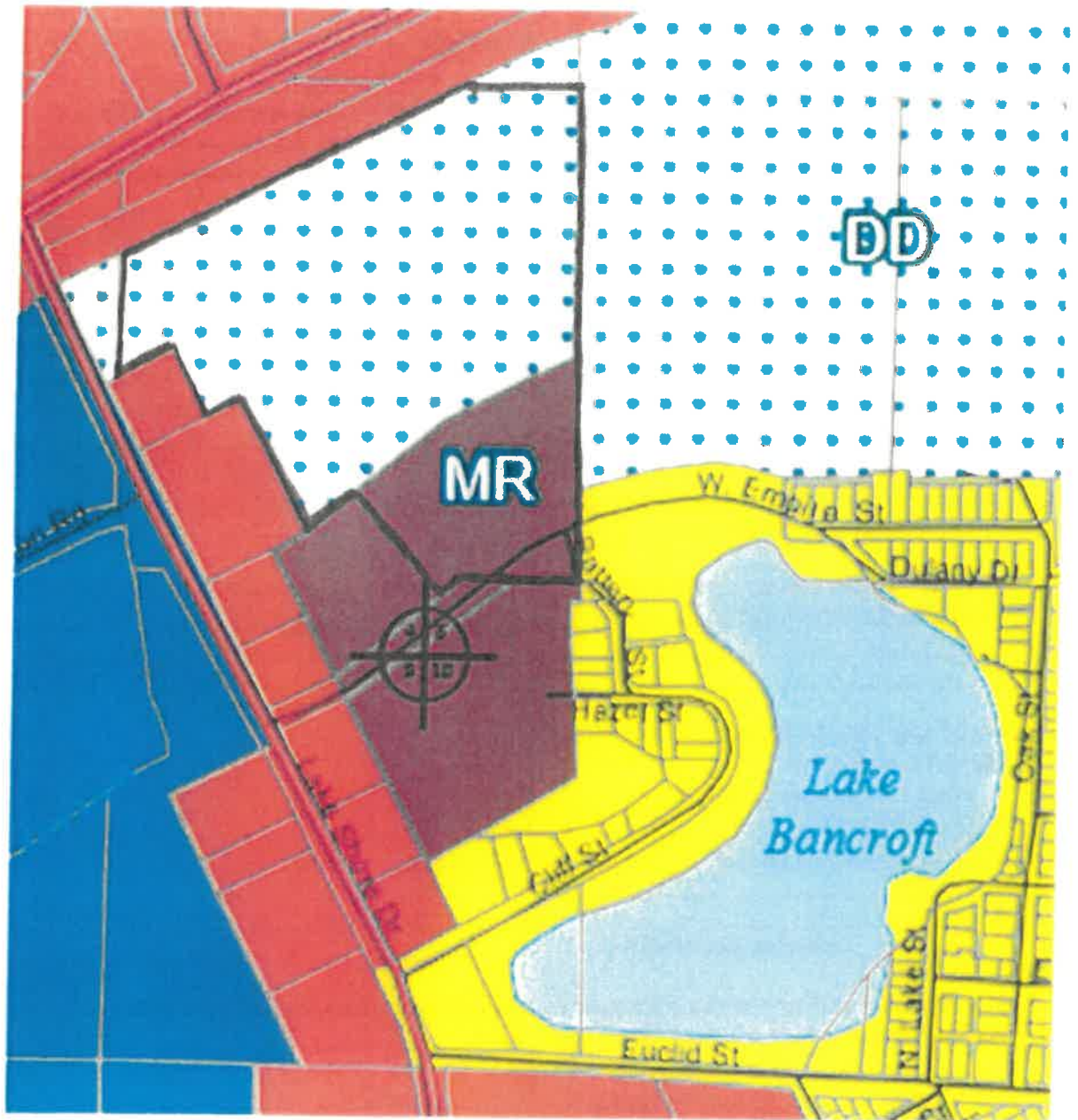
(add more lines if needed)

The undersigned affirms that s/he is the agent representing the applicant requesting the zoning change and that the answers and statements contained here are true.

Signed: [Signature], Planning and Zoning Director.
Date: 08/03/2026

Upon completion send **two (2)** copies to:

City of Ishpeming Planning Commission
Ishpeming City Hall
100 E. Division St.
Ishpeming, MI 49849



Parcel #: 52-51-704-013-00

Legal Description:

SEC 4 T47N R27W NE 1/4 OF SE 1/4 EXC THAT PART LYING N OF US- 41 & EXC THAT PART OCCUPIED BY CLIFFS COMMERCIAL SUBDIVISION & EXC US-41 & RR ROWS. & EXC THAT PART BEG AT INT OF S LINE THEREOF & E LINE OF CLIFFS COMM SUB TH N27DEG48'W 110' M/L TH N62DEG12'E 100' TH N48DEG42'E 161.31' TH S41DEG18'E TO S LINE TH W TO POB. EXC PART LYING W OF LAKESHORE DR & N OF CARSON RD & EXC THAT PART LYING W OF CARP RIVER.

**Legal/ Equitable Interest List
(see following pages)**

**650 Lakeshore Dr.
52-51-555-001-00**

**620 Lakeshore Dr.
52-51-555-002-00**

**610 Lakeshore Dr.
52-51-555-003-00**

**606 Lakeshore Dr.
52-51-555-004-00**

**710 W. Empire Dr.
52-51-704-016-05**

**711 W. Empire Dr.
52-51-704-016-10**



MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-51-555-001-00

8/3/2026
2:03:45 PM

Property Address

650 LAKESHORE DR
ISHPEMING, MI, 49849

This Parcel has no
image on file.

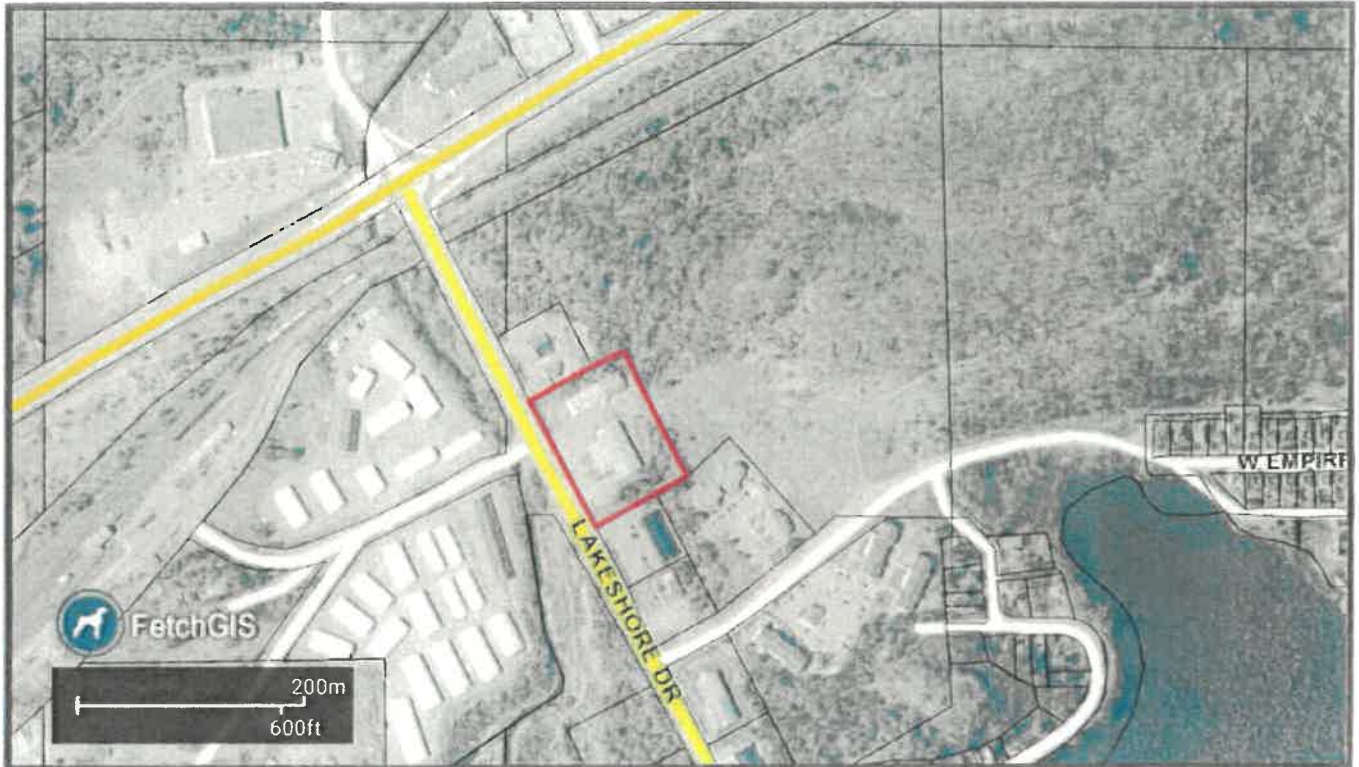
Owner Address

HOOPER DARIN & JAMIE
--
650 LAKESHORE DR
ISHPEMING, MI 49849

Unit: 52-51
Unit Name: CITY OF ISHPEMING

General Information for 2026 Tax Year

Parcel Number:	52-51-555-001-00	Assessed Value:	\$122,300
----------------	------------------	-----------------	-----------

**Property Address**

620 LAKESHORE DR

-, MI, -

**Owner Address**

CHARTER INC

-

PO BOX 490

IRON MOUNTAIN, MI 49801

Unit:

52-51

Unit Name:

CITY OF ISHPEMING



MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-51-555-003-00

8/3/2026
2:05:17 PM



Property Address

610 LAKESHORE DR
ISHPEMING, MI, 49849



Owner Address

S&J PROPERTIES LLC
—
128 CLIFF ST
ISHPEMING, MI 49849

Unit:	52-51
Unit Name:	CITY OF ISHPEMING



MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-51-555-004-00

8/3/2026

2:05:44 PM



Property Address

606 LAKESHORE DR
ISHPEMING, MI, 49849



Owner Address

HAVEL BRADLEY
—
1550 S WESTWOOD CR
ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING



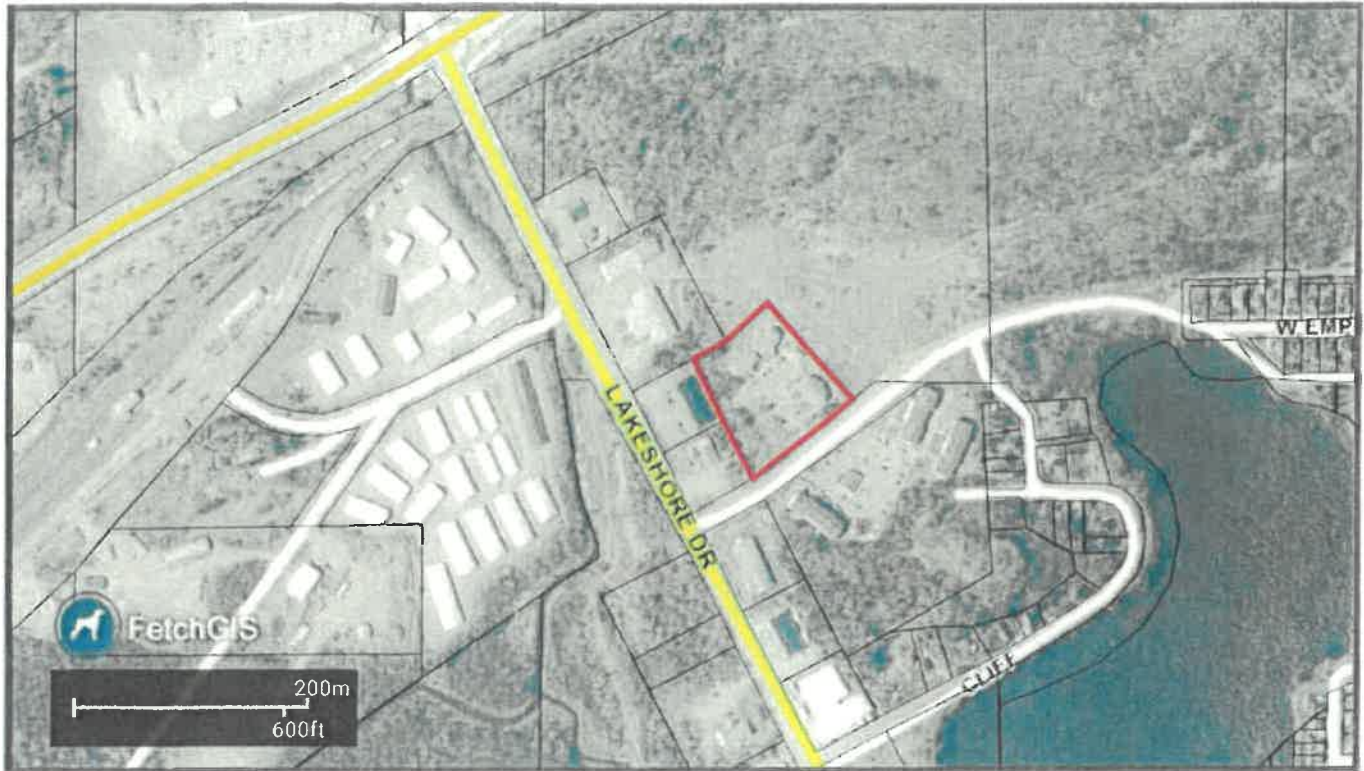
MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-51-704-016-05

8/3/2026

2:06:12 PM



Property Address

710 W EMPIRE

-, MI, -

This Parcel has no
image on file.

Owner Address

T J WOODCLIFF HOUSING ASSOC LP

-

605 S CAPITOL AV
LANSING, MI 48933

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

General Information for 2026 Tax Year

Parcel Number:

52-51-704-016-05

Assessed Value:

\$0



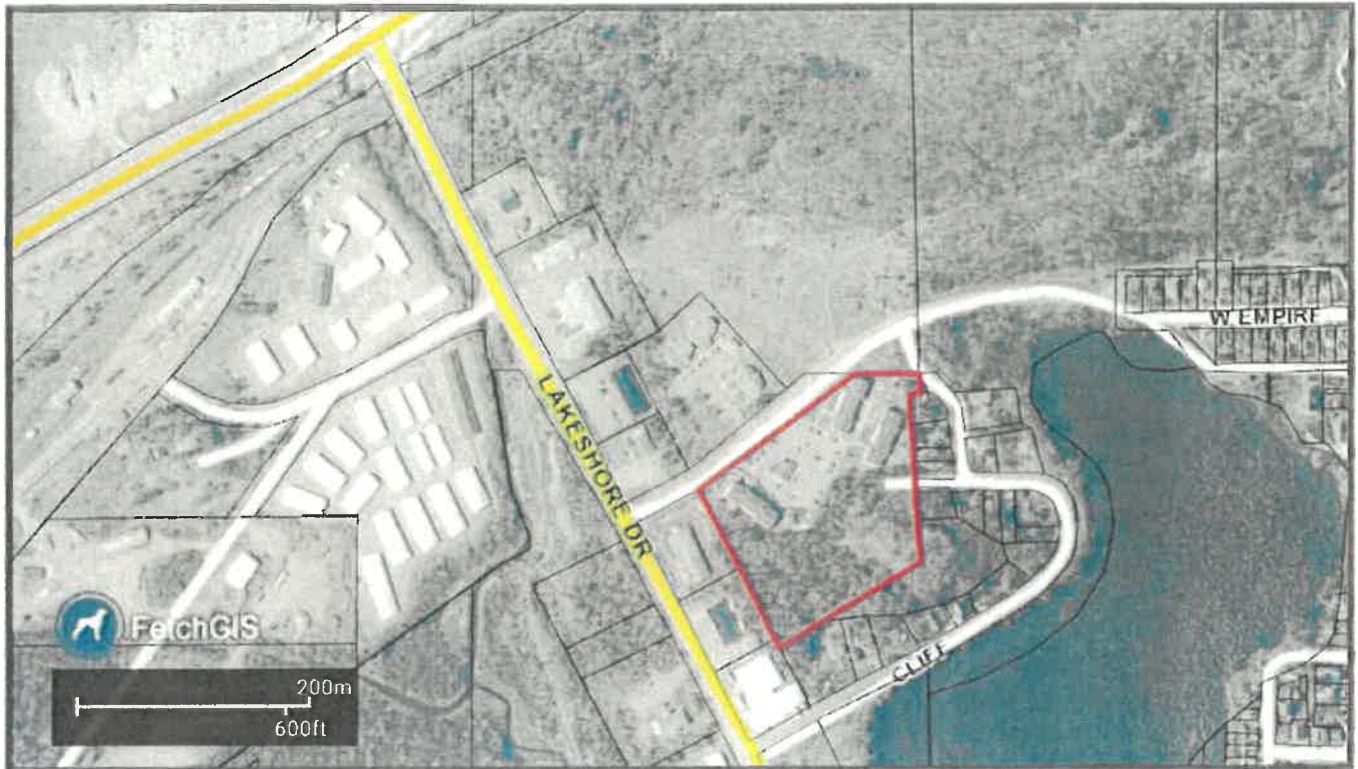
MARQUETTE COUNTY

Marquette County GIS

Parcel Report: 52-51-704-016-10

8/3/2026

2:56:23 PM

**Property Address**

711 W EMPIRE ST

-, MI, -

This Parcel has no
image on file.

Owner Address

CANDA MANOR 72 LLC

-

108 S ADAMS ST SUITE 981106

YPSILANTI, MI 48197

Unit:

52-51

Unit Name:

CITY OF ISHPERING

General Information for 2026 Tax Year

Parcel Number:

52-51-704-016-10

Assessed Value:

\$1,625,550

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

HAVEL BRADLEY
1550 S WESTWOOD CR
ISHPEMING MI 49849

SOUTH HAROLD
309 BATTERY ST
ISHPEMING MI 49849

HINTSALA REINO & SUSAN
JAN DOBSON
137 CAMBRIA ST
NEGAUNEE MI 49866

T J WOODCLIFF HOUSING ASSOC LP
605 S CAPITOL AV
LANSING MI 48933

Étiquettes d'adresse Easy Peel

SANDERS DAVID & RONDA
323 BATTERY ST
ISHPEMING MI 49849

BISCHOF RYAN & TAYLOR
305 HAZEL ST
ISHPEMING MI 49849

WISE FAMILY TRUST
HARVEY & ANN WISE TRUSTEES
212 HAZEL ST
ISHPEMING MI 49849

CANDA MANOR LLP
C O THIES & TALLE MANAGEMENT
470 W 78TH ST #260
CHANHASSEN MN 55317-4547

Patient no./age, years	Sex	Referral diagnosis	Findings at admission	Findings at follow-up	Comments
1/60	M	Chronic renal failure	Normal	Normal	
2/78	F	Chronic renal failure	Normal	Normal	
3/69	M	Chronic renal failure	Normal	Normal	
4/60	M	Chronic renal failure	Normal	Normal	
5/60	M	Chronic renal failure	Normal	Normal	
6/60	M	Chronic renal failure	Normal	Normal	
7/60	M	Chronic renal failure	Normal	Normal	
8/60	M	Chronic renal failure	Normal	Normal	
9/60	M	Chronic renal failure	Normal	Normal	
10/60	M	Chronic renal failure	Normal	Normal	
11/60	M	Chronic renal failure	Normal	Normal	
12/60	M	Chronic renal failure	Normal	Normal	
13/60	M	Chronic renal failure	Normal	Normal	
14/60	M	Chronic renal failure	Normal	Normal	
15/60	M	Chronic renal failure	Normal	Normal	
16/60	M	Chronic renal failure	Normal	Normal	
17/60	M	Chronic renal failure	Normal	Normal	
18/60	M	Chronic renal failure	Normal	Normal	
19/60	M	Chronic renal failure	Normal	Normal	
20/60	M	Chronic renal failure	Normal	Normal	
21/60	M	Chronic renal failure	Normal	Normal	
22/60	M	Chronic renal failure	Normal	Normal	
23/60	M	Chronic renal failure	Normal	Normal	
24/60	M	Chronic renal failure	Normal	Normal	
25/60	M	Chronic renal failure	Normal	Normal	
26/60	M	Chronic renal failure	Normal	Normal	
27/60	M	Chronic renal failure	Normal	Normal	
28/60	M	Chronic renal failure	Normal	Normal	
29/60	M	Chronic renal failure	Normal	Normal	
30/60	M	Chronic renal failure	Normal	Normal	
31/60	M	Chronic renal failure	Normal	Normal	
32/60	M	Chronic renal failure	Normal	Normal	
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34/60	M	Chronic renal failure	Normal	Normal	
35/60	M	Chronic renal failure	Normal	Normal	
36/60	M	Chronic renal failure	Normal	Normal	
37/60	M	Chronic renal failure	Normal	Normal	
38/60	M	Chronic renal failure	Normal	Normal	
39/60	M	Chronic renal failure	Normal	Normal	
40/60	M	Chronic renal failure	Normal	Normal	
41/60	M	Chronic renal failure	Normal	Normal	
42/60	M	Chronic renal failure	Normal	Normal	
43/60	M	Chronic renal failure	Normal	Normal	
44/60	M	Chronic renal failure	Normal	Normal	
45/60	M	Chronic renal failure	Normal	Normal	
46/60	M	Chronic renal failure	Normal	Normal	
47/60	M	Chronic renal failure	Normal	Normal	
48/60	M	Chronic renal failure	Normal	Normal	
49/60	M	Chronic renal failure	Normal	Normal	
50/60	M	Chronic renal failure	Normal	Normal	
51/60	M	Chronic renal failure	Normal	Normal	
52/60	M	Chronic renal failure	Normal	Normal	
53/60	M	Chronic renal failure	Normal	Normal	
54/60	M	Chronic renal failure	Normal	Normal	
55/60	M	Chronic renal failure	Normal	Normal	
56/60	M	Chronic renal failure	Normal	Normal	
57/60	M	Chronic renal failure	Normal	Normal	
58/60	M	Chronic renal failure	Normal	Normal	
59/60	M	Chronic renal failure	Normal	Normal	
60/60	M	Chronic renal failure	Normal	Normal	

HOLMES ROBERT & ANN
313 BATTERY ST
ISHPEMING MI 49849

BITNER THOMAS & SUSAN
BITNER FAMILY TRUST
2031 HARPER ST
EL CERRITO CA 94530

ABC STORAGE MI LLC
9515 HILLWOOD DR
LAS VEGAS NV 89134



R2 2026.01

20

Property Address

—
—, MI, —

**Owner Address**

CLEVELAND CLIFFS IRON CO

—

550 E DIVISION ST

ISHPEMING, MI 49849

Unit:

52-51

Unit Name:

CITY OF ISHPEMING

**NOTICE OF A
LEGAL ADVERTISEMENT**

CITY OF ISHPEMING PLANNING COMMISSION

11(g)

PLEASE TAKE NOTICE THAT ON AUGUST 10, 2026, AT 6:00 P.M., THE CITY OF ISHPEMING PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING(S) AT THE ISHPEMING CITY HALL, 100 EAST DIVISION ST., ISHPEMING, MICHIGAN 49849 TELEPHONE (906) 485-1091, TO CONSIDER THE FOLLOWING REQUEST(S):

1. FOR A REZONING (RZ 2026-01) OF A PARCEL IN THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT TO THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT DESCRIBED AS:
SEC 4 T47N R27W NE 1/4 OF SE 1/4 EXC THAT PART LYING N OF US- 41 & EXC THAT PART OCCUPIED BY CLIFFS COMMERCIAL SUBDIVISION & EXC US-41 & RR ROWS. & EXC THAT PART BEG AT INT OF S LINE THEREOF & E LINE OF CLIFFS COMM SUB TH N27DEG48'W 110' M/L TH N62DEG12'E 100' TH N48DEG42'E 161.31' TH S41DEG18'E TO S LINE TH W TO POB. EXC PART LYING W OF LAKESHORE DR & N OF CARSON RD & EXC THAT PART LYING W OF CARP RIVER.
2. FOR A ZONING TEXT AMENDMENT (ZTA 2026-01) OF ZONING ORDINANCE #8-100 SECTION 17.0 TO CHANGE NAME, PERMITTED AND CONDITIONAL USES OF THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT.
3. FOR A ZONING TEXT AMENDMENT (ZTA 2026-02) OF ZONING ORDINANCE #8-100 SECTION 19.0.A. TO ADD MINIMUM LOT WIDTH TO THE DD (DEFERRED DEVELOPMENT) DISTRICT.
4. FOR A ZONING TEXT AMENDMENT (ZTA 2026-03) OF ZONING ORDINANCE #8-100 SECTION 12.3 TO ADD MANUFACTURED HOUSING COMMUNITIES AS A CONDITIONAL USE IN THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT.
5. FOR A CONDITIONAL USE PERMIT (CU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A MEMBERSHIP ORGANIZATION ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOTS 14, 15 & 16 & E 1/2 OF LOTS 17, 18 & 19, AKA 416 E. RIDGE ST.
6. FOR A CLASS A NON-COMFORMANCE PERMIT (NCU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A NON-CONFORMING STRUCTURE ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOT 123, AKA 404 S. THIRD ST.

INFORMATION REGARDING THE ABOVE MAY BE REVIEWED AT THE ISHPEMING CITY HALL FROM 7:00 A.M. TO 5:00 P.M. MONDAY-THURSDAY AND WRITTEN COMMENTS WILL BE RECEIVED UNTIL THE DATE OF THE HEARING. ANYONE WISHING TO MAKE WRITTEN OR ORAL COMMENTS AT THE HEARINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD.

This notice is posted in compliance with P.A. 267 of 1976, as amended and the Americans with Disabilities Act (ADA). The City of Ishpeming Planning Commission will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting or Public Hearing upon notice to the City of Ishpeming Clerk. Individuals with disabilities requiring auxiliary aids should contact the Clerk's office by writing or calling the following: 100 E. Division St., Ishpeming, MI 49849, (906) 485-1091.

ANDREW DUERFELDT, PLANNING AND ZONING DIRECTOR

CASE NO. ZTA 2026 – 01

FINDINGS OF FACT FOR CONSIDERATION OF A ZONING TEXT AMENDMENT (ZTA) TO: CHANGE NAME, PERMITTED AND CONDITIONAL USES OF THE (DD) DEFERRED DEVELOPMENT DISTRICT.

1. All fee, notification and publication requirements of the City of Ishpeming Zoning Ordinance #8-100 have been met.
2. Proposed text amendment is in accordance with the City of Ishpeming Master Plan Future Land Use Map designations.
3. The intent of the proposed text amendment is to accommodate current and future land uses with consideration to pending City of Ishpeming land purchase agreement with Cleveland-Cliffs, Inc.
4. The intent of the proposed text amendment is to provide district-specific conservation and recreation land uses.
5. Both permitted and conditional uses have been increased to accommodate potential uses within the district.
6. Four (4) land use exclusions have been added to prevent incompatible land uses with the proposed text amendment of the district.
7. Current land uses will not be retroactively obsoleted due to this proposed text amendment.
8. Future rezoning may be necessary for select locations in accordance with City of Ishpeming Master Plan Future Land Use Map designations.

ORDINANCE CONSIDERATIONS

Section 3.0 Definitions
Section 17.0 (DD) Deferred Development District
Section 19.0 Schedule of General Regulations
Section 26.0 Administrative Standards
Section 29.0 Zoning Administrator
Section 33.0 Public Notice



Andrew Duerfeldt, Zoning Administrator

**City of Ishpeming
Petition for Amending the Zoning Ordinance**

To:

- ☐ Ishpeming City Council
☒ Ishpeming Planning Commission

From:

City of Ishpeming
(petitioner)

100 E. Division St.
(address)

Ishpeming MI 49849
(city, state, zip code)

(906) - 485-1091
(telephone: home and business)

For Official Use Only:

Date Received: _____

Effective Date: _____

Fee Received: _____

Receipt #: _____

Hearing Date: _____

☐ Ishpeming Planning Commission:

Action: _____

Date: _____

☐ Ishpeming City Council:

Action: _____

Date: _____

Notice of Adoption Date: _____

Case #: _____

Please Note: All questions must be completely answered. If additional space is needed, number and attach additional sheets.

ACTION REQUESTED:

The petitioner requests Ishpeming improve the following petition for a zoning amendment. This petition is for a text amendment "A" or a change to the zoning map "B" or both.

- Fill out pages 1, 2, and 4 of this application for A (text amendment).
- Fill out only pages 1, 3, and 4 for B (changing the zoning map).
- Fill out pages 1, 2, 3 and 4 for both.
- If this is a multiple request, duplicate page 2 or 3, as many times as necessary, so one copy is used for each requested change.

- ☒ A. Zoning Text Change
☐ B. Zoning Map Change
☐ A&B. Both Zoning Text & Map Change

NOTE: The amendment may be adopted as proposed, further revised or not adopted.

- A. Text amendment: Use another copy of this page for each different section being nominated for a text change.

This request is to change the text of section (§) 17.0 (DD) Deferred Development District; ^{All} (DD) references.
The change is shown below, using underlining or bold face, like this, to show new text, and strike out, ~~like this~~, to show words to be deleted:

See: Attached Sheets.

☒ attached, additional sheets if necessary

Why, what is the purpose of the proposed zoning text change:

The purpose of Change is to amend Section Name, permitted and Conditional Uses to accommodate current and future land use in accordance with Master Plan.

B. Map change (rezoning): Use another copy of this page for each different area being nominated for rezoning.

This request is to rezone land from: _____
to: _____

PROPERTY INFORMATION:

Legal description of land to be rezoned: _____

- ☐ attached, additional sheets if necessary.
- ☐ attach copy of map showing proposed change.

Property size: _____

Parcel Identification # (PID): _____

Address(es) of the property (If new construction, an address will not be known yet. An address is obtained after a zoning permit is issued.): _____

- ☐ attached, additional sheets if necessary.

Attach or list all deed restrictions for the property at question: _____

- ☐ attached, additional sheets as necessary.

List names and address of all other persons, firms, or corporations having a legal or equitable interest in the property at question: _____

- ☐ attached, additional sheets as necessary.

This area is: ☐ Platted ☐ Unplatted ☐ Will Be Platted

If platted, name of plat: _____

What is the present use of the property: _____

STATEMENT TO JUSTIFY THE PROPOSED AMENDMENT:

State specifically the reason for the proposed amendment at this time: Reason includes accomodation to current and future land use with consideration to purchase of land from Cleveland Cliffs Inc.

Will the zoning amendment conform with the City of Ishpeming Master Plan? Explain how: Yes;
Ref. Future Land Use Map.

If the zoning amendment does not conform with the land use plan, why should the change be made, or why should the land use plan also be amended to accommodate this proposed zoning amendment. Be specific, brief, and document statements. Indicate the existing zoning is in error, or if the conditions have changed to warrant amending the zoning ordinance: N/A

Attached, more data.

What will the impacts of the zoning amendment anticipated to be on all landowners in the zoning district affected by the amendment: Current land uses will not be retroactively impacted;
Permitted and Conditional uses are diversified to increase land use options while
preserving land for conservation and recreational purposes.

WHAT ARE THE NUMBER OF ATTACHED SHEETS:

List and describe them:

- | | |
|---|-----------|
| 1. <u>Section 17.0 Additions</u> | 6. _____ |
| 2. <u>Section 17.0 Deletions</u> | 7. _____ |
| 3. <u>Future Land Use Map</u> | 8. _____ |
| 4. <u>OFFICIAL ZONING MAP</u> | 9. _____ |
| 5. <u>Proposed Amendment Map Representation</u> | 10. _____ |
- (add more lines if needed)

The undersigned affirms that s/he is the agent representing the applicant requesting the zoning change and that the answers and statements contained here are true.

Signed: [Signature] Zoning Administrator, City of Ishpeming
Date: 06/30/2020

Upon completion send **two (2)** copies to:

City of Ishpeming Planning Commission
Ishpeming City Hall
100 E. Division St.
Ishpeming, MI 49849

17.0 SECTION 17.0: (CR) CONSERVATION/ RECREATION DISTRICT

17.1 Intent: The intent of the CR district is to preserve the character of the land in the City which have outstanding scenic and/or recreational qualities by restricting development not suited to this goal; to prevent development of land which has great ecological value or where there are natural hazards to development; and to control the construction of structures nearing hills and trail systems used for recreation. One of the purposes of the CR district is to have an appropriate zoning district for the conservation of open spaces, water supply sources, woodland areas, wildlife, and other natural resources. This district may include extensively steeply sloped areas, stream valleys, water supply sources and wooded areas adjacent thereto.

17.2 Principal Uses (See Section 19.0)

- A. Forest, woodland, natural, wetland, and wildlife preserves and areas.
- B. Forestry management. Restricted to selective cutting only.
- C. Nature parks and other similar institutions (71219).
- D. Personal garden.
- E. Public and outdoor recreation areas.
- F. Public building/pavilion.
- G. Riding academies.
- H. Riding trails.

17.3 Conditional Uses (Requires Planning Commission Approval, See Section 25.0)

- A. Accessory building(s).
- B. Campgrounds (7212).
- C. Community garden.
- D. Demonstration garden.
- E. Docks, piers or water access structures for recreational purposes.
- F. Cemetery.
- G. Flood control or watershed protection works.
- H. Mineral extraction.
- I. Non-Industrial agriculture.
- J. Public utility workstations (221121), See Section 25.3 D.
- K. Shooting ranges, gun clubs, archery ranges.
- L. Single family dwelling unit.
- M. Skiing facilities (713920).
- N. Solar electric power generation (221114).
- O. Telecommunications towers.
- P. Wind electric power generation (221115).

17.4 Exclusions

- A. Uses in this district do not include:
 - a. Fish and/or game hatcheries.
 - b. Golf courses and country clubs (71391).
 - c. Industrial agriculture (111).
 - d. Water supply works.

17.0 SECTION 17.0: ~~(DD) DEFERRED DEVELOPMENT DISTRICT~~

17.1 Intent: ~~To place aside larger undeveloped parcels of the City for future development purposes, by limiting unplanned development which tends to divide areas into smaller more difficult to develop parcels. It is also the intent to delay development until utilities and services can be provided to the area.~~

17.2 Principal Uses: (See Section 19.0)

- ~~A. Agriculture, including production of plants and animals for sale or personal use.~~
- ~~B. Forestry management and timber production. Restricted to selective cutting only.~~
- ~~C. Manufactured housing communities.~~
- ~~D. Land, water and wildlife conservation and education operations.~~

17.3 Conditional Uses: (Requires Planning Commission approval, See Section 25.0)

- ~~A. Structures having a permanent or fixed foundation.~~
- ~~B. Single family dwelling unit and customary accessory detached uses and structures.~~
- ~~C. Recreational facilities such as: Golf courses, athletic fields, and archery and shooting ranges, horse boarding and riding, equine assisted psychotherapy.~~
- ~~D. Cemetery.~~
- ~~E. Public utility substations (221121), See Section 25.3 D.~~

18.0 SECTION 18.0: (MI) MINING DISTRICT

18.1 Intent: ~~To establish and preserve tracts of mineral lands within the City which have a potential for development into mining projects. It is also the intent to~~

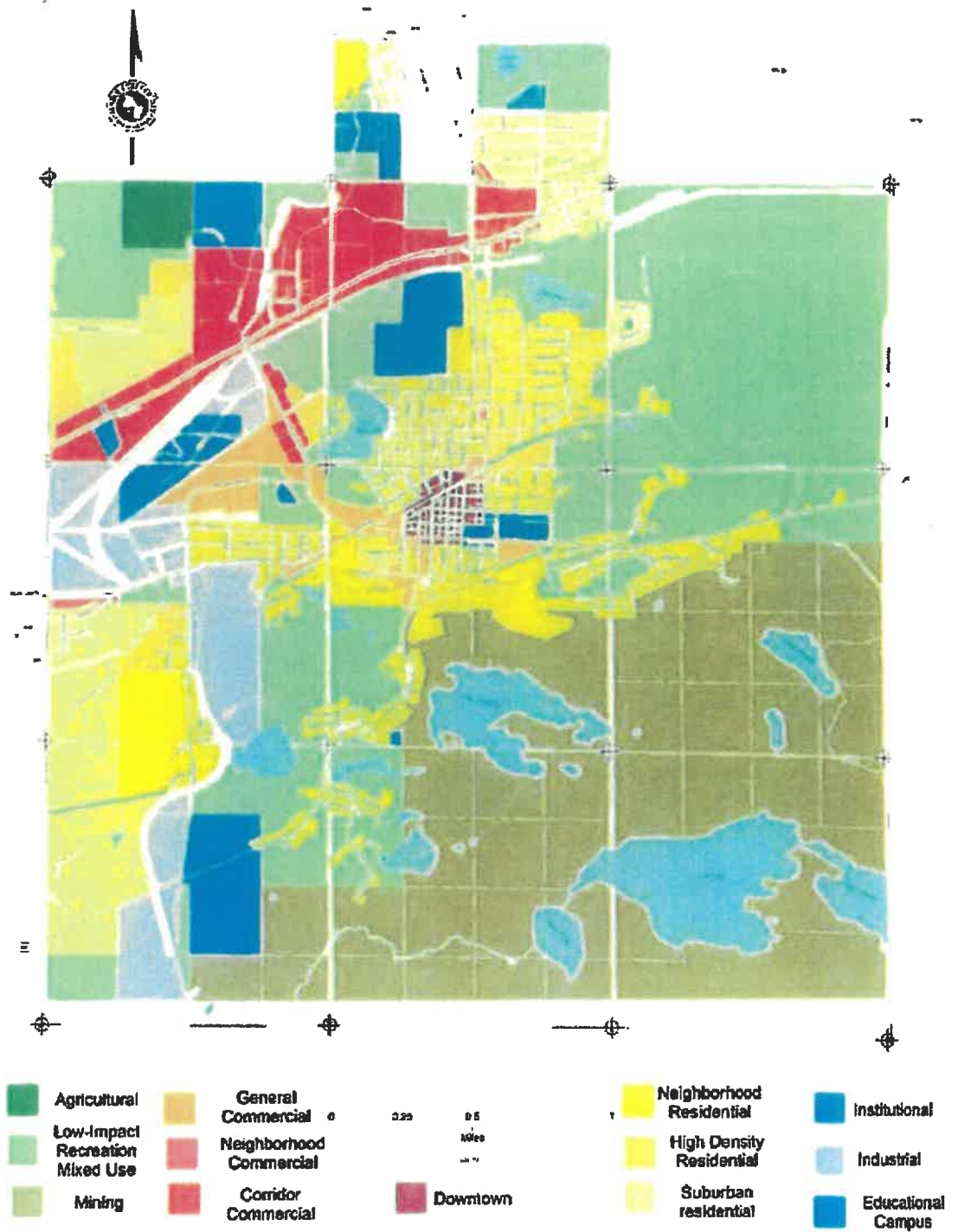
~~A. Provide for proper environmental management during the planning, operational and reclamation stages of the mining/beneficiation process and other permitted land uses.~~

~~B. Permit freedom of action during the exploration phase necessary to the definition of an economic ore deposit.~~

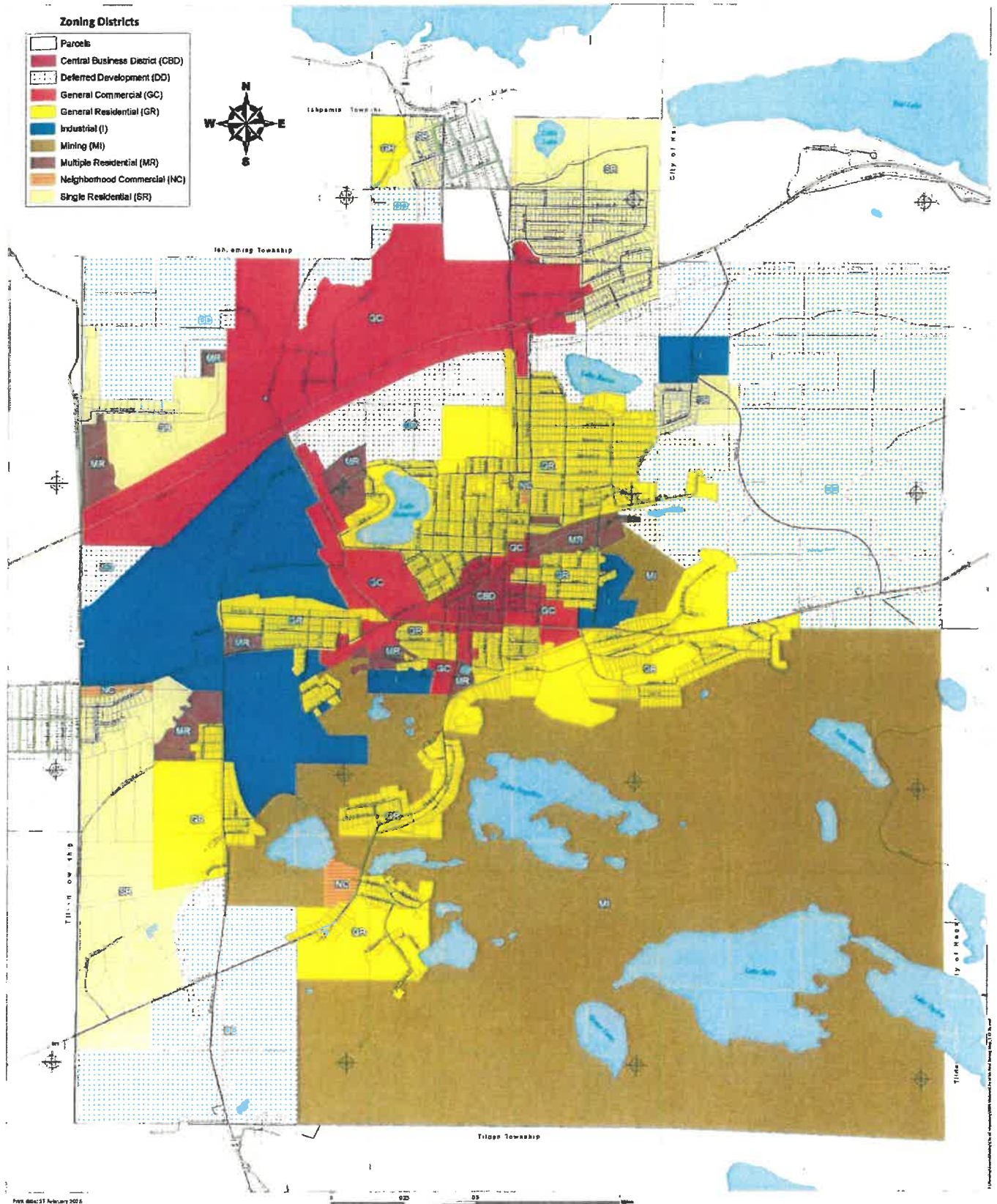
~~C. Provide freedom of access for essential repair of safety fencing and other items installed to protect the populace against the dangers associated with old and abandoned mine workings and other permitted land uses.~~

~~In the MI (Mining District) the parenthetical number (00000) listed by each use is taken from the North American Industry Classification System (NAICS) 2012 published by the U.S. Office of Management and Budget and is intended to provide a general guide of uses intended under each heading. Refer to Appendix "A" for detailed NAICS information.~~

Future Land Use Map City of Ishpeming



City of Ishpeming Official Zoning Map



Print Date: 21 February 2026

Severely Limited (SL) Districts shall be used only for purposes
The map is an advisory document and does not constitute
a legal instrument. It is not intended to be used as
evidence in any legal proceeding.

City of Ishpeming
City Clerk, City Clerk

City of Ishpeming
City Clerk, City Clerk

This map and ordinance are subject to change without notice. The City of Ishpeming reserves the right to amend or repeal this map and ordinance at any time without notice. The City of Ishpeming reserves the right to amend or repeal this map and ordinance at any time without notice. The City of Ishpeming reserves the right to amend or repeal this map and ordinance at any time without notice.

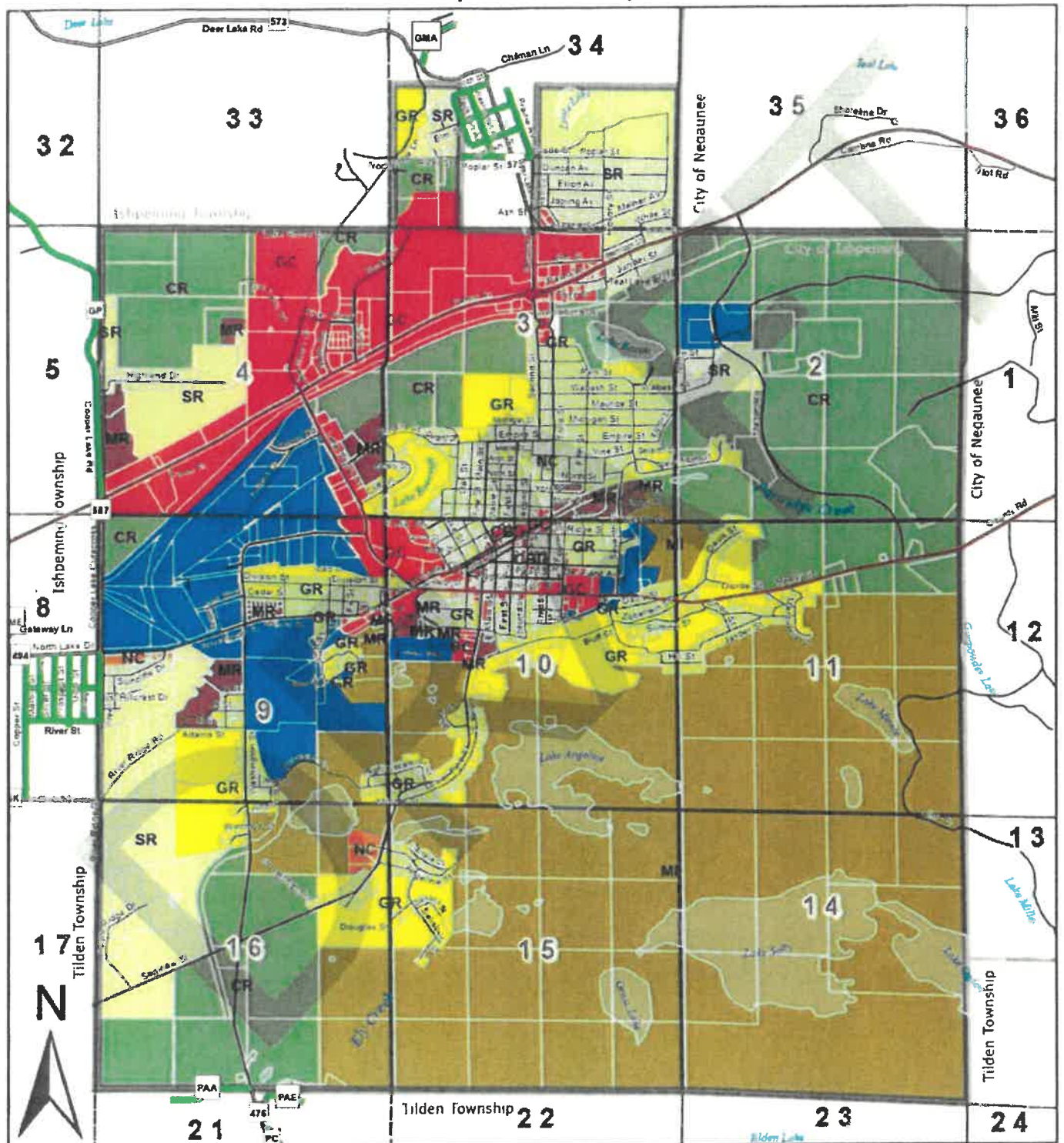
Prepared by



Marquette County Planning Division

Proposed Conservation/Recreation Redistricting City of Ishpeming Marquette County, Michigan

Path: J:\GIS\Planning\Processed Data\City of Ishpeming_1.22.aprx



Legend

- railroad
- Parcels
- sections
- Rivers
- Lakes

Zoning

- Central Business District (CBD)
- General Commercial (GC)
- General Residential (GR)
- Industrial (I)
- Mining (MI)

Multiple Residential (MR)

- Neighborhood Commercial (NC)
- Single Residential (SR)
- Proposed Rezoning
- Conservation/Recreation (CR)

Date: April 21, 2026

**NOTICE OF A
LEGAL ADVERTISEMENT**

CITY OF ISHPEMING PLANNING COMMISSION

PLEASE TAKE NOTICE THAT ON AUGUST 10, 2026, AT 6:00 P.M., THE CITY OF ISHPEMING PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING(S) AT THE ISHPEMING CITY HALL, 100 EAST DIVISION ST., ISHPEMING, MICHIGAN 49849 TELEPHONE (906) 485-1091, TO CONSIDER THE FOLLOWING REQUEST(S):

1. FOR A REZONING (RZ 2026-01) OF A PARCEL IN THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT TO THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT DESCRIBED AS:
SEC 4 T47N R27W NE 1/4 OF SE 1/4 EXC THAT PART LYING N OF US- 41 & EXC THAT PART OCCUPIED BY CLIFFS COMMERCIAL SUBDIVISION & EXC US-41 & RR ROWS. & EXC THAT PART BEG AT INT OF S LINE THEREOF & E LINE OF CLIFFS COMM SUB TH N27DEG48'W 110' M/L TH N62DEG12'E 100' TH N48DEG42'E 161.31' TH S41DEG18'E TO S LINE TH W TO POB. EXC PART LYING W OF LAKESHORE DR & N OF CARSON RD & EXC THAT PART LYING W OF CARP RIVER.
2. FOR A ZONING TEXT AMENDMENT (ZTA 2026-01) OF ZONING ORDINANCE #8-100 SECTION 17.0 TO CHANGE NAME, PERMITTED AND CONDITIONAL USES OF THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT.
3. FOR A ZONING TEXT AMENDMENT (ZTA 2026-02) OF ZONING ORDINANCE #8-100 SECTION 19.0.A. TO ADD MINIMUM LOT WIDTH TO THE DD (DEFERRED DEVELOPMENT) DISTRICT.
4. FOR A ZONING TEXT AMENDMENT (ZTA 2026-03) OF ZONING ORDINANCE #8-100 SECTION 12.3 TO ADD MANUFACTURED HOUSING COMMUNITIES AS A CONDITIONAL USE IN THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT.
5. FOR A CONDITIONAL USE PERMIT (CU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A MEMBERSHIP ORGANIZATION ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOTS 14, 15 & 16 & E 1/2 OF LOTS 17, 18 & 19, AKA 416 E. RIDGE ST.
6. FOR A CLASS A NON-COMFORMANCE PERMIT (NCU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A NON-CONFORMING STRUCTURE ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOT 123, AKA 404 S. THIRD ST.

INFORMATION REGARDING THE ABOVE MAY BE REVIEWED AT THE ISHPEMING CITY HALL FROM 7:00 A.M. TO 5:00 P.M. MONDAY-THURSDAY AND WRITTEN COMMENTS WILL BE RECEIVED UNTIL THE DATE OF THE HEARING. ANYONE WISHING TO MAKE WRITTEN OR ORAL COMMENTS AT THE HEARINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD.

This notice is posted in compliance with P.A. 267 of 1976, as amended and the Americans with Disabilities Act (ADA). The City of Ishpeming Planning Commission will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting or Public Hearing upon notice to the City of Ishpeming Clerk. Individuals with disabilities requiring auxiliary aids should contact the Clerk's office by writing or calling the following: 100 E. Division St., Ishpeming, MI 49849, (906) 485-1091.

ANDREW DUERFELDT, PLANNING AND ZONING DIRECTOR

11(h)

CASE NO. ZTA 2026 – 02

FINDINGS OF FACT FOR CONSIDERATION OF A ZONING TEXT AMENDMENT (ZTA) TO:

ADD MINIMUM LOT WIDTH TO THE (DD) DEFERRED DEVELOPMENT DISTRICT.

1. All fee, notification and publication requirements of the City of Ishpeming Zoning Ordinance #8-100 have been met.
2. Proposed text amendment is in accordance with the City of Ishpeming Master Plan Future Land Use Map designations.
3. The intent of the proposed text amendment is to accommodate current and future land uses (pending proposed text amendment of Section 17.0 [ZTA 2026-01]).
4. The intent of the proposed text amendment is to provide district-specific minimum open space requirements for conservation and recreation land uses (as described in proposed Section 17.1 of ZTA 2026-01).
5. Current land uses will not be retroactively obsoleted due to this proposed text amendment.

ORDINANCE CONSIDERATIONS

Section 3.0 Definitions
Section 17.0 (DD) Deferred Development District
Section 19.0 Schedule of General Regulations
Section 26.0 Administrative Standards
Section 29.0 Zoning Administrator
Section 33.0 Public Notice



Andrew Duerfeldt, Zoning Administrator

City of Ishpeming
Petition for Amending the Zoning Ordinance

To:

- ☐ Ishpeming City Council
☐ Ishpeming Planning Commission

From:

City of Ishpeming, Zoning Administrator
(petitioner)

100 E. Division St.
(address)

Ishpeming MI 49849
(city, state, zip code)

(906) 485-1091
(telephone: home and business)

For Official Use Only:

Date Received: _____

Effective Date: _____

Fee Received: _____

Receipt #: _____

Hearing Date: _____

☐ Ishpeming Planning Commission:

Action: _____

Date: _____

☐ Ishpeming City Council:

Action: _____

Date: _____

Notice of Adoption Date: _____

Case #: _____

Please Note: All questions must be completely answered. If additional space is needed, number and attach additional sheets.

ACTION REQUESTED:

The petitioner requests Ishpeming improve the following petition for a zoning amendment. This petition is for a text amendment "A" or a change to the zoning map "B" or both.

- Fill out pages 1, 2, and 4 of this application for A (text amendment).
- Fill out only pages 1, 3, and 4 for B (changing the zoning map).
- Fill out pages 1, 2, 3 and 4 for both.
- If this is a multiple request, duplicate page 2 or 3, as many times as necessary, so one copy is used for each requested change.

- ☒ A. Zoning Text Change
☐ B. Zoning Map Change
☐ A&B. Both Zoning Text & Map Change

NOTE: The amendment may be adopted as proposed, further revised or not adopted.

- A. Text amendment: Use another copy of this page for each different section being nominated for a text change.

This request is to change the text of section (§) 19.0.A.

The change is shown below, using underlining or bold face, like this, to show new text, and strike out, ~~like this~~, to show words to be deleted:

☒ attached, additional sheets if necessary

Why, what is the purpose of the proposed zoning text change:

Purpose of zoning text change is to add ~~to the~~ minimum lot width to (CR) Conservation / Recreation District (Sec. 17.0, amended).

B. Map change (rezoning): Use another copy of this page for each different area being nominated for rezoning.

This request is to rezone land from: _____
to: _____

PROPERTY INFORMATION:

Legal description of land to be rezoned: _____

- ☐ attached, additional sheets if necessary.
☐ attach copy of map showing proposed change.

Property size: _____

Parcel Identification # (PID): _____

Address(es) of the property (If new construction, an address will not be known yet. An address is obtained after a zoning permit is issued.): _____

- ☐ attached, additional sheets if necessary.

Attach or list all deed restrictions for the property at question: _____

- ☐ attached, additional sheets as necessary.

List names and address of all other persons, firms, or corporations having a legal or equitable interest in the property at question: _____

- ☐ attached, additional sheets as necessary.

This area is: ☐ Platted ☐ Unplatted ☐ Will Be Platted

If platted, name of plat: _____

What is the present use of the property: _____

STATEMENT TO JUSTIFY THE PROPOSED AMENDMENT:

State specifically the reason for the proposed amendment at this time: Proposed amendment is to be made in conjunction with ZTA to remove the (DD) Deferred Development District to amended (CR) Conservation/Recreation District.

Will the zoning amendment conform with the City of Ishpeming Master Plan? Explain how: Yes; It conforms with Master Plan Future Land Use Map as Goal 5.5.

If the zoning amendment does not conform with the land use plan, why should the change be made, or why should the land use plan also be amended to accommodate this proposed zoning amendment. Be specific, brief, and document statements. Indicate the existing zoning is in error, or if the conditions have changed to warrant amending the zoning ordinance: N/A.

Attached, more data.

What will the impacts of the zoning amendment anticipated to be on all landowners in the zoning district affected by the amendment: No Current landowners will be retroactively impacted; main lot width is intended to preserve lot areas described in Section 17.1 (amended).

WHAT ARE THE NUMBER OF ATTACHED SHEETS:

List and describe them:

- | | |
|--|-----------|
| 1. <u>Section 19.0 Addition(s)</u> | 6. _____ |
| 2. <u>Section 19.0, Current ordinance.</u> | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

(add more lines if needed)

The undersigned affirms that s/he is the agent representing the applicant requesting the zoning change and that the answers and statements contained here are true.

Signed: [Signature] Zoning Administrator, City of Ishpeming
Date: 01/30/2026

Upon completion send **two (2)** copies to:

City of Ishpeming Planning Commission
Ishpeming City Hall
100 E. Division St.
Ishpeming, MI 49849

SECTION 19.0: SCHEDULE OF GENERAL REGULATIONS

A. SIZE, HEIGHT & PLACEMENT REGULATIONS

(See Section 19.1 for Footnotes)

DISTRICTS	Minimum Lot Size	Minimum Lot Width	Minimum Yard Required			Maximum Height (F)
			Front	Side	Rear	
SR: Single Family Residential (Footnotes A, B, C, D, G, H, & I)	7,500 sq. ft.	75 ft.	25 ft.	10 ft.	30 ft.	35 ft.
GR: General Residential (Footnotes A, B, C, D, G, H, & I)	6,000 sq. ft.	75 ft.	20 ft.	6 & 8 ft.	25 ft.	35 ft.
MR: Multiple Residential (Footnotes A, B, C, D, G, H, I, & J)	15,000 sq. ft.	100 ft.	30 ft.	15 ft.	20 ft.	48 ft.
NC: Neighborhood Commercial (Footnotes B, D, G, H, I & J)	---	---	20 ft.	6 & 8 ft.	25 ft.	35 ft.
CBD: Central Business District (Footnotes B, E, I & J)	---	---	---	---	10 ft.	48 ft./4 stories
GC: General Commercial (Foot. A, B, D, H, I, & J)	---	---	20 ft.	10 ft.	10 ft.	48 ft./4 stories
I: Industrial (Footnotes D, H, I & J)	---	---	30 ft.	15 ft.	15 ft.	40 ft.

DISTRICT	Lot Size	Lot Width	Front	Side	Rear	Height (F)
DD: Deferred Development CR: Conservation/ Recreation (Footnotes D, H & I)	None	100 ft.	50 ft.	50 ft.	50 ft.	35 ft.
MI: Mining District (Footnote I)	---	---	---	---	---	---

B. SCOPE OF REGULATIONS TO LIMIT HEIGHTS, BULK, DENSITY, AREA AND PLACEMENT BY DISTRICT.

- Except as otherwise specifically provided in this ordinance, no building or structure or part thereof shall hereafter be erected, constructed, altered or maintained, and no new use or change in use shall be made or maintained of any building, structure or land, in part, thereof, except in conformity with the provisions of this ordinance.

SECTION 19.0: SCHEDULE OF GENERAL REGULATIONS**A. SIZE, HEIGHT & PLACEMENT REGULATIONS**
(See Section 19.1 for Footnotes)

DISTRICTS	Minimum Lot Size	Minimum Lot Width	Minimum Yard Required			Maximum Height (F)
SR: Single Family Residential (Footnotes A, B, C, D, G, H, & I)	7,500 sq. ft.	75 ft.	25 ft.	10 ft.	30 ft.	35 ft.
GR: General Residential (Footnotes A, B, C, D, G, H, & I)	6,000 sq. ft.	75 ft.	20 ft.	6 & 8 ft.	25 ft.	35 ft.
MR: Multiple Residential (Footnotes A, B, C, D, G, H, I, & J)	15,000 sq. ft.	100 ft.	30 ft.	15 ft.	20 ft.	48 ft.
NC: Neighborhood Commercial (Footnotes B, D, G, H, I & J)	---	---	20 ft.	6 & 8 ft.	25 ft.	35 ft.
CBD: Central Business District (Footnotes B, E, I & J)	---	---	---	---	10 ft.	48 ft./4 stories
GC: General Commercial (Foot. A, B, D, H, I, & J)	---	---	20 ft.	10 ft.	10 ft.	48 ft./4 stories
I: Industrial (Footnotes D, H, I & J)	---	---	30 ft.	15 ft.	15 ft.	40 ft.
DD: Deferred Development (Footnotes D, H, & I)	---	---	50 ft.	50 ft.	50 ft.	35 ft.
MI: Mining District (Footnote I)	---	---	---	---	---	---

B. SCOPE OF REGULATIONS TO LIMIT HEIGHTS, BULK, DENSITY, AREA AND PLACEMENT BY DISTRICT.

1. Except as otherwise specifically provided in this ordinance, no building or structure or part thereof shall hereafter be erected, constructed, altered or maintained, and no new use or change in use shall be made or maintained of any building, structure or land, in part, thereof, except in conformity with the provisions of this ordinance.

**NOTICE OF A
LEGAL ADVERTISEMENT**

CITY OF ISHPEMING PLANNING COMMISSION

11(i)

PLEASE TAKE NOTICE THAT ON AUGUST 10, 2026, AT 6:00 P.M., THE CITY OF ISHPEMING PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING(S) AT THE ISHPEMING CITY HALL, 100 EAST DIVISION ST., ISHPEMING, MICHIGAN 49849 TELEPHONE (906) 485-1091, TO CONSIDER THE FOLLOWING REQUEST(S):

1. FOR A REZONING (RZ 2026-01) OF A PARCEL IN THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT TO THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT DESCRIBED AS:
SEC 4 T47N R27W NE 1/4 OF SE 1/4 EXC THAT PART LYING N OF US- 41 & EXC THAT PART OCCUPIED BY CLIFFS COMMERCIAL SUBDIVISION & EXC US-41 & RR ROWS. & EXC THAT PART BEG AT INT OF S LINE THEREOF & E LINE OF CLIFFS COMM SUB TH N27DEG48'W 110' M/L TH N62DEG12'E 100' TH N48DEG42'E 161.31' TH S41DEG18'E TO S LINE TH W TO POB. EXC PART LYING W OF LAKESHORE DR & N OF CARSON RD & EXC THAT PART LYING W OF CARP RIVER.
2. FOR A ZONING TEXT AMENDMENT (ZTA 2026-01) OF ZONING ORDINANCE #8-100 SECTION 17.0 TO CHANGE NAME, PERMITTED AND CONDITIONAL USES OF THE DD (DEFERRED DEVELOPMENT) ZONING DISTRICT.
3. FOR A ZONING TEXT AMENDMENT (ZTA 2026-02) OF ZONING ORDINANCE #8-100 SECTION 19.0.A. TO ADD MINIMUM LOT WIDTH TO THE DD (DEFERRED DEVELOPMENT) DISTRICT.
4. FOR A ZONING TEXT AMENDMENT (ZTA 2026-03) OF ZONING ORDINANCE #8-100 SECTION 12.3 TO ADD MANUFACTURED HOUSING COMMUNITIES AS A CONDITIONAL USE IN THE MR (MULTIPLE RESIDENTIAL) ZONING DISTRICT.
5. FOR A CONDITIONAL USE PERMIT (CU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A MEMBERSHIP ORGANIZATION ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOTS 14, 15 & 16 & E 1/2 OF LOTS 17, 18 & 19, AKA 416 E. RIDGE ST.
6. FOR A CLASS A NON-COMFORMANCE PERMIT (NCU 2026-02) IN THE GR (GENERAL RESIDENTIAL) ZONING DISTRICT TO PERMIT A NON-CONFORMING STRUCTURE ON A PARCEL DESCRIBED AS:
CLEVELAND IRON MINING CO'S ADDITION LOT 123, AKA 404 S. THIRD ST.

INFORMATION REGARDING THE ABOVE MAY BE REVIEWED AT THE ISHPEMING CITY HALL FROM 7:00 A.M. TO 5:00 P.M. MONDAY-THURSDAY AND WRITTEN COMMENTS WILL BE RECEIVED UNTIL THE DATE OF THE HEARING. ANYONE WISHING TO MAKE WRITTEN OR ORAL COMMENTS AT THE HEARINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD.

This notice is posted in compliance with P.A. 267 of 1976, as amended and the Americans with Disabilities Act (ADA). The City of Ishpeming Planning Commission will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting or Public Hearing upon notice to the City of Ishpeming Clerk. Individuals with disabilities requiring auxiliary aids should contact the Clerk's office by writing or calling the following: 100 E. Division St., Ishpeming, MI 49849, (906) 485-1091.

ANDREW DUERFELDT, PLANNING AND ZONING DIRECTOR

CASE NO. ZTA 2026 – 03

FINDINGS OF FACT FOR CONSIDERATION OF A ZONING TEXT AMENDMENT (ZTA) TO: ADD MANUFACTURED HOUSING COMMUNITIES AS A CONDITIONAL USE TO THE (MR) MULTIPLE RESIDENTIAL DISTRICT.

1. All fee, notification and publication requirements of the City of Ishpeming Zoning Ordinance #8-100 have been met.
2. Proposed text amendment is in accordance with the City of Ishpeming Master Plan (ref. Section 5, 7).
3. The intent of the proposed text amendment is to accommodate the need for Manufactured Housing Communities due to removed use from the (DD) Deferred Development district (pending ZTA 2026-01 proposed amendment of Section 17.0).
4. Current land uses will not be retroactively obsoleted due to this proposed text amendment.

ORDINANCE CONSIDERATIONS

Section 3.0 Definitions
Section 12.0 (MR) Multiple Residential District
Section 17.0 (DD) Deferred Development District
Section 26.0 Administrative Standards
Section 29.0 Zoning Administrator
Section 33.0 Public Notice



Andrew Duerfeldt, Zoning Administrator

City of Ishpeming
Petition for Amending the Zoning Ordinance

To:

- ☐ Ishpeming City Council
☒ Ishpeming Planning Commission

From:

City of Ishpeming Zoning Administrator
(petitioner)

100 E. Division St.
(address)

Ishpeming, MI 49849
(city, state, zip code)

(906).485.1091
(telephone: home and business)

For Official Use Only:

Date Received: _____

Effective Date: _____

Fee Received: _____

Receipt #: _____

Hearing Date: _____

☐ Ishpeming Planning Commission:

Action: _____

Date: _____

☐ Ishpeming City Council:

Action: _____

Date: _____

Notice of Adoption Date: _____

Case #: _____

Please Note: All questions must be completely answered. If additional space is needed, number and attach additional sheets.

ACTION REQUESTED:

The petitioner requests Ishpeming improve the following petition for a zoning amendment. This petition is for a text amendment "A" or a change to the zoning map "B" or both.

- Fill out pages 1, 2, and 4 of this application for A (text amendment).
- Fill out only pages 1, 3, and 4 for B (changing the zoning map).
- Fill out pages 1, 2, 3 and 4 for both.
- If this is a multiple request, duplicate page 2 or 3, as many times as necessary, so one copy is used for each requested change.

- ☒ A. Zoning Text Change
- ☐ B. Zoning Map Change
- ☐ A&B. Both Zoning Text & Map Change

NOTE: The amendment may be adopted as proposed, further revised or not adopted.

- A. Text amendment: Use another copy of this page for each different section being nominated for a text change.

This request is to change the text of section (§) 12.3

The change is shown below, using underlining or bold face, like this, to show new text, and strike out, ~~like this~~, to show words to be deleted:

See: attached.

☒ attached, additional sheets if necessary

Why, what is the purpose of the proposed zoning text change:

To add Manufactured Housing Communities as a Conditional Use in the (MR) Multiple Residential District.

B. Map change (rezoning): Use another copy of this page for each different area being nominated for rezoning.

This request is to rezone land from: _____
to: _____

PROPERTY INFORMATION:

Legal description of land to be rezoned: _____

- ☐ attached; additional sheets if necessary.
- ☐ attach copy of map showing proposed change.

Property size: _____

Parcel Identification # (PID): _____

Address(es) of the property (If new construction, an address will not be known yet. An address is obtained after a zoning permit is issued.): _____

- ☐ attached; additional sheets if necessary.

Attach or list all deed restrictions for the property at question: _____

- ☐ attached; additional sheets as necessary.

List names and address of all other persons, firms, or corporations having a legal or equitable interest in the property at question: _____

- ☐ attached; additional sheets as necessary.

This area is: ☐ Platted ☐ Unplatted ☐ Will Be Platted

If platted name of plat: _____

What is the present use of the property: _____

STATEMENT TO JUSTIFY THE PROPOSED AMENDMENT:

State specifically the reason for the proposed amendment at this time: Proposed Amendment is to
accommodate the need for Manufactured Housing Communities removed from
(DD) DeLand Developer 2TA as a permitted use.

Will the zoning amendment conform with the City of Ishpeming Master Plan? Explain how: Yes,
Goals 5.5, 7.2.

If the zoning amendment does not conform with the land use plan, why should the change be made, or why should the land use plan also be amended to accommodate this proposed zoning amendment. Be specific, brief, and document statements. Indicate the existing zoning is in error, or if the conditions have changed to warrant amending the zoning ordinance: N/A

Attached, more data.

What will the impacts of the zoning amendment anticipated to be on all landowners in the zoning district affected by the amendment: Manufactured Housing Communities would be a conditional use
and require Planning Commission approval (refer to Section 25.0).

WHAT ARE THE NUMBER OF ATTACHED SHEETS:

List and describe them:

- | | |
|--|-----------|
| 1. <u>Section 12.0 Addition(s)</u> | 6. _____ |
| 2. <u>Section 12.0, current ordinance.</u> | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

(add more lines if needed)

The undersigned affirms that s/he is the agent representing the applicant requesting the zoning change and that the answers and statements contained here are true.

Signed: [Signature] Zoning Administrator, City of Ishpeming
Date: 06/30/2026

Upon completion send **two (2)** copies to:

City of Ishpeming Planning Commission
Ishpeming City Hall
100 E. Division St.
Ishpeming, MI 49849

12.0 SECTION 12.0: (MR) MULTIPLE RESIDENTIAL DISTRICT

12.1 Intent: To establish and preserve high density residential neighborhoods.

12.2 Permitted Principal Uses:

- A. Detached single-family dwellings located on a platted lot prior to the adoption of this ordinance. (See Section 19).
- B. Duplex Dwelling Unit (2-family unit).
- C. Multiple-family residential structures (Stacked Flats Dwelling) (Townhouse Dwelling)
- D. A State Licensed Residential Facility as defined at M.C.L.A. §125.3102(t), except adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- E. Family (1-6 children) or Group (7-12 children) Day Care Home. (See definition).
- F. **Limited Animal Keeping** (See Section 22.13).
- G. Customary accessory detached uses and structures. (See Section 19.1G).

12.3 Conditional Uses: (Requires Planning Commission approval, (See Section 25.0)

- A. Detached single-family units.
- B. Child care center (see definition).
- C. Boarding houses.
- D. Places of public assembly, education, and instruction, including schools, religious institutions, service clubs, community centers, libraries and membership organizations.
- E. Instruction in a craft or fine art in a single-family residence, subject to the conditions outlined in M.C.L.A. §125.3204.
- F. Neighborhood grocery store (selling no alcoholic beverages).
- G. Parks and playgrounds.
- H. Home occupations.
- I. Recovery house. (See definition)
- J. **Small Wind Turbine** (See Section 22.11).
- K. Bed and breakfast establishments (721191)
- L. Public utility substations (221121), See Section 25.3 D

M. Manufactured Housing Communities

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- K. Bed and breakfast establishments (721191)
- L. Public utility substations (221121), See Section 25.3 D.

City of Ishpeming Statement of Explanation

11(j)

1. Agenda Item Information

Agenda Item Title: Ordinance 4-400, Disposal of Solid Waste

Department: Administration

Prepared By: Randy Scholz

Date Submitted: September 10, 2026

2. Background & Purpose

The City of Ishpeming is proposing revisions to Ordinance 4-400, which governs the disposal and collection of solid waste within the City.

The existing ordinance has been amended numerous times since its original adoption in 1985. The proposed revision updates the ordinance to better reflect the City's current residential solid waste collection system and clarify the responsibilities of residents, property owners, businesses, the City's contracted solid waste hauler, and the City.

The proposed revisions include updated definitions for solid waste, City containers, residential solid waste, commercial solid waste, recyclable solid waste, and related terms. The ordinance also establishes requirements for the use and placement of City-owned containers, including provisions that City containers remain at their assigned residential premises and may not be removed or relocated without City authorization.

The ordinance further clarifies that the City's contracted hauler is responsible for weekly residential solid waste collection but is not responsible for commercial solid waste collection. Properties generating commercial solid waste will be responsible for arranging separate collection services with a State-licensed solid waste carrier or hauler.

The proposed revisions also clarify materials that are not permitted to be placed out for regular solid waste collection, establish requirements for special collection services, and provide for residential recycling collection consistent with Marquette County Solid Waste Management Authority guidelines.

The purpose of the ordinance revision is to provide clearer and more current regulations for the City's solid waste collection program, reduce confusion regarding what materials may be collected, clarify responsibilities for commercial and residential waste, and establish clear requirements for the City's containers and collection process.

3. Fiscal Impact

Total Cost / Revenue Impact: There is no anticipated direct fiscal impact to the City's General Fund from adoption of the ordinance.

Funding Source(s): N/A

4. Recommended Action & Alternatives

Alternatives Considered:

Approve the ordinance with modifications.

Table the ordinance for additional review.

Do not approve the ordinance.

Recommended Action:

Move to approve Ordinance No. 4-400, an ordinance providing for the disposal of solid waste and for abatement of accumulations, as presented. To take effect once the garbage and recycled containers are distributed by the City.

5. Approval & Routing

Department Head Approval

(Signature):  Date: 9/10/2026

6. Attachments / Exhibits

Proposed Ordinance No. 4-400 – Solid Waste Ordinance Revision.

ORDINANCE NO. 4-400 (DRAFT REVISION)

~~AN ORDINANCE PROVIDING FOR THE DISPOSAL OF SOLID WASTE
AND FOR ABATEMENT OF ACCUMULATIONS~~

THE CITY OF ISHPEMING ORDAINS:

Section 4-401. As used in this Ordinance, the following terms shall be defined as follows:

- (a) "Solid Waste" shall mean garbage; trash; offal; dead animals; manure; animal feces; human feces; paper; cans; cardboard; metal, plastic and glass cans, bottles and food containers; straw; swill; partial or unwholesome meat or food; decayed vegetables; and all other rubbish or refuse. Solid waste shall not include furniture, construction debris, building materials, roofing materials or used shingles, machinery, or any item identified in Section 4-406 below.
- (b) "Garbage" shall mean all accumulation of animal, fruit, or vegetable matter that attends the preparation, use, cooking, disposal of or working of meat, fish, fowl, or vegetables, and any other food materials.
- (c) "Designated Container" or "City Container" shall mean:
 - ~~i) City Container: A standardized garbage or recycling container provided and owned by the City of Ishpeming, compatible with automated collection equipment. A metal container with a tight fitting cover, not exceeding ten (10) cubic yards in volume, designed to hold trash or refuse, commonly referred to as a "dumpster", and capable of being emptied or dumped by mechanical or hydraulic means; or~~ All Designated or City Containers shall remain the property of the City. Containers must stay at the assigned residential premises and shall not be removed or relocated without authorization by the City. If a resident or tenant vacates a premises, any City Containers provided must remain on site for use by subsequent occupants
 - ~~ii) A metal or high impact plastic can with a tight fitting cover, not exceeding 60 gallons in volume, with at least two (2) handles capable of being emptied or dumped by hand.~~
- (d) ~~"Plastic Bag" shall mean a plastic container capable of being folded (when empty) flat, with a thickness of at least .85 mils, which when filled shall not exceed a capacity of 50 gallons, or six bushels.~~
- (e) "Person" shall mean each and every natural person, firm, company, corporation, L.L.C., association or partnership.
- (f) "Contractor" shall mean whoever is the current contractor.
- (g) "Contract" shall mean the Residential Garbage and Refuse Collection Agreement between the City of Ishpeming and Contractor, ~~dated January 1, 2011, and all amendments or modifications thereto.~~
- (h) "Residential Solid Waste" shall mean solid waste generated by every single family home, residential duplex, residential condominium, and apartment house with not more than two (2) apartments.

- (i) "Commercial Solid Waste" shall mean solid waste and every other kind of waste material generated by every premises, building, or property that does not fall within the definition of residential solid waste. Commercial solid waste shall also include solid waste generated by all apartments in a building that also generates or could generate commercial solid waste. If a landlord owns two or more shared boundary lots with a total number of three (3) or more apartments, then the owner may, at their option, be defined as either:
 - (1) "Residential Solid Waste" customers who use the City's solid waste collection services; or,
 - (2) "Commercial Solid Waste" customers who procure their own solid waste collection service (ie. dumpster).
- (j) "Recyclable Solid Waste" shall mean residential solid waste as defined and published by the Marquette County Solid Waste Management Authority.
- (k) "Landfill" or "Authority Landfill" shall mean the landfill operated by the Marquette County Solid Waste Management Authority.

Section 4-402. It shall be unlawful for any person to deposit, throw, or place any solid waste in any street, alley, sidewalk, public building, Public Park, or any other public place in the City of Ishpeming.

Section 4-403. It shall be unlawful for any person to place any solid waste outside of any home, building, or structure in the City of Ishpeming, or on public or private property, for purposes of storage, unless such solid waste is placed and kept in an airtight container with a tight-fitting lid.~~a designated City container~~Container. All City Containers shall remain the property of the City. Containers must stay at the assigned residential premises and shall not be removed or relocated without authorization by the City. If a resident or tenant vacates a premises, any City Containers provided must remain on site for use by subsequent occupants

Section 4-404. It shall be unlawful for any person to place, deposit, or permit to be deposited in an unsanitary manner upon public or private property within the City or in any area under the jurisdiction of the City, any solid waste, any human or animal feces, garbage, or other objectionable waste.

Section 4-405.

- (a) Notwithstanding the above provisions in this Ordinance, on the day of garbage pickup only, it shall be lawful for a person generating residential solid waste to place solid waste in a City Container~~All City Containers shall be placed in the designated pickup area for automated collection by the City's contracted garbage truck. Containers must be accessible and unobstructed to allow mechanical pickup metal, high impact plastic, or rubber can, not exceeding 60 gallons in volume, with two handles and a tight-fitting cover, or in a plastic bag for pickup. If a plastic bag is used on the day of pickup, it must:~~
 - i) be placed at curbside or in the usual pickup area not earlier than 6:00 a.m. on the day of the regularly scheduled pickup; and
 - ii) not exceed a weight of 60 pounds,~~and be tied or secured so that the contents will not spill out;~~ and

iii) be capable of being picked up by the Contractor's sanitation crew ~~without splitting or tearing.~~

(b) Notwithstanding the above provisions in this Ordinance, on the day of garbage pickup only, it shall be lawful for a person generating residential solid waste to place recyclable solid waste at curbside in a City Container for collection pursuant to the Marquette County Solid Waste Management Authority guidelines.

Section 4-406.

- (a) The Contractor hired by the City to collect solid waste on a weekly basis shall be required to collect all residential solid waste.
- (b) The Contractor hired by the City to collect solid waste on a weekly basis shall not be required to collect any commercial solid waste.
- (c) The owner of every premises, building, business, or property that generates commercial solid waste shall be required to dispose of all such solid waste under separate contract or agreement with a State licensed solid waste carrier or hauler.
- (d) The City shall not be responsible, either directly or indirectly, under its Contract with the Contractor, to pick up, collect, or transport any commercial solid waste.
- (e) Commercial solid waste shall not be placed or deposited in any designated container owned, leased by, or used by the City under the City Contract with Contractor. This means that all dumpsters supplied by Contractor to the City shall not be available for the disposal of commercial solid waste.
- (f) Commercial solid waste may only be deposited into a designated container owned or leased by the person, firm, or entity generating such solid waste, and such designated container may not be placed at curbside for collection by Contractor during Contractor's normal residential pickup in the area.
- (g) No person generating residential solid waste may transfer or dispose of any such residential solid waste directly at the Marquette County Solid Waste Management Authority Landfill.
- (h) A person generating roofing debris or used shingles may directly dispose of same at the Landfill on receipt of a Landfill Permit issued by the City and payment of a fee or deposit if required, see Annual Fee Schedule as adopted by the Ishpeming City Council for rate.

Section 4-407.

It shall be unlawful for any person within the City of Ishpeming to place for solid waste collection any grass clippings, leaves, tree parts or branches, tires, television sets, computers, petroleum products, shingles, roofing materials, concrete, sand, gravel, construction or demolition debris, building materials, automobile parts, batteries, bodies, frames or motors; truck parts, batteries, bodies, frames or motors; hazardous waste [as defined under State law at M.C.L.A. Section 324.11103; hazardous substance (as defined under State Law at M.C.L.A.

Section 286.452); toxic substance; human body waste; sewage, sanitary sewage; industrial sludge or chemicals; furniture, appliances, carpeting, mattresses, box springs, or similar discarded chemicals, household materials; including but not limited to stoves, refrigerators, water heaters, clothes washers or clothes dryers; or any substance which is or may be hazardous to the health of the sanitation crews, or to deposit or place any of said items in or on any street, sidewalk, alley, or other public or private property.

Section 4-408.

- (a) Regular Collection Schedule: Residential solid waste will be picked up by Contractor from each residence in the City one (1) time per week, in accordance with a collection schedule adopted and promulgated by Contractor pursuant to the Contract.
- (b) Special Collection Schedule: Pursuant to the Contract, any person who generates residential solid waste or any other kind of waste material may contract directly with the Contractor for the pickup and disposal of such items. The Contractor shall make available drop-off containers (dumpsters) for residential customers. These containers may be placed for ten (10) days maximum. At the end of the period, Contractor shall transport and dispose of the contents at the Authority Landfill. The resident who requested the drop-off container shall pay for all drop-off/pickup/rental fees of the drop-off container, as well as all Landfill Authority disposal costs.

Section 4-409.

- (a) There is hereby established a rate for each single family home in the City of Ishpeming, for the availability of residential solid waste and garbage disposal services, see Annual Fee Schedule as adopted by the Ishpeming City Council for rate.
- (b) There is hereby established a rate, for each separate living unit in multiple family structures, such as duplexes, condominiums, and apartment houses with not more than two (2) units, for the availability of residential solid waste and garbage disposal services, see Annual Fee Schedule as adopted by the Ishpeming City Council for rate.
- (c) In addition to the above charges, every person that may lawfully haul solid waste directly to the Marquette County Solid Waste Management Authority Landfill and for which the City is billed directly by the Authority, shall be billed the same amount by the City, plus a permit application fee, see the Annual Fee Schedule as adopted by the Ishpeming City Council for rate so that the City is fully reimbursed by each such user.
- (d) The fees and charges referred to in subsections (a) and (b) above and located in the Annual Fee Schedule shall be billed to and paid by the person responsible for the water or sewer bills to the premises. Such fees and charges may be billed ~~on a monthly basis~~monthly, and such billing may be combined with any other utility bill sent by the City. If the premises is not served by City water or sewer service, the owner of the premises shall be responsible for the fees and charges established herein.

- (e) The users of solid waste and garbage disposal services or those responsible to pay for the services under this ordinance shall pay their bills to the City Treasurer within twenty-five (25) days after the billing date shown on their bills. Any bill not paid within twenty-five (25) days after the billing date shall be considered a delinquent bill, and a penalty as stated in the Annual Fee Schedule shall be applied and collected on each delinquent bill per month.
- (f) If a residential premises has been destroyed or is rendered unsuitable for use ~~as a result of~~ because of fire, windstorm, or other catastrophe, such premises shall not be charged a fee for the availability of solid waste and garbage disposal services.
- (g) If a customer has the option to choose residential solid waste or commercial solid waste, because they own two (2) or more shared boundary lots with a total number of three (3) or more apartments, then that customer must complete a form to declare their choice for the record.

Section 4-410. In addition to the civil penalties provided herein for a violation of this ordinance, the City of Ishpeming shall have a lien upon each premises, lot, parcel, structure, house or building which receives solid waste or garbage disposal services from Contractor or with respect to which such service is available. And each premises, lot, parcel, structure, house or building from which waste is generated and lawfully hauled by the owner or sub-contractor or representative of these parties, to the Marquette County Landfill. The lien created herein may be enforced by the City in the manner prescribed by the general laws of the State of Michigan for the enforcement of tax liens, and all such delinquent fees or charges shall be added to the delinquent tax rolls with respect to the real property (or personal property if the structure is on leased land). Upon entry of such delinquent fees and charges upon the delinquent tax rolls, the collection thereof shall in all respects be governed by the provisions of the general laws of the State of Michigan for the collection of delinquent taxes.

Section 4-411. Violation of any term or provision of this Ordinance or unauthorized removal, relocation, or misuse of City Containers shall be a civil infraction, punishable by a fine as set forth in the Annual Fee Schedule.

Section 4-412. Contractor's sanitation crews shall not be required to pick up any residential solid waste stored, maintained, deposited, or disposed of contrary to the provisions of this Ordinance.

Section 4-413. This Ordinance shall take effect upon publication.

Adopted: October 9, 1985
Amended: June 13, 1990
Amended: July 11, 1990
Amended: July 18, 1990
Amended: December 5, 1990
Amended: January 15, 1992
Amended: November 4, 1992
Amended: September 4, 1996
Amended: October 8, 1997
Amended: November 6, 2002

Amended: October 8, 2003
Amended: November 8, 2006
Amended: October 3, 2007
Amended: May 7, 2008
Amended: January 7, 2009
Amended: April 8, 2009
Amended: December 16, 2009
Amended: December 15, 2010
Amended: November 6, 2013
Amended: April 13, 2016
Amended: February 6, 2019
Amended: June 5, 2019
Amended: September 16, 2026

City of Ishpeming Statement of Explanation

11(k)

DRAFT

1. Agenda Item Information

Agenda Item Title: City Ordinance 2-300 (Open Intoxicants) FIRST READING

Department: Police Department

Prepared By (Name & Title): Chad Radabaugh, Chief of Police

Date Submitted (MM/DD/YYYY): 09/03/26

2. Background & Purpose

Purpose / Background: Over the past couple of years, I have been going through all the city ordinances attempting to clean them up and get them up to current standards. Parts of the current ordinance 2-300 Breaches of Peace, Disorderly Persons and Misdemeanors are unenforceable now as standards have changed over the years on a state level.

3. Fiscal Impact

Total Cost / Revenue Impact: N/A

Funding Source(s): N/A

4. Recommended Action & Alternatives

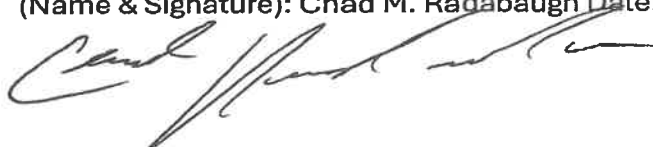
Alternatives Considered (Anticipate questions):

Recommended Action: Would be to rescind the current 2-300 Ordinance and look to enact the attached newer version as Open Intoxicants.

5. Approval & Routing

Department Head Approval

(Name & Signature): Chad M. Radabaugh Date: 6/2/2026



ORDINANCE NO. 2-300

OPEN INTOXICANTS

THE CITY OF ISHPEMING ORDAINS:

Section 2-301: No person shall consume alcoholic beverages or possess open containers of alcoholic beverages on or in any public place (not to include city parks or campgrounds), provided that this section shall not be construed to prohibit the consumption of alcoholic beverages or the possession of open containers of alcoholic beverages within those public places licensed by the Michigan Liquor Control Commission to allow the consumption of alcoholic beverages on premises.

Section 2-302: Any person who shall violate any of the provisions of this Ordinance shall be responsible for a municipal civil infraction and shall be fined in an amount as set forth in the City Fee Schedule.

Amended: September 5, 1984

Amended: June 22, 1988

Amended: November 8, 1995

Amended: June 7, 2023

Previous version rescinded and this version enacted:

First reading:

Second reading:

Published and Effective:

ORDINANCE NO. 2-300

AN ORDINANCE RELATIVE TO BREACHES OF PEACE, DISORDERLY
PERSONS, AND MISDEMEANORS

THE CITY OF ISHPEMING ORDAINS:

Section 2-301: Any and all persons without visible means of support, idlers, gamblers, keepers, and frequenters of houses of ill-fame, fortune tellers and beggars, or those who shall be found trespassing in the night time upon the private premises of others, shall be deemed vagrants and shall be deemed to be engaged in conduct prohibited under this Ordinance.

Section 2-302: It shall be unlawful for any person to appear in any public place in the City of Ishpeming in a state of nudity, or to make any public exposure of his or her genital, anal, or buttock areas.

Section 2-303: Any person who shall be drunk or intoxicated in any public place within the City of Ishpeming, shall be deemed a disorderly person and shall be deemed to be engaged in conduct prohibited under this Ordinance.

Section 2-304: No person shall consume alcoholic beverages or possess open containers of alcoholic beverages on or in any public place (not to include city parks or campgrounds), provided that this section shall not be construed to prohibit the consumption of alcoholic beverages or the possession of open containers of alcoholic beverages within those public places licensed by the Michigan Liquor Control Commission to allow the consumption of alcoholic beverages on premises.

Section 2-305: Any person who shall make, aid, countenance or assist in making any loud and raucous noise, disturbance, trouble, or any rout or riot, false alarm of fire, loud threatening language, or who shall engage in any other loud or boisterous conduct by which the peace and good order of the City of Ishpeming is disturbed, shall be guilty of a breach of the peace and disorderly conduct.

Section 2-306: Any person or persons who shall be found within the limits of the City of Ishpeming using profane or obscene language, insulting or annoying any person or persons, encouraging or instigating others to quarrel or fight, impeding or obstructing travel upon any sidewalk or streets, doing any damage or injury to public or private property, or in any other manner disturbing the peace and quiet of the people of the City of Ishpeming, shall be guilty of a misdemeanor.

Section 2-307: Any person who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not to exceed One Hundred (\$100.00) Dollars, plus costs, or by imprisonment in the County Jail for a period of not to exceed ninety (90) days, or by both such fine and imprisonment.

Section 2-308: This Ordinance shall take effect upon legal publication.

Amended: September 5, 1984

Amended: June 22, 1988

Amended: November 8, 1995

Amended: June 7, 2023

**RESOLUTION #22-2026
CITY OF ISHPERING
DWSRF GRANT AND LOAN PROGRAM
REIMBURSEMENT & PAYMENT APPROVAL #14**

WHEREAS, The City of Ishpeming is the applicant for the EGLE DWSRF Grant and Loan Program consisting of a \$13,548,200 loan and \$ 9,896,800 grant for the City of Ishpeming DWSRF Water Improvements Project, and

WHEREAS, The City of Ishpeming is the agency that will receive and disburse these funds, and

WHEREAS, invoices or appropriate documentation of delivery of services or goods have been received, reviewed and approved,

THEREFORE, The City of Ishpeming hereby approves for reimbursement and payment the following amounts which are to be paid as cash is available:

• U.P. Engineers & Architects, Inc. Invoices	\$60,010.00
• A. Lindberg & Sons, Inc. Payment Request	\$1,229,645.18
• Payne & Dolan Payment Request	\$103,258.95
	Subtotal: \$1,392,914.13
Non-Participating	
• A. Lindberg & Sons, Inc. Payment Request	\$152,955.00
• Payne & Dolan Payment Request	\$0.00
	Subtotal: \$152,955.00
	Total \$1,545,869.13

Motion by _____ seconded by _____ to approve Resolution for reimbursement and payment of funds for the City of Ishpeming DWSRF Water Improvements Project.

Roll Call Vote:

Ayes: _____

Nays: _____

Absent: _____

Adopted this 16TH day of September, 2026.

Emilie Stack
City Clerk

Date

City of Ishpeming
DWSRF Water System Improvements

SUMMARY OF COST BREAKDOWN FOR 14TH DWSRF DRAW REQUEST

9/16/2026

Engineering (UPEA):	Basic	\$ -	
	Additional		
	Resident Engineering	\$ 60,010.00	
	UPEA Total:	\$ 60,010.00	
Contractor:	A. Lindberg & Sons	\$ 1,229,645.18	
	Payne & Dolan	\$ 103,258.95	
	Subtotal:	\$ 1,332,904.13	
Contingency:		\$ -	
		Total EGLE Draw Requested:	\$ 1,392,914.13
Non-Participating			
Contractor:	A. Lindberg & Sons	\$ 152,955.00	
	Payne & Dolan	\$ -	
	Subtotal:	\$ 152,955.00	
		Total Non-Participating Requested:	\$ 152,955.00
		TOTAL	\$ 1,545,869.13

CITY OF ISHPEMING
DWSRF WATER MAIN AND LEAD SERVICE LINE
REPLACEMENT, TANK UPGRADES PROJECT
ENGINEERING INVOICES THROUGH 8-29-26

CITY OF ISHPEMING
DWSRF WATER MAIN AND LEAD SERVICE LINE
REPLACEMENT, TANK UPGRADES PROJECT
CONSTRUCTION INVOICES – CONTRACT 1
REIMBURSEMENT #14

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice : 40256

To Owner :	City of Ishpeming 100 E. Division Ishpeming MI 49849	Project :	22299. 25 ISH WATER SYSTEM CONTRACT 1	Application No. : 12 Period To : 9/6/2026 Project Nos :	Distribution to : ☐ Owner ☐ Architect ☐ Contractor ☐
From Contractor :	A. Lindberg & Sons, Inc. 599 Washington Street Ishpeming MI 49849	Via Architect :			
Contract For :		Contract Date :			

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$9,555,317.50
2. NET CHANGE BY CHANGE ORDERS	\$1,157,602.75
3. CONTRACT SUM TO DATE	\$10,712,920.25
4. TOTAL COMPLETED AND STORED TO DATE	\$9,561,747.49
5. RETAINAGE:	
a. 5.00% of Completed Work	\$472,904.39
b. 5.00% of Stored Material	\$5,183.00
Total Retainage	\$478,087.39
6. TOTAL EARNED LESS RETAINAGE	\$9,083,660.10
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$7,701,059.92
8. CURRENT PAYMENT DUE	\$1,382,600.18
9. BALANCE TO FINISH, PLUS RETAINAGE	\$1,629,260.15

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

CONTRACTOR: A. Lindberg & Sons, Inc.

By: _____ Date: _____

State of: _____ County of: _____
Subscribed and sworn to before me this _____ day of _____

Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$1,382,600.18

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

ARCHITECT:

By: _____ Date: _____

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$1,909,684.00	\$752,081.25
Total approved this month	\$0.00	0.00
TOTALS	\$1,909,684.00	\$752,081.25
NET CHANGE by Change Orders		\$1,157,602.75

CONTINUATION SHEET

Page 2 of 5

Application and Certification for Payment, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12
Application Date : 09/06/26
To : 09/06/26
Architect's Project No. :

Invoice : 40256

Contract : 22299. 25 ISH WATER SYSTEM CONTRACT 1

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D + E + F)	% (G / C)	H Balance To Finish (C - G)	I Retainage
			From Previous Application	This Period In Place					
1	MOBILIZATION (MAX 10 %)	650,000.00	650,000.00	0.00	0.00	650,000.00	100.00%	0.00	
2	6" WATERMAIN, D.I.	108,785.00	78,855.00	51,975.00	0.00	130,830.00	122.52%	-24,045.00	
3	8" WATERMAIN, D.I.	1,959,430.00	1,492,480.00	271,370.00	0.00	1,763,850.00	90.02%	195,580.00	
4	12" WATERMAIN, D.I.	674,800.00	588,560.00	55,440.00	0.00	644,000.00	95.44%	30,800.00	
6	8" GATE VALVE & BOX	259,150.00	149,100.00	60,350.00	47,804.85	257,254.85	99.27%	1,895.15	
7	12" GATE VALVE & BOX	200,600.00	135,700.00	11,800.00	0.00	147,500.00	73.53%	53,100.00	
9	1" CURB & CORPORATION STOP	234,900.00	180,200.00	53,100.00	0.00	213,300.00	90.80%	21,600.00	
10	2" CURB & CORPORATION STOP	7,800.00	7,800.00	0.00	0.00	7,800.00	100.00%	0.00	
11	1" COPPER SERVICE LINE	366,575.00	247,032.50	75,350.00	12,780.30	335,162.80	91.43%	31,412.20	
12	2" COPPER SERVICE LINE	30,500.00	29,700.00	0.00	0.00	29,700.00	97.38%	800.00	
13	HYDRANT REMOVAL	21,275.00	14,375.00	3,450.00	0.00	17,825.00	83.78%	3,450.00	
14	HYDRANT AND VALVE ASSEMBLY	363,000.00	297,000.00	49,500.00	43,075.71	389,575.71	107.32%	-26,575.71	
15	CONNECT TO EXISTING WATERMAIN, 6	176,000.00	82,500.00	18,500.00	0.00	99,000.00	56.25%	77,000.00	
16	CONNECT TO EXISTING WATERMAIN, 8	168,000.00	108,000.00	12,000.00	0.00	120,000.00	71.43%	48,000.00	
17	CONNECT TO EXISTING WATERMAIN, 10	7,000.00	0.00	0.00	0.00	0.00	0.00%	7,000.00	
18	CONNECT TO EXISTING WATERMAIN, 12	57,400.00	49,200.00	8,200.00	0.00	57,400.00	100.00%	0.00	
20	12" STORM SEWER, PVC	47,500.00	33,250.00	4,000.00	0.00	37,250.00	78.42%	10,250.00	
21	12" SUBBASE (CIP)	440,895.00	346,122.00	31,052.00	0.00	377,174.00	85.55%	63,721.00	
22	8" AGGREGATE BASE (CIP)	629,850.00	495,030.00	14,400.00	0.00	509,430.00	80.88%	120,420.00	
23	6" AGGREGATE SURFACE COURSE (CIP)	22,221.25	17,371.00	0.00	0.00	17,371.00	78.17%	4,850.25	
24	3" BITUMINOUS PAVEMENT	1,352,085.00	618,303.00	426,888.00	0.00	1,045,191.00	77.30%	306,894.00	
25	5" CONCRETE SIDEWALK, REMOVE & REPLACE	267,264.00	122,368.00	53,328.00	0.00	175,696.00	65.74%	91,568.00	
26	CONCRETE CURB & GUTTER, REM & REPLACE	153,120.00	115,896.00	59,400.00	0.00	175,296.00	114.48%	-22,176.00	
27	2" RIGID PIPE INSULATION	20,750.00	19,560.00	5,360.00	0.00	24,920.00	120.10%	-4,170.00	
28	INVESTIGATION HOLE	13,000.00	20,800.00	14,300.00	0.00	35,100.00	270.00%	-22,100.00	
29	SPECIAL TRENCH BACKFILL	15,750.00	12,789.00	0.00	0.00	12,789.00	81.20%	2,961.00	
30	ROCK EXCAVATION	45,000.00	47,178.00	0.00	0.00	47,178.00	104.84%	-2,178.00	

CONTINUATION SHEET

Page 3 of 5

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Application No. : 12
Application Date : 09/06/26
To : 09/06/26
Architect's Project No. :

Invoice : 40256 Contract : 22299. 25 ISH WATER SYSTEM CONTRACT 1

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D + E + F)	H %	I Balance To Finish (C - G)	J Retainage
			From Previous Application	This Period In Place					
31	TURF RESTORATION (\$8-MIN)	55,050.00	10,146.00	0.00	0.00	10,146.00	18.43%	44,904.00	
32	TEMPORARY WATER SERVICE	150,000.00	135,000.00	15,000.00	0.00	150,000.00	100.00%	0.00	
33	10" WATERMAIN, DIRECTIONAL BORED	105,750.00	112,800.00	0.00	0.00	112,800.00	106.67%	-7,050.00	
34	BASEMENT CRAWLSPACE PENETRATION	22,790.00	4,558.00	11,395.00	0.00	15,953.00	70.00%	6,837.00	
35	TANK SITE SECURITY IMPROVEMENTS	42,000.00	0.00	0.00	0.00	0.00	0.00%	42,000.00	
36	TANK SITE CHAIN LINK FENCING	46,000.00	0.00	0.00	0.00	0.00	0.00%	46,000.00	
37	TANK SITE ELECTRICAL ALLOWANCE	20,000.00	0.00	0.00	0.00	0.00	0.00%	20,000.00	
38	CONTRACTOR STAKING	75,000.00	56,250.00	3,750.00	0.00	60,000.00	80.00%	15,000.00	
39	TRAFFIC CONTROL	100,000.00	85,000.00	5,000.00	0.00	90,000.00	90.00%	10,000.00	
40	PAVEMENT MARKING, 4	2,268.00	1,144.00	0.00	0.00	1,144.00	50.49%	1,122.00	
110	Materials	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
CO1-1	Self Leveling Valve Box	7,500.00	14,100.00	6,600.00	0.00	20,700.00	276.00%	-13,200.00	
CO1-2	HMA Removal	28,500.00	36,432.50	7,818.50	0.00	44,251.00	155.27%	-15,751.00	
CO1-3	Curb and Gutter	71,000.00	70,503.00	0.00	0.00	70,503.00	99.30%	497.00	
CO1-4	5" Concrete Sidewalk	14,500.00	0.00	0.00	0.00	0.00	0.00%	14,500.00	
CO1-5	Topsoil Restoration	56,875.00	67,177.50	0.00	0.00	67,177.50	118.11%	-10,302.50	
CO1-6	Poplar Street Modifications	6,690.00	6,690.00	0.00	0.00	6,690.00	100.00%	0.00	
CO1-7	6" Gate Valve and Box	29,000.00	8,700.00	2,900.00	0.00	11,600.00	40.00%	17,400.00	
CO2-1	4 INCH STORM SEWER, PVC	5,162.50	2,529.63	0.00	0.00	2,529.63	49.00%	2,632.87	
CO2-2	6 INCH STORM SEWER, PVC	5,337.50	8,113.00	0.00	0.00	8,113.00	152.00%	-2,775.50	
CO2-3	8 INCH STORM SEWER, PVC	5,575.00	11,373.00	0.00	0.00	11,373.00	204.00%	-5,798.00	
CO2-4	10 INCH STORM SEWER, PVC	5,875.00	4,700.00	37,482.50	0.00	42,182.50	718.00%	-36,307.50	
CO3-1	HMA CURB	6,250.00	3,392.50	0.00	0.00	3,392.50	54.28%	2,857.50	
CO3-2	MONUMENT BOX	7,000.00	3,150.00	6,300.00	0.00	9,450.00	135.00%	-2,450.00	
CO3-3	12 INCH DR STRUCTURE TAP	2,800.00	1,400.00	1,400.00	0.00	2,800.00	100.00%	0.00	
CO1N-25	5" Concrete Sidewalk, R&R	182,960.00	289,648.00	0.00	0.00	289,648.00	158.31%	-106,688.00	
CO1N-26	CONCRETE CURB & GUTTER, R&R	331,980.00	236,346.00	0.00	0.00	236,346.00	71.19%	95,634.00	
CO1N-31	TURF RESTORATION	24,708.00	0.00	0.00	0.00	0.00	0.00%	24,708.00	
CO1N-50	DR STRUCTURE, REMOVE	19,250.00	17,050.00	3,300.00	0.00	20,350.00	105.71%	-1,100.00	

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Application No. : 12
Application Date : 09/06/26
To : 09/06/26
Architect's Project No. :

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CONTINUATION SHEET

Page 5 of 5

Application and Certification for Payment, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

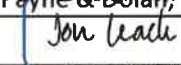
Application No. : 12
Application Date : 09/06/26
To : 09/06/26
Architect's Project No. :

Invoice : 40256 Contract : 22299. 25 ISH WATER SYSTEM CONTRACT 1

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D + E + F)	H %	I Balance To Finish (C - G)	J Retainage
			From Previous Application	This Period In Place					
CO3N-79	BALLFIELD FENCE REMOVE/REPLACE	7,170.00	0.00	7,170.00	0.00	7,170.00	100.00%	0.00	
CO3N-80	8" DIVIDER CONCRETE	7,030.00	7,030.00	0.00	0.00	7,030.00	100.00%	0.00	
CO3N-81	8 INCH DR STRUCTURE TAP	2,400.00	1,200.00	0.00	0.00	1,200.00	50.00%	1,200.00	
CO1N-69A	SEWER, CLA, 8 INCH, TR DET B	3,500.00	0.00	0.00	0.00	0.00	0.00%	3,500.00	
CO1N-72A	18" DOUBLE WALL HDPE SEWER	389,880.00	360,430.00	82,080.00	0.00	442,510.00	113.50%	-52,630.00	
CO1N-78A	DETECTABLE WARNING SURFACE	25,330.00	20,034.50	0.00	0.00	20,034.50	79.09%	5,295.50	
Grand Totals		10,712,820.25	7,929,722.63	1,528,364.00	103,880.88	9,561,747.49	89.25%	1,151,172.76	478,087.39

**CITY OF ISHPEMING
DWSRF WATER MAIN AND LEAD SERVICE LINE
REPLACEMENT, TANK UPGRADES PROJECT
CONSTRUCTION INVOICES – CONTRACT 2
REIMBURSEMENT #14**

Contractor's Application for Payment

Owner: <u>City of Ishpeming</u> Engineer: <u>U.P. Engineers & Architects, Inc.</u> Contractor: <u>Payne & Dolan, Inc.</u> Project: <u>Water System Improvements - Contract 2</u> Contract: <u>Water System Improvements - Contract 2</u>	Owner's Project No.: _____ Engineer's Project No.: <u>19-03517</u> Contractor's Project No.: <u>408176</u>																								
Application No.: <u>12</u> Application Date: <u>9/1/2026</u> Application Period: From <u>8/1/2026</u> to <u>8/28/2026</u>																									
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1. Original Contract Price</td> <td style="width: 30%; text-align: right;">\$ 10,688,382.25</td> </tr> <tr> <td>2. Net change by Change Orders</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>3. Current Contract Price (Line 1 + Line 2)</td> <td style="text-align: right;">\$ 10,688,382.25</td> </tr> <tr> <td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td> <td style="text-align: right;">\$ 9,055,809.81</td> </tr> <tr> <td>5. Retainage</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">a. 5% X \$ 9,055,809.81 Work Completed =</td> <td style="text-align: right;">\$ 452,790.49</td> </tr> <tr> <td style="padding-left: 20px;">b. 5% X \$ - Stored Materials =</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="padding-left: 20px;">c. Total Retainage (Line 5.a + Line 5.b)</td> <td style="text-align: right;">\$ 452,790.49</td> </tr> <tr> <td>6. Amount eligible to date (Line 4 - Line 5.c)</td> <td style="text-align: right;">\$ 8,603,019.32</td> </tr> <tr> <td>7. Less previous payments (Line 6 from prior application)</td> <td style="text-align: right;">\$ 8,499,760.38</td> </tr> <tr> <td>8. Amount due this application</td> <td style="text-align: right;">\$ 103,258.95</td> </tr> <tr> <td>9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)</td> <td style="text-align: right;">\$ 2,086,833.63</td> </tr> </table>		1. Original Contract Price	\$ 10,688,382.25	2. Net change by Change Orders	\$ -	3. Current Contract Price (Line 1 + Line 2)	\$ 10,688,382.25	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 9,055,809.81	5. Retainage		a. 5% X \$ 9,055,809.81 Work Completed =	\$ 452,790.49	b. 5% X \$ - Stored Materials =	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 452,790.49	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 8,603,019.32	7. Less previous payments (Line 6 from prior application)	\$ 8,499,760.38	8. Amount due this application	\$ 103,258.95	9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 2,086,833.63
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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: <u>Payne & Dolan, Inc. / Jon Leach, Agent</u> Signature: <u></u> Date: <u>9/1/2026</u>																									
Recommended by Engineer By: _____ Title: _____ Date: _____ Approved by Funding Agency By: _____ Title: _____ Date: _____	Approved by Owner By: _____ Title: _____ Date: _____ By: _____ Title: _____ Date: _____																								

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ishpeming	Owner's Project No.:	
Engineer:	U.P. Engineers & Architects, Inc.	Engineer's Project No.:	19-03517
Contractor:	Payne & Dolan, Inc.	Contractor's Project No.:	408176
Project:	Water System Improvements - Contract 2		
Contract:	Water System Improvements - Contract 2		

Application No.:	12	Application Period:	From	08/01/26	to	08/28/26	Application Date:					09/02/26
A	B	C	D	E	F	G	H	I	J	K	L	
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)					
Original Contract												
1	MOBILIZATION	1.00	LS	675,000.00	675,000.00	1.00	675,000.00		675,000.00	100%	-	
2	6" WATERMAIN, D.I.	585.00	LF	134.00	78,390.00	1,011.50	135,541.00		135,541.00	173%	(57,151.00)	
3	8" WATERMAIN, D.I.	24,243.00	LF	144.00	3,490,992.00	17,834.68	2,568,193.92		2,568,193.92	74%	922,798.08	
4	12" WATERMAIN, D.I.	232.00	LF	200.00	46,400.00		-		-	0%	46,400.00	
5	14" WATERMAIN, D.I.	111.00	LF	410.00	45,510.00		-		-	0%	45,510.00	
6	8" GATE VALVE & BOX	87.00	EA	3,475.00	302,325.00	54.00	187,650.00		187,650.00	62%	114,675.00	
7	12" GATE VALVE & BOX	7.00	EA	5,275.00	36,925.00		-		-	0%	36,925.00	
8	14" GATE VALVE & BOX	5.00	EA	11,925.00	59,625.00		-		-	0%	59,625.00	
9	1" CURB & CORPORATION STOP	229.00	EA	775.00	177,475.00	164.00	127,100.00		127,100.00	72%	50,375.00	
10	2" CURB & CORPORATION STOP	3.00	EA	2,300.00	6,900.00	3.00	6,900.00		6,900.00	100%	-	
11	1" COPPER SERVICE LINE	5,575.00	LF	54.25	302,443.75	4,710.00	255,517.50		255,517.50	84%	46,926.25	
12	2" COPPER SERVICE LINE	70.00	LF	114.75	8,032.50	168.50	19,335.38		19,335.38	241%	(11,302.88)	
13	HYDRANT REMOVAL	35.00	EA	950.50	33,267.50	18.00	17,109.00		17,109.00	51%	16,158.50	
14	HYDRANT & VALVE ASSEMBLY	44.00	EA	9,500.00	418,000.00	35.00	332,500.00		332,500.00	80%	85,500.00	
15	CONNECT TO EXISTING WATERMAIN, 6"	7.00	EA	2,800.00	19,600.00	12.00	33,600.00		33,600.00	171%	(14,000.00)	
16	CONNECT TO EXISTING WATERMAIN, 8"	8.00	EA	2,950.00	23,600.00	23.00	67,850.00		67,850.00	288%	(44,250.00)	
17	CONNECT TO EXISTING WATERMAIN, 10"	-	EA	-	-		-		-		-	
18	CONNECT TO EXISTING WATERMAIN, 12"	7.00	EA	4,600.00	32,200.00		-		-	0%	32,200.00	
19	CONNECT TO EXISTING WATERMAIN, 14"	11.00	EA	4,800.00	52,800.00		-		-	0%	52,800.00	
20	12" STORM SEWER, PVC	140.00	LF	90.00	12,600.00	115.50	10,395.00		10,395.00	83%	2,205.00	
SUBTOTAL					\$ 5,822,085.75	-	\$ 4,436,691.80	\$ -	\$ 4,436,691.80	76%	\$ 1,385,393.95	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Ishpeming Engineer: U.P. Engineers & Architects, Inc. Contractor: Payne & Dolan, Inc. Project: Water System Improvements - Contract 2 Contract: Water System Improvements - Contract 2											Owner's Project No.: Engineer's Project No.: 19-03517 Contractor's Project No.: 408176					
Application No.: 12 Application Period: From 08/01/26 to 08/28/26 Application Date: 09/02/26																
A	B	C	D	E	F	G	H	I	J	K	L					
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (I / F) (%)	Balance to Finish (F - J) (\$)					
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)									
Change Orders																
	CO 1 - B M-28 8" WATERMAIN	848.00	LF	165.00	139,920.00	848.00	139,920.00		139,920.00	100%	-					
	CO 1 - B M-28 8" CONNECT TO EXISTING	2.00	EA	3,500.00	7,000.00	2.00	7,000.00		7,000.00	100%	-					
	CO 1 - B M-28 1" COPPER SERVICE LINE	218.00	LF	75.00	16,350.00	218.00	16,350.00		16,350.00	100%	-					
	CO 1 - B M-28 1" CURB STOP & BOX	7.00	EA	995.00	6,965.00	7.00	6,965.00		6,965.00	100%	-					
					Change Order Totals	\$	170,235.00	\$	170,235.00	\$	-	\$	170,235.00	100%	\$	-
Original Contract and Change Orders																
					PAGE 1 TOTAL ORIGINAL CONTRACT AND CHANGE ORDERS	\$	5,992,320.75	\$	4,606,926.80	\$	-	\$	4,606,926.80	77%	\$	1,385,393.95

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Ishpeming
Engineer: U.P. Engineers & Architects, Inc.
Contractor: Payne & Dolan, Inc.
Project: Water System Improvements - Contract 2
Contract: Water System Improvements - Contract 2

Owner's Project No.:
Engineer's Project No.: 19-03517
Contractor's Project No.: 408176

12 Application Period: From 08/01/26 to 08/28/26 Application Date: 09/02/26

A	B	C	D	E	F	G	H	I	J	K	L								
												Contract Information		Work Completed		Materials Currently Stored (not in G)	Work Completed and Materials Stored to Date (H + I)	% of Value of Item (J / F) (%)	Balance to Finish (F - J)
												Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)				
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)								
Original Contract																			
21	12" SUBBASE	55,015.00	SY	29.75	1,636,696.25	50,312.30	1,496,790.93		1,496,790.93	91%	139,905.32								
22	8" AGGREGATE BASE	55,015.00	SY	14.25	783,963.75	50,447.20	718,872.60		718,872.60		65,091.15								
23	6" AGGREGATE SURFACE COURSE	3,900.00	SY	55.50	216,450.00	230.00	12,765.00		12,765.00		203,685.00								
24	3" BITUMINOUS PAVEMENT	55,015.00	SY	15.50	852,732.50	47,431.19	735,183.45		735,183.45		117,549.05								
25	5" CONCRETE SIDEWALK, REMOVE & REPLACE	9,740.00	SF	23.25	226,455.00	6,004.55	139,605.79		139,605.79		86,849.21								
26	CONCRETE CURB & GUTTER, REMOVE & REPLACE	1,260.00	LF	61.50	77,490.00	1,499.00	92,188.50		92,188.50		(14,698.50)								
27	2" RIGID PIPE INSULATION	1,884.00	LF	11.00	20,724.00	596.00	6,556.00		6,556.00		14,168.00								
28	INVESTIGATION HOLE	10.00	EA	875.00	8,750.00	23.00	20,125.00		20,125.00		(11,375.00)								
29	SPECIAL TRENCH BACKFILL	250.00	CY	45.00	11,250.00	652.00	29,340.00		29,340.00		(18,090.00)								
30	ROCK EXCAVATION	150.00	CY	750.00	112,500.00	57.95	43,462.50		43,462.50		69,037.50								
31	TURF RESTORATION	17,625.00	LF	14.00	246,750.00	16,524.60	231,344.40		231,344.40		15,405.60								
32	TEMPORARY WATER SERVICE, LAKE BANCROFT	1.00	LS	11,500.00	11,500.00	1.00	11,500.00		11,500.00		-								
321	TEMPORARY WATER SERVICE, BARNUM LOCATION	1.00	LS	58,000.00	58,000.00	1.00	58,000.00		58,000.00		-								
322	TEMPORARY WATER SERVICE, SALISBURY	1.00	LS	52,000.00	52,000.00	1.00	52,000.00		52,000.00		-								
33	10" WATERMAIN, DIRECTIONAL BORED	-	LF	-	-	-	-		-		-								
34	BASEMENT CRAWLSPACE PENETRATION	10.00	EA	2,000.00	20,000.00	2.00	4,000.00		4,000.00		16,000.00								
35	TANK SITE SECURITY IMPROVEMENTS	-	LS	-	-	-	-		-		-								
36	CONTRACTOR STAKING	1.00	LS	66,750.00	66,750.00	1.00	66,750.00		66,750.00	100%	-								
37	TRAFFIC CONTROL	1.00	LS	116,950.00	116,950.00	1.00	116,950.00		116,950.00	100%	-								
38	PAVEMENT MARKING, 4" YELLOW	4,900.00	LF	0.35	1,715.00	2,052.00	718.20		718.20	42%	996.80								
					\$ 4,520,676.50		\$ 3,836,152.37	\$ -	\$ 3,836,152.37	85%	\$ 684,524.13								
Change Orders																			
CO 1-1 - 6" UNDERDRAIN		600.00	LF	25.00	15,000.00	250.00	6,250.00		6,250.00	42%	8,750.00								
CO 1-2 - 6" OUTLET ENDING		1.00	EA	425.00	425.00	1.00	425.00		425.00	100%	-								
CO 1-3 - UNDERDRAIN STONE		170.00	TN	33.00	5,610.00	60.00	1,980.00		1,980.00	35%	3,630.00								
CO 1-4 - 4" SERVICE - MOYLE (EXTRA)		1.00	LS	17,250.00	17,250.00	1.00	17,250.00		17,250.00	100%	-								
Co 2 - 24" STORM SEWER (EXTRA)		360.00	FT	225.00	81,000.00	292.00	65,700.00		65,700.00	81%	15,300.00								
CHANGE ORDER NEEDED - 4' STORM MANHOLE (EXTRA)		2.00	EA	9,000.00	18,000.00	2.00	18,000.00		18,000.00	100%	-								
399794.		2.00	EA	4,800.00	9,600.00	3.00	14,400.00		14,400.00	150%	(4,800.00)								
CHANGE ORDER NEEDED - Shoulder Gravel - Ton (EXTRA)		250.00	TN	72.00	18,000.00	256.14	18,442.08		18,442.08	102%	-								
CHANGE ORDER NEEDED - 12" Storm Concrete (EXTRA)		100.00	LF	105.00	10,500.00	164.00	17,220.00		17,220.00	164%	(6,720.00)								
CHANGE ORDE RNEEDED - 12" Manhole Tap (EXTRA)		1.00	EA	975.00	975.00	1.00	975.00		975.00	100%	-								
Change Order Totals					\$ 175,385.00		\$ 160,642.08	\$ -	\$ 160,642.08	92%	\$ 16,160.00								
Original Contract and Change Orders																			
PAGE 2 TOTAL ORIGINAL CONTRACT AND CHANGE ORDERS					\$ 4,696,061.50		\$ 3,996,794.45	\$ -	\$ 3,996,794.45	85%	\$ 700,684.13								

Application No.: 12 Application Period: From 08/01/26 to 08/28/26 Application Date: 09/01/26

[illegible]

**RESOLUTION #23-2026
CITY OF ISHPERING
CWSRF GRANT AND LOAN PROGRAM
REIMBURSEMENT & PAYMENT APPROVAL #14**

11(m)

WHEREAS, The City of Ishpeming is the applicant for the EGLE CWSRF Grant and Loan Program consisting of a \$8,025,000 loan and \$8,025,000 grant for the City of Ishpeming CWSRF Sewer Improvements Project, and

WHEREAS, The City of Ishpeming is the agency that will receive and disburse these funds, and

WHEREAS, invoices or appropriate documentation of delivery of services or goods have been received, reviewed and approved,

THEREFORE, The City of Ishpeming hereby approves for reimbursement and payment the following amounts which are to be paid as cash is available:

- U.P. Engineers & Architects, Inc. Invoice

• Payne & Dolan, Inc. - Pay Request #14	\$52,747.80
• Payne & Dolan, Inc. - Pay Request #2 - 2026 Project	\$398,825.20
	<u>\$451,573.00</u>

Non-Participating	
• Payne & Dolan, Inc. - Pay Request #14	\$0.00
• Payne & Dolan, Inc. - Pay Request #2 - 2026 Project	\$580,859.93
	<u>\$580,859.93</u>

TOTAL \$1,032,432.93

Motion by _____ supported by _____ to approve Resolution for reimbursement and payment of funds for the City of Ishpeming CWSRF Sewer Improvements Project.

Roll Call Vote:5

Ayes: _____

Nays: _____

Absent: _____

Adopted this 16th day of September, 2026

Emilie Stack, City Clerk

Date

City of Ishpeming
CWSRF Sewer System Improvements

SUMMARY OF COST BREAKDOWN FOR 14TH CWSRF DRAW REQUEST
9/16/2026

Engineering (UPEA):	Basic	\$	-
	Additional	\$	-
	Resident Engineering	\$	-
	UPEA Total:	\$	-
Contractor:	Payne & Dolan	\$	52,747.80
	Payne & Dolan - 2026 Bid	\$	398,825.20
	Subtotal:	\$	451,573.00
Contingency:		\$	-
TOTAL:		\$	451,573.00
Total EGLE Draw Requested:		\$	451,573.00
Non-Participating			
Contractor:	Payne & Dolan	\$	-
	Payne & Dolan - 2026 Bid	\$	580,859.93
	Subtotal:	\$	580,859.93
Total Non-Participating Requested:		\$	580,859.93
TOTAL		\$	1,032,432.93

Contractor's Application for Payment

Owner: <u>City of Ishpeming</u> Engineer: <u>U.P. Engineers & Architects, Inc.</u> Contractor: <u>Payne & Dolan, Inc.</u> Project: <u>Wastewater System Improvements - Contract 1</u> Contract: <u>Wastewater System Improvements - Contract 1</u>	Owner's Project No.: _____ Engineer's Project No.: <u>19-03161</u> Contractor's Project No.: <u>407982</u>																																																
Application No.: <u>15</u> Application Date: <u>9/2/2026</u>																																																	
Application Period: From <u>8/1/2026</u> to <u>8/28/2026</u>																																																	
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">1. Original Contract Price</td><td style="width: 10%; text-align: right;">\$</td><td style="width: 30%; text-align: right;">13,812,002.00</td><td style="width: 10%;"></td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$</td><td style="text-align: right;">(8,717.48)</td><td></td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$</td><td style="text-align: right;">13,803,284.52</td><td></td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$</td><td style="text-align: right;">13,624,396.38</td><td style="text-align: right;">x</td></tr><tr><td colspan="4">5. Retainage</td></tr><tr><td style="padding-left: 20px;">a. <u>5.0%</u> X <u>\$ 13,624,396.38</u> Work Completed =</td><td style="text-align: right;">\$</td><td style="text-align: right;">681,219.82</td><td style="text-align: right;">x</td></tr><tr><td style="padding-left: 20px;">b. <u>5%</u> X <u>\$ -</u> Stored Materials =</td><td style="text-align: right;">\$</td><td style="text-align: right;">-</td><td></td></tr><tr><td style="padding-left: 20px;">c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$</td><td style="text-align: right;">681,219.82</td><td></td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$</td><td style="text-align: right;">12,943,176.56</td><td></td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td style="text-align: right;">\$</td><td style="text-align: right;">12,890,428.76</td><td style="text-align: right;">x</td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$</td><td style="text-align: right;">52,747.80</td><td></td></tr><tr><td>9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)</td><td style="text-align: right;">\$</td><td style="text-align: right;">860,107.96</td><td></td></tr></table>		1. Original Contract Price	\$	13,812,002.00		2. Net change by Change Orders	\$	(8,717.48)		3. Current Contract Price (Line 1 + Line 2)	\$	13,803,284.52		4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	13,624,396.38	x	5. Retainage				a. <u>5.0%</u> X <u>\$ 13,624,396.38</u> Work Completed =	\$	681,219.82	x	b. <u>5%</u> X <u>\$ -</u> Stored Materials =	\$	-		c. Total Retainage (Line 5.a + Line 5.b)	\$	681,219.82		6. Amount eligible to date (Line 4 - Line 5.c)	\$	12,943,176.56		7. Less previous payments (Line 6 from prior application)	\$	12,890,428.76	x	8. Amount due this application	\$	52,747.80		9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	860,107.96	
1. Original Contract Price	\$	13,812,002.00																																															
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b. <u>5%</u> X <u>\$ -</u> Stored Materials =	\$	-																																															
c. Total Retainage (Line 5.a + Line 5.b)	\$	681,219.82																																															
6. Amount eligible to date (Line 4 - Line 5.c)	\$	12,943,176.56																																															
7. Less previous payments (Line 6 from prior application)	\$	12,890,428.76	x																																														
8. Amount due this application	\$	52,747.80																																															
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	860,107.96																																															
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: <u>Payne & Dolan, Inc. / Jon Leach, Agent</u>																																																	
Signature: _____		Date: <u>9/1/2026</u>																																															
Recommended by Engineer		Approved by Owner																																															
By: _____		By: _____																																															
Title: _____		Title: _____																																															
Date: _____		Date: _____																																															
Approved by Funding Agency																																																	
By: _____		By: _____																																															
Title: _____		Title: _____																																															
Date: _____		Date: _____																																															

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ishpeming	Owner's Project No.:	
Engineer:	U.P. Engineers & Architects, Inc.	Engineer's Project No.:	19-03161
Contractor:	Payne & Dolan, Inc.	Contractor's Project No.:	407982
Project:	Wastewater System Improvements - Contract 1		
Contract:	Wastewater System Improvements - Contract 1		

Application No.:		15	Application Period:		8/1/2026	to	08/28/26	Application Date:				09/02/26
A	B	C	D	E	F	G	H	I	J	K	L	
Bid Item No.	Description	Contract Information			Work Completed to 7/31/2025			Materials Currently Stored (not in G)	Work Compled and Materials Stored to Date (H+I)	% of Value of Item (J / F)	Balance to Finish (F - J)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)					
Original Contract												
1	MOBILIZATION	1.00	LS	1,350,000.00	1,350,000.00	1.00	1,350,000.00		\$ 1,350,000.00	100%	-	
2	30" SANITARY SEWER, OPEN CUT	1,421.00	LF	470.00	667,870.00	-	-		\$ -	0%	667,870.00	
3	15" SANITARY SEWER, OPEN CUT	-	LF	-	-	-	-		\$ -	-	-	
4	12" SANITARY SEWER, OPEN CUT	2,586.00	LF	188.00	486,168.00	2,143.63	403,002.44		\$ 403,002.44	83%	83,165.56	
5	10" SANITARY SEWER, OPEN CUT	898.00	LF	129.00	115,842.00	433.00	55,857.00		\$ 55,857.00	48%	59,985.00	
6	8" SANITARY SEWER, OPEN CUT	13,944.00	LF	121.00	1,687,224.00	13,944.00	1,687,224.00		\$ 1,687,224.00	100%	-	
7	6" SANITARY LATERAL, OPEN CUT	5,776.00	LF	99.00	571,824.00	3,737.63	370,025.37		\$ 370,025.37	65%	201,798.63	
8	16" SANITARY SEWER, DIRECTIONAL DRILL	-	LF	-	-	-	-		\$ -	-	-	
9	30" CURE IN PLACE PIPE	348.00	LF	263.00	91,524.00	348.00	91,524.00		\$ 91,524.00	100%	-	
10	24" CURE IN PLACE PIPE	4,757.00	LF	212.00	1,008,484.00	4,593.50	973,822.00		\$ 973,822.00	97%	34,662.00	
11	18" CURE IN PLACE PIPE	233.00	LF	146.00	34,018.00	233.00	34,018.00		\$ 34,018.00	100%	-	
12	12" CURE IN PLACE PIPE	201.00	LF	77.00	15,477.00	173.84	13,385.68		\$ 13,385.68	86%	2,091.32	
13	10" CURE IN PLACE PIPE	-	LF	-	-	-	-		\$ -	-	-	
14	8" CURE IN PLACE PIPE	594.00	LF	70.00	41,580.00	-	-		\$ -	0%	41,580.00	
15	15" SANITARY WYE	-	EA	-	-	-	-		\$ -	-	-	
16	12" SANITARY WYE	18.00	EA	650.00	11,700.00	17.00	11,050.00		\$ 11,050.00	94%	650.00	
17	10" SANITARY WYE	9.00	EA	555.00	4,995.00	2.00	1,110.00		\$ 1,110.00	22%	3,885.00	
18	8" SANITARY WYE	222.00	EA	405.00	89,910.00	225.00	91,125.00		\$ 91,125.00	101%	(1,215.00)	
19	BELL HOSPITAL LIFT STATION IMPROVEMENTS	1.00	LS	225,000.00	225,000.00	1.00	225,000.00		\$ 225,000.00	100%	-	
20	CINEMA LIFT STATION IMPROVEMENTS	1.00	LS	220,000.00	220,000.00	1.00	220,000.00		\$ 220,000.00	100%	-	
SUBTOTAL					\$ 6,621,616.00	-	\$ 5,527,143.49		\$ 5,527,143.49	83%	\$ 1,094,472.51	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ishpeming	Owner's Project No.:	
Engineer:	U.P. Engineers & Architects, Inc.	Engineer's Project No.:	19-03161
Contractor:	Payne & Dolan, Inc.	Contractor's Project No.:	407982
Project:	Wastewater System Improvements - Contract 1		
Contract:	Wastewater System Improvements - Contract 1		

Application No.: 15 Application Period: 8/1/2026 to 08/28/26 Application Date: 09/02/26

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information			Work Completed to 7/31/2025		Materials Currently Stored (not in G) (\$)	Work Compled and Materials Stored to Date (H+I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work					Value of Work Completed to Date (E X G) (\$)
Change Orders											
CO2-0-2	30" SANITARY SEWER, OEPN CUT	(900.00)	LF	470.00	(423,000.00)	-	-	-	\$ -	0%	(423,000.00)
CO2-0-9	30" CURE IN PLACE PIPE	525.00	LF	263.00	138,075.00	439.69	115,638.47	-	\$ 115,638.47	84%	22,436.53
CO2-0-7	6" SANITARY LATERAL, OPEN CUT	(1,000.00)	LF	99.00	(99,000.00)	-	-	-	\$ -	0%	(99,000.00)
CO4-0-11	18" CURED IN PLACE PIPE - SEE PAGE 4	300.00	LF	146.00	43,800.00	-	-	-	\$ -	0%	43,800.00
CO4-0-6	8" SANITARY SEWER, OPEN CUT - SEE PAGE 4	700.00	LF	121.00	84,700.00	-	-	-	\$ -	0%	84,700.00
Change Order Totals					\$ (255,425.00)		\$ 115,638.47	\$ -	\$ 115,638.47	-45%	\$ (371,063.47)
Original Contract and Change Orders											
PAGE 1 TOTAL ORIGINAL CONTRACT AND CHANGE ORDERS					\$ 6,366,191.00		\$ 5,642,781.96		\$ -	0%	\$ 723,409.04

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ishpeming						Owner's Project No.:				19-03161
Engineer:	U.P. Engineers & Architects, Inc.						Engineer's Project No.:				407982
Contractor:	Payne & Dolan, Inc.						Contractor's Project No.:				407982
Project:	Payne & Dolan, Inc.										
Contract:	Wastewater System Improvements - Contract 1										
Application No.:	15	Application Period:	From	08/01/26	to	08/28/26	Application Date:				09/02/26
A	B	C	D	E	F	G	H	J	K	L	
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H+I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
Original Contract											
21	ACE/CAMPING WORLD LIFT STATION	1.00	LS	235,000.00	235,000.00	1.00	235,000.00		235,000.00	100%	-
22	BASEBALL FIELD GRINDER STATION IMPROVEMENTS	1.00	LS	175,000.00	175,000.00	-	-		-	0%	175,000.00
23	PARK STREET LIFT STATION IMPROVEMENTS	1.00	LS	235,000.00	235,000.00	1.00	235,000.00		235,000.00	100%	-
24	AL QUAAL UPPER LODGE GRINDER STATION IMPROVMENTS	1.00	LS	210,000.00	210,000.00	-	-		-	0%	210,000.00
25	AL QUAAL GRINDER STATION IMPROVEMENTS	1.00	LS	180,000.00	180,000.00	-	-		-	0%	180,000.00
26	TEAL LAKE LODGE GRINDER STATION IMPROVEMENTS	1.00	LS	195,000.00	195,000.00	-	-		-	0%	195,000.00
27	ELECTRICAL ALLOWANCE (PARK ST L.S.)	1.00	DL	7,500.00	7,500.00	1.00	7,500.00		7,500.00	100%	-
28	BORE AND JACK RAILROAD CROSSING	-	LF	-	-	-	-		-	0%	-
29	4" DIAMETER SANITARY MANHOLE	82.00	EA	6,200.00	508,400.00	81.00	502,200.00		502,200.00	99%	6,200.00
30	4" DIAMETER SANITARY DROP MANHOLE	-	EA	-	-	-	-		-	0%	-
31	6" DIAMETER SANITARY MANHOLE	6.00	EA	15,000.00	90,000.00	2.00	30,000.00		30,000.00	33%	60,000.00
32	CONNECT TO EXISTING MANHOLE	5.00	EA	595.00	2,975.00	6.00	3,570.00		3,570.00	120%	(595.00)
33	CONNECT TO EXISTING SEWER MAIN	5.00	EA	550.00	2,750.00	5.00	2,750.00		2,750.00	100%	-
34	2" RIGID INSULATION	250.00	LF	23.00	5,750.00	86.00	1,978.00		1,978.00	34%	3,772.00
35	12" GRANULAR SUBBASE (CIP) - Survey Item	48,313.00	SY	21.00	1,014,573.00	48,313.00	1,014,573.00		1,014,573.00	100%	-
36	8" 22A AGGREGATE BASE (CIP) - Survey Item	48,313.00	SY	16.00	773,008.00	48,313.00	773,008.00		773,008.00	100%	-
37	6" 23A AGGREGATE SURFACE (CIP)	18.00	SY	82.00	1,476.00	18.00	1,476.00		1,476.00	100%	-
38	3" 23A AGGREGATE SHOULDERS (CIP)	3,976.00	SY	14.50	57,652.00	1,592.27	23,087.92		23,087.92	40%	34,564.08
39	3" HMA PAVEMENT (4EL/SEL)	48,313.00	SY	22.50	1,087,042.50	43,400.80	976,518.00		976,518.00	90%	110,524.50
2.5" HMA Pavement on Page 3, Line CO2-O-6		-	SY	-	-	-	-		-	-	-
						\$ 4,781,126.50	\$ 3,806,660.92	\$ -	\$ 3,806,660.92	80%	\$ 974,465.58
Change Orders											
CO1-2-22	BASEBALL FIELD GRINDER STATION IMPROVEMENTS	(1.00)	LS	175,000.00	(175,000.00)	-	-		-	0%	(175,000.00)
CO1-0-24	AL QUAAL UPPER LODGE GRINDER STATION IMPROVMENTS	(1.00)	LS	210,000.00	(210,000.00)	-	-		-	0%	(210,000.00)
CO1-0-25	AL QUAAL GRINDER STATION IMPROVEMENTS	(1.00)	LS	180,000.00	(180,000.00)	-	-		-	0%	(180,000.00)
CO1-0-26	TEAL LAKE LODGE GRINDER STATION IMPROVEMENTS	(1.00)	LS	195,000.00	(195,000.00)	-	-		-	0%	(195,000.00)
CO2-0-33	CONNECT TO EXISTING SEWER MAIN	8.00	EA	550.00	4,400.00	15.00	8,250.00		8,250.00	188%	(3,850.00)
CO2-0-35	12" GRANULAR SUBBASE (CIP) - Survey Item	(1,408.00)	SY	21.00	(29,568.00)	4,523.00	94,983.00		94,983.00	-321%	(124,551.00)
CO2-0-36	8" 22A AGGREGATE BASE (CIP) - Survey Item	(1,408.00)	SY	16.00	(22,528.00)	5,369.50	85,912.00		85,912.00	-381%	(108,440.00)
CO2-0-37	6" 23A AGGREGATE SURFACE (CIP)	67.60	SY	82.00	5,543.20	522.65	42,857.30		42,857.30	773%	-
CO2-0-39	3" HMA PAVEMENT (4EL/SEL) - CO NEEDED, SEE LINE 39	(8,200.00)	SY	22.50	(184,500.00)	-	-		-	0%	(184,500.00)
Change Order Totals						\$ (986,652.80)	\$ 232,002.30	\$ -	\$ 232,002.30	-24%	\$ (1,181,341.00)
Original Contract and Change Orders											
PAGE 2 TOTAL ORIGINAL CONTRACT AND CHANGE ORDERS						\$ 3,794,473.70	\$ 4,038,663.22	\$ -	\$ 4,038,663.22	106%	\$ (206,875.42)

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ishpeming	Owner's Project No.:	
Engineer:	U.P. Engineers & Architects, Inc.	Engineer's Project No.:	19-03161
Contractor:	Payne & Dolan, Inc.	Contractor's Project No.:	407982
Project:	Wastewater System Improvements - Contract 1		
Contract:	Wastewater System Improvements - Contract 1		
Application No.:	15	Application Period:	From 08/01/26 to 08/28/26
		Application Date:	09/02/26

A	B	C		D	E	F	G	H	I	J	K	L
		Contract Information			Work Completed				Materials Currently Stored (not in G)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (I / F) (%)	Balance to Finish (F - I) (\$)
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)					
Original Contract												
41	CONCRETE CURB & GUTTER (REMOVE/REPLACE)	12,004.00	LF	62.75	754,506.00	12,024.00	754,506.00			754,506.00	100%	-
42	6" CONCRETE SIDEWALK/DRIVEWAY	8,914.00	SF	16.75	149,309.50	8,914.00	149,309.50			149,309.50	100%	-
43	WASHINGTON ST TO S PINE ALLEY IMPROVEMENTS	-	LS	-	-	-	-			-	0%	-
44	TURF RESTORATION	23,582.00	LF	4.00	94,328.00	21,700.06	86,800.24			86,800.24	92%	7,527.76
45	ROCK EXCAVATION	100.00	CY	500.00	50,000.00	100.00	50,000.00			50,000.00	100%	-
46	SPECIAL PIPE BEDDING	569.00	CY	142.00	80,798.00	182.20	25,872.40			25,872.40	32%	54,925.60
47	SPECIAL BACKFILL MATERIAL	200.00	CY	27.50	5,500.00	200.00	5,500.00			5,500.00	100%	-
48	INVESTIGATION HOLE	20.00	EA	1,030.00	20,600.00	28.00	28,840.00			28,840.00	140%	(8,240.00)
49	TRAFFIC CONTROL	1.00	LS	275,000.00	275,000.00	1.00	275,000.00			275,000.00	100%	-
50	2" SANITARY FORCEMAIN, OPEN CUT	438.00	LF	53.50	23,433.00	438.00	23,433.00			23,433.00	100%	-
51	WATER MAIN RELOCATION	5.00	EA	4,265.00	21,325.00	2.00	8,530.00			8,530.00	40%	12,795.00
52	8" D.I. WATER MAIN	-	EA	-	-	-	-			-	0%	-
53	8" GATE VALVE AND BOX	-	EA	-	-	-	-			-	0%	-
54	CONNECT TO EXISTING WATER MAIN	-	EA	-	-	-	-			-	0%	-
55	8" SANITARY SEWER, OPEN CUT, C900	-	EA	-	-	-	-			-	0%	-
56	CONTRACTOR STAKING	1.00	LS	400,000.00	400,000.00	1.00	400,000.00			400,000.00	100%	-
57	SANITARY SERVICE CLEANOUT	249.00	EA	540.00	134,460.00	198.00	106,920.00			106,920.00	80%	27,540.00
58	CLEARING	-	LF	-	-	-	-			-	0%	-
59	BORE & JACK CARP RIVER CROSSING, 40" MIN. CASING PIPE	100.00	LF	4,000.00	400,000.00	-	-			-	0%	400,000.00
PAGE 3 SUBTOTAL					\$ 2,409,259.50		\$ 1,914,711.14	\$ -	\$ 1,914,711.14	79%	\$ 494,548.36	
Change Orders												
CO-2-1	12" CONCRETE STORM SEWER	1,400.00	LF	115.00	161,000.00	1,304.00	149,960.00			149,960.00	93%	11,040.00
CO-2-2	4" MANHOLE WITH COVER	22.00	EA	6,500.00	143,000.00	22.00	143,000.00			143,000.00	100%	-
CO-2-3	18" CONCRETE STORM	184.50	LF	175.85	32,444.33	184.50	32,444.33			32,444.33	100%	(0.00)
CO-2-4	MANHOLE TAP, 12"	6.00	EA	950.00	5,700.00	6.00	5,700.00			5,700.00	100%	-
CO2-0-5	MANHOLE TAP, 8"	6.00	EA	1,035.00	6,210.00	-	-			-	0%	6,210.00
CO2-0-6	2.5" HMA PAVEMENT (4EL) - CO NEEDED	7,700.00	SY	20.00	154,000.00	10,679.00	213,580.00			213,580.00	139%	(58,580.00)
CO2-0-41	CONCRETE CURB & GUTTER (REMOVE/REPLACE)	2,400.00	LF	62.75	150,600.00	2,372.00	148,843.00			148,843.00	99%	1,757.00
CO2-0-42	6" CONCRETE SIDEWALK/DRIVEWAY	24,900.00	SF	16.75	407,025.00	25,352.30	424,651.03			424,651.03	104%	(17,626.03)
CO3-0-45	ROCK EXCAVATION	125.00	CY	500.00	62,500.00	95.08	47,540.00			47,540.00	76%	14,960.00
CO3-0-47	SPECIAL BACKFILL MATERIAL	1,300.00	CY	27.50	35,750.00	1,173.80	32,279.50			32,279.50	90%	3,470.50
CO3-0-50	2" SANITARY FORCEMAIN, OPEN CUT	32.00	LF	53.50	1,712.00	-	-			-	0%	1,712.00
CO3-1	OK INDUSTRIAL MANHOLE	1.00	LS	6,000.00	6,000.00	1.00	6,000.00			6,000.00	100%	-
CO3-2	PARK ST LS PANEL ADJUSTMENT	1.00	LS	11,038.00	11,038.00	-	-			-	0%	11,038.00
CO3N-2	EXTRA SURVEY WORK	1.00	LS	19,481.00	19,481.00	1.00	19,481.00			19,481.00	100%	-
CO3-3	2" SANITARY FORCEMAIN, OPEN CUT	120.00	LF	53.50	6,410.00	32.00	1,712.00			1,712.00	27%	4,708.00
CO3-4	8" STORM SEWER (EXTRA) - SEE PAGE 4	70.00	LF	139.00	9,730.00	-	-			-	0%	9,730.00
CO3N-3	MATHER EARTH EXCAVATION	125.00	CY	119.20	14,900.00	145.60	17,355.52			17,355.52	116%	(2,455.52)
CO3-3	DETECTABLE WARNING SURFACE, ADA - SEE PAGE 4	90.00	LF	65.00	5,850.00	-	-			-	0%	5,850.00
Change Order Totals					\$ 1,233,360.33	-	\$ 1,242,546.38	\$ -	\$ 1,242,546.38		\$ (22,310.54)	
Original Contract and Change Orders												
PAGE 3 TOTAL ORIGINAL CONTRACT AND CHANGE ORDERS					\$ 3,642,619.83		\$ 3,157,257.52	\$ -	\$ 3,157,257.52	87%	\$ 472,237.82	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Ishpeming
 Engineer: U.P. Engineers & Architects, Inc.
 Contractor: Payne & Dolan, Inc.
 Project: Wastewater System Improvements - Contract 1
 Contract: Wastewater System Improvements - Contract 1
 Application No.: 15 Application Period: From 08/01/26 to 08/28/26

Owner's Project No.:
 Engineer's Project No.: 19-03161
 Contractor's Project No.: 407982

Application Date: 09/02/26

A	B	C	D	E	F	G	H	I	J	K	L		
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Contract Information		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)						
Original Contract													
Change Orders													
CO#4-0-2	30" SANITARY SEWER, OPEN CUT	521.00	LF	470.00	244,870.00			-		-	0%	244,870.00	
CO#4-0-4	12" SANITARY SEWER, OPEN CUT	442.37	LF	188.00	83,165.56			-		-	0%	83,165.56	
CO#4-0-5	10" SANITARY SEWER, OPEN CUT	465.00	LF	129.00	59,985.00			-		-	0%	59,985.00	
CO#4-0-6	8" SANITARY SEWER, OPEN CUT	686.80	LF	121.00	83,102.80	686.80	83,102.80		83,102.80	100%	-		
CO#4-0-7	6" SANITARY SEWER, OPEN CUT	1,038.37	LF	99.00	102,798.63			-		-	0%	102,798.63	
CO#4-0-9	30" CURED IN PLACE PIPE	85.31	LF	263.00	22,436.53			-		-	0%	22,436.53	
CO#4-0-10	24" CURED IN PLACE PIPE	161.50	LF	212.00	34,662.00			-		-	0%	34,662.00	
CO#4-0-11	18" CURED IN PLACE PIPE	263.14	LF	146.00	42,068.44	268.14	42,068.44		42,068.44	100%	-		
CO#4-0-12	12" CURED IN PLACE PIPE	27.16	LF	77.00	2,091.32			-		-	0%	2,091.32	
CO#4-0-14	8" CURED IN PLACE PIPE	744.00	LF	70.00	52,080.00			-		-	0%	52,080.00	
CO#4-0-16	12" SANITARY WYE	1.00	EA	650.00	650.00			-		-	0%	650.00	
CO#4-0-17	10" SANITARY WYE	7.00	EA	555.00	3,885.00			-		-	0%	3,885.00	
CO#4-0-18	8" SANITARY WYE	3.00	EA	405.00	1,215.00			-		-	0%	1,215.00	
CO#4-0-29	4" DIAMETER SANITARY MANHOLE	1.00	EA	6,200.00	6,200.00			-		-	0%	6,200.00	
CO#4-0-31	6" DIAMETER SANITARY MANHOLE	4.00	EA	15,000.00	60,000.00			-		-	0%	60,000.00	
CO#4-0-32	CONNECT TO EXISTING MANHOLE	1.00	EA	595.00	595.00			-		-	0%	595.00	
CO#4-0-33	CONNECT TO EXISTING SEWER MAIN	8.00	EA	550.00	4,400.00			-		-	0%	4,400.00	
CO#4-0-34	2" RIGID INSULATION	164.00	LF	23.00	3,772.00			-		-	0%	3,772.00	
CO#4-0-35	12" GRANULAR SUBBASE (CIP)	5,931.00	SY	21.00	124,551.00			-		-	0%	124,551.00	
CO#4-0-36	8" 22A AGGREGATE BASE (CIP)	6,513.00	SY	16.00	104,208.00			-		-	0%	104,208.00	
CO#4-0-37	6" 23A AGGREGATE BASE (CIP)	455.05	SY	82.00	37,314.10			-		-	0%	37,314.10	
CO#4-0-38	3" 23A AGGREGATE SHOULDERS (CIP)	3,010.43	SY	14.50	43,651.24			-		-	0%	43,651.24	
CO#4-0-39	3" HMA PAVEMENT (4E1/SE1)	5,894.80	SY	22.50	132,633.00			-		-	0%	132,633.00	
CO#4-0-40	2.5" HMA PAVEMENT (4E1)	1,286.00	SY	20.00	25,720.00			-		-	0%	25,720.00	
CO#4-0-41	CONCRETE CURB & GUTTER (REMOVE/REPLACE)	28.00	LF	62.75	1,757.00			-		-	0%	1,757.00	
CO#4-0-42	6" CONCRETE SIDEWALK/DRIVEWAY	1,052.30	SF	16.75	17,626.03			-		-	0%	17,626.03	
CO#4-0-44	TURF RESTORATION	1,831.94	LF	4.00	7,327.76			-		-	0%	7,327.76	
CO#4-0-45	ROCK EXCAVATION	129.92	CY	500.00	64,960.00			-		-	0%	64,960.00	
CO#4-0-46	SPECIAL PIPE BEDDING	386.80	CY	141.00	54,925.60			-		-	0%	54,925.60	
CO#4-0-47	SPECIAL BACKFILL MATERIAL	126.20	CY	27.50	3,470.50			-		-	0%	3,470.50	
CO#4-0-48	INVESTIGATION HOLE	8.00	EA	1,030.00	8,240.00			-		-	0%	8,240.00	
CO#4-0-50	2" SANITARY FORCEMAIN, OPEN CUT	-	EA	53.50	-			-		-	0%	-	
CO#4-0-51	WATER MAIN RELOCATION	3.00	EA	4,265.00	12,795.00			-		-	0%	12,795.00	
CO#4-0-57	SANITARY SERVICE CLEANOUT	51.00	EA	540.00	27,540.00			-		-	0%	27,540.00	
CO#4-0-59	BORE AND JACK CARP RIVER CROSSING, 40" MIN CASING PIPE	100.00	LF	4,000.00	400,000.00			-		-	0%	400,000.00	
CO#4-2-1	12" CONCRETE STORM SEWER	96.00	LF	106.27	10,201.92			-		-	0%	10,201.92	
CO#4-2-5	MANHOLE TAP, 8"	6.00	EA	1,035.00	6,210.00			-		-	0%	6,210.00	
CO#4-SN-3	MATTHEW EARTH EXCAVATION	25.60	CY	119.20	3,051.52			-		-	0%	3,051.52	
CO#4-1	8" STORM SEWER	69.50	LF	139.00	9,660.50	69.50	9,660.50		9,660.50	100%	-		
CO#4-2	PARK STREET LS PANEL ADJUSTMENT	1.00	LS	11,038.00	11,038.00	1.00	11,038.00		11,038.00	100%	-		
CO#4-3	DETECTABLE WARNING SURFACE, ADA	90.00	LF	65.00	5,850.00	90.00	5,850.00		5,850.00	100%	-		
CO#4-4	RIVER CROSSING ATTEMPT	1.00	LS	441,463.47	441,463.47	1.00	441,463.47		441,463.47	100%	-		
CO#4-5	36 INCH DIRECTIONAL DRILL BORE HEAD	1.00	LS	39,220.00	39,220.00	1.00	39,220.00		39,220.00	100%	-		
CO#4-6	36 INCH HDPE PIPE	1.00	LS	68,635.00	68,635.00	1.00	68,635.00		68,635.00	100%	-		
CO#4-8	72 INCH MANHOLES	1.00	LS	49,336.27	49,336.27	1.00	49,336.27		49,336.27	100%	-		
CO#4-8	30 INCH PVC PIPE	1.00	LS	35,319.20	35,319.20	1.00	35,319.20		35,319.20	100%	-		
Change Order Totals						\$ 64,114.74	-	\$ 785,693.68	\$ -	\$ 785,693.68		\$ (721,578.93)	

Contractor's Application for Payment

Owner: <u>City of Ishpeming</u> Engineer: <u>U.P. Engineers & Architects, Inc.</u> Contractor: <u>Payne & Dolan, Inc.</u> Project: <u>2026 Wawstewater System Improvements - Ishpeming, MI</u> Contract: <u>2026 Wawstewater System Improvements - Ishpeming, MI</u>	Owner's Project No.: _____ Engineer's Project No.: <u>19-03161</u> Contractor's Project No.: <u>408666</u>																								
Application No.: <u>2</u> Application Date: <u>9/1/2026</u> Application Period: From <u>8/1/2026</u> to <u>8/28/2026</u>																									
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1. Original Contract Price</td> <td style="width: 30%; text-align: right;">\$ 2,429,760.00</td> </tr> <tr> <td>2. Net change by Change Orders</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>3. Current Contract Price (Line 1 + Line 2)</td> <td style="text-align: right;">\$ 2,429,760.00</td> </tr> <tr> <td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td> <td style="text-align: right;">\$ 1,310,320.00</td> </tr> <tr> <td colspan="2">5. Retainage</td> </tr> <tr> <td style="padding-left: 20px;">a. <u>5%</u> X \$ 1,310,320.00 Work Completed =</td> <td style="text-align: right;">\$ 65,516.00</td> </tr> <tr> <td style="padding-left: 20px;">b. <u>5%</u> X \$ - Stored Materials =</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="padding-left: 20px;">c. Total Retainage (Line 5.a + Line 5.b)</td> <td style="text-align: right;">\$ 65,516.00</td> </tr> <tr> <td>6. Amount eligible to date (Line 4 - Line 5.c)</td> <td style="text-align: right;">\$ 1,244,804.00</td> </tr> <tr> <td>7. Less previous payments (Line 6 from prior application)</td> <td style="text-align: right;">\$ 265,118.87</td> </tr> <tr> <td>8. Amount due this application</td> <td style="text-align: right;">\$ 979,685.13</td> </tr> <tr> <td>9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)</td> <td style="text-align: right;">\$ 1,184,956.00</td> </tr> </table>		1. Original Contract Price	\$ 2,429,760.00	2. Net change by Change Orders	\$ -	3. Current Contract Price (Line 1 + Line 2)	\$ 2,429,760.00	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 1,310,320.00	5. Retainage		a. <u>5%</u> X \$ 1,310,320.00 Work Completed =	\$ 65,516.00	b. <u>5%</u> X \$ - Stored Materials =	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 65,516.00	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 1,244,804.00	7. Less previous payments (Line 6 from prior application)	\$ 265,118.87	8. Amount due this application	\$ 979,685.13	9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 1,184,956.00
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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: <u>Payne & Dolan, Inc. / Jon Leach, Agent</u> Signature: <u></u> Date: <u>9/1/2026</u>																									
Recommended by Engineer By: _____ Title: _____ Date: _____ Approved by Funding Agency By: _____ Title: _____ Date: _____	Approved by Owner By: _____ Title: _____ Date: _____ By: _____ Title: _____ Date: _____																								

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ishpeming	Owner's Project No.:	
Engineer:	U.P. Engineers & Architects, Inc.	Engineer's Project No.:	19-03161
Contractor:	Payne & Dolan, Inc.	Contractor's Project No.:	408566
Project:	2026 Wastewater System Improvements - Ishpeming, MI		
Contract:	2026 Wastewater System Improvements - Ishpeming, MI		

Application No.:	2	Application Period:	From	08/01/26	to	08/28/26	Application Date:					09/01/26			
A	B	C	D	E	F	G	H	I	J	K	L				
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)				
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)								
Original Contract															
1	MOBILIZATION - MAX 5%	1.00	LS	20,000.00	20,000.00	1.00	20,000.00		20,000.00	100%	-				
2	12" SANITARY SEWER OPEN CUT	20.00	FT	325.00	6,500.00	-	-		-	0%	6,500.00				
3	8" SANITARY SEWER OPEN CUT	1,326.00	FT	235.00	311,610.00	842.50	197,987.50		197,987.50	64%	113,622.50				
4	6" SANITARY SER OPEN CUT	275.00	FT	225.00	61,875.00	119.00	26,775.00		26,775.00	43%	35,100.00				
5	EXISTING SANITARY SEWER SERVICE CONNECTION	15.00	EA	1,250.00	18,750.00	7.00	8,750.00		8,750.00	47%	10,000.00				
6	8" X 6" SANITARY WYE	9.00	EA	485.00	4,365.00	7.00	3,395.00		3,395.00	78%	970.00				
7	4' DIAMETER SANITARY MANHOLE	18.00	EA	9,500.00	171,000.00	9.00	85,500.00		85,500.00	50%	85,500.00				
8	CONNECT TO EXISTING SEWER MAIN	5.00	EA	630.00	3,150.00	1.00	630.00		630.00	20%	2,520.00				
9	12" GRANULAR SUBBASE (CIP)	7,700.00	SY	29.75	229,075.00	3,574.00	106,326.50		106,326.50	46%	122,748.50				
10	8" 22A AGGREGATE BASE (IP)	7,700.00	SY	14.25	109,725.00	2,896.00	41,268.00		41,268.00	38%	68,457.00				
11	6" 23A AGGREGATE SURFACE (CIP)	190.00	SY	55.50	10,545.00		-		-	0%	10,545.00				
12	3" 23Z AGGREGATE SURFACE (CIP)	150.00	SY	40.00	6,000.00		-		-	0%	6,000.00				
13	6" Concrete Sidewalk / Driveway	600.00	SF	29.50	17,700.00		-		-	0%	17,700.00				
14	TURF RESTORATION	1,670.00	FT	14.00	23,380.00	1,134.50	15,883.00		15,883.00	68%	7,497.00				
15	ROCK EXCAVATION	30.00	CY	1,450.00	43,500.00		-		-	0%	43,500.00				
16	SPECIAL PIPE BEDDING	50.00	CY	148.00	7,400.00		-		-	0%	7,400.00				
17	SPECIAL BACKFILL MATERIAL	50.00	CY	45.00	2,250.00	330.00	14,850.00		14,850.00	660%	(12,600.00)				
18	INVESTIGATION HOLE	5.00	EA	875.00	4,375.00	4.00	3,500.00		3,500.00	80%	875.00				
19	TRAFFIC CONTROL	1.00	LS	100.00	100.00	1.00	100.00		100.00	100%	-				
20	CONTRACTOR STAKING	1.00	LS	28,500.00	28,500.00	1.00	28,500.00		28,500.00	100%	-				
SUBTOTAL				\$	1,079,800.00		\$	553,465.00	\$	-	\$	553,465.00	51%	\$	526,335.00

EJCDC C-620 Contractor's Application for Payment

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Progress Estimate - Unit Price Work

Owner:City of Ishpeming

Engineer:U.P. Engineers & Architects, Inc.

Contractor:Payne & Dolan, Inc.

Project:2026 Wawstewater System Improvements - Ishpeming, MI

Contract:2026 Wawstewater System Improvements - Ishpeming, MI

Contractor's Application for Payment

Owner's Project No.:

Engineer's Project No.:19-03161

Contractor's Project No.:408666

Application No.:2

Application Period: From08/01/26to08/28/26

Application Date:09/01/26

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information			Work Completed			Materials Currently Stored (not in G)	Work Completed and Materials Stored to Date (H + I)	% of Value of Item (J / F)	Balance to Finish (F - J)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
	TURF REST. PARTICIPATING = 196.00 FT								-		-
	TURF REST. NON-PARTICIPATING = 938.50 FT								-		-
									-		-
									-		-
Change Order Totals					\$ -		\$ -	\$ -	\$ -		\$ -
Original Contract and Change Orders											
PAGE 1 TOTAL ORIGINAL CONTRACT AND CHANGE ORDERS					\$ 1,079,800.00		\$ 553,465.00	\$ -	\$ 553,465.00	51%	\$ 526,335.00

Owner:	City of Ishpeming
Engineer:	U.P. Engineers & Architects, Inc.
Contractor:	Payne & Dolan, Inc.
Project:	2026 Wastewater System Improvements - Ishpeming, MI
Contract:	2026 Wastewater System Improvements - Ishpeming, MI

Application No.: 8 Application Period: From 08/01/26 to 08/28/26 Application Date: 08/05/26

[illegible]

11(n)

Resolution #24-2026

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL 432.103a(i)(ii))

At a REGULAR meeting of the ISHPEMING CITY COUNCIL
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD
called to order by MAYOR PAT SCARLON on SEPTEMBER 16, 2024
DATE
at 6:00 a.m./p.m. the following resolution was offered:
TIME
Moved by _____ and supported by _____
that the request from ISHPEMING COMMUNITY EVENTS of ISHPEMING,
NAME OF ORGANIZATION CITY
county of MARQUETTE, asking that they be recognized as a
COUNTY NAME
nonprofit organization operating in the community for the purpose of obtaining charitable
gaming licenses, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.

BSL-CG-1153(R4/24)

QUALIFICATION INFORMATION

THIS IS AN INFORMATION FORM ONLY, NOT A LICENSE APPLICATION. Complete this form and submit with the required qualification documents listed on the attached Qualification Requirements sheet. A Bingo, Raffle, or Charity Game Ticket license application and fee may also be submitted with this information. See box #5 below for mailing instructions.

1. ORGANIZATION INFORMATION

Organization Name Ishpeming Community Events			Organization Telephone Number 906-485-5544
Organization Physical Street Address 910 US 41 West			
City Ishpeming	State MI	Zip Code 49849	County
Organization Mailing Address			☒ Same as Physical Address
City	State	Zip Code	County
Organization Email Address			

2. ORGANIZATION PURPOSE

Briefly describe the purpose of your organization.

To promote and facilitate free community events including but not limited to free music concerts, sleigh rides, Christmas parade, festivals and Independence Day Celebration.

3. LICENSE APPLICATION

Enclosed is a completed application and fee for a ☐ Bingo ☒ Raffle ☐ Charity Game Ticket license

For all license applications, visit our website at www.michigan.gov/cg/qualify-and-apply. Make checks payable to STATE OF MICHIGAN.

4. PRINCIPAL OFFICER INFORMATION

Principal Officer Name Krystan Beaumont			Title President
Mailing Address 519 N. First St. #2			City Ishpeming
State MI	Zip Code 49849	Telephone Number (Day) 312-965-6148	Telephone Number (Evening) 312-965-6148
Email Address krystanamybeaumont@gmail.com			
By signing below, I hereby certify that the representations, information, and data presented are true, accurate, and complete to the best of my knowledge. I understand that failure to answer truthfully, completely, and accurately could preclude the organization from receiving an approval to obtain a gaming license.			
Principal Officer Signature			Date

5. MAILING INSTRUCTIONS

Mail this completed Qualification Information form, the required qualification documentation listed on the Qualification Requirements sheet, and the completed license application and fee (if also applying for a gaming license) to Charitable Gaming Division, PO Box 30023, Lansing, MI 48909. If submitting by overnight carrier (FedEx, UPS, etc.), send to Charitable Gaming Division, 101 East Hillsdale, Lansing, MI 48933.





LOCAL CIVIC ORGANIZATION QUALIFICATION REQUIREMENTS

If the organization has never submitted qualifying information as a local civic organization, the following information shall be submitted in the name of the organization prior to being approved to conduct a bingo, raffle, or charity game. A previously qualified organization may be required to submit updated qualification information to assure its continued eligibility under the act.

1. A signed and dated copy of the organization's current bylaws or constitution, including membership criteria.
2. A complete copy of the organization's Articles of Incorporation that have been filed with the Corporations and Securities Bureau, if the organization is incorporated.
3. A copy of the letter from the IRS stating the organization is exempt from federal tax under IRS code 501(c) OR copies of one bank statement per year for the previous five years, excluding the current year.
4. A provision in the bylaws, constitution, or Articles of Incorporation that states should the organization dissolve, all assets, and real and personal property will revert to the benefit of the local government or another nonprofit organization.
5. A revenue and expense statement for the previous 12 month period to prove all assets are used for charitable purposes, i.e. 990's, treasurer's report, audit. Do not send check registers or cancelled checks. Explain the purpose of each expenditure made to an individual. Once the organization has conducted licensed gaming events, the Bureau may require the organization to provide additional proof that all assets are being used for charitable purposes.
6. A copy of a resolution passed by the local body of government stating the organization is a recognized nonprofit organization in the community (form attached).
7. A provision in the bylaws, constitution, or Articles of Incorporation indicating the organization will remain nonprofit forever.

Additional information may be requested after the initial documents submitted have been reviewed. If you have any questions or need further assistance, please call our office at (517) 335-5780.

Act 382 of the Public Acts of 1972, as amended, defines "A local civic organization in this state that is organized not for pecuniary profit; that is not affiliated with a state or national organization; that is recognized by resolution adopted by the local governmental subdivision in which the organization conducts its principal activities; whose constitution, charter, articles of incorporation, or bylaws contain a provision for the perpetuation of the organization as a nonprofit organization; whose entire assets are used for charitable purposes; and whose constitution, charter, articles of incorporation, or bylaws contain a provision that all assets, real property, and personal property must revert to the benefit of the local governmental subdivision that granted the resolution or another nonprofit organization on dissolution of the organization."

CHANGE ORDER NO.: 1

Owner: City of Ishpeming
 Engineer: U.P. Engineers & Architects, Inc.
 Contractor: Peninsula Solar, LLC
 Project: Brasswire Campground Solar
 Contract Name: Brasswire Campground Solar
 Date Issued: _____ Effective Date of Change Order: _____

Owner's Project No.: _____
 Engineer's Project No.: 119-06201
 Contractor's Project No.: _____

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

Description:

Contract Time: No adjustment to Contract Time.

Contract Price: Change in contract price to remove Electrical Allowance.

Attachments: Table 1

Change in Contract Price	Change in Contract Times
Original Contract Price:	Original Contract Times:
\$ 124,916.48	Substantial Completion: October 15, 2026
	Ready for final payment: November 15, 2026
[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____:	[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____:
\$ 0.00	Substantial Completion: _____
	Ready for final payment: _____
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 124,916.48	Substantial Completion: October 15, 2026
	Ready for final payment: November 15, 2026
[Increase] [Decrease] this Change Order:	[Increase] [Decrease] this Change Order:
\$ (25,000.00)	Substantial Completion: _____
	Ready for final payment: _____
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 99,916.48	Substantial Completion: October 15, 2026
	Ready for final payment: November 15, 2026

Recommended by Engineer (if required)	Authorized by Contractor
By: _____	_____
Title: _____	_____
Date: _____	_____
Authorized by Owner	Approved by Funding Agency (if applicable)
By: _____	_____
Title: _____	_____
Date: _____	_____

CITY OF ISHPEMING
 Brasswire Campground Solar
 Change Order #1
 TABLE 1
 QUANTITY ADJUSTMENT

No.	Description	Quantity Thru CO#1	Unit	Bid Unit Price	Total Adjusted Qty Thru CO#1	CO#1 Quantity Adjustments	CO#1 Price Adjustment	Table 1 Total through C.O. #21
1	SOLAR & ELECTRICAL WORK	1	LS	99,916.48	1	0	-	99,916.48
2	UPPCO SERVICE ALLOWANCE	1	LS	25,000.00	0	-1	(25,000.00)	-
				SubTotal			(25,000.00)	99,916.48

City of Ishpeming Statement of Explanation

1. Agenda Item Information

Agenda Item Title: Nicolet Bank Credit Line (Credit Card)

Department: Finance

Prepared By: Grey Getschow

Date Submitted: 9/11/26

2. Background & Purpose

Purpose / Background: The City currently utilizes TruNorth for credit card services. Our current card limit is \$3k. The processing center for TruNorth has lost several of our payments in recent years, which stalls the purchasing process and pushes us up against the already low credit limit.

Moving credit card services to Nicolet will allow for easier payment transfers and increasing the credit limit to \$10k will ensure the municipality can make time sensitive purchases. The statement balance on the current card is paid off monthly, the intent of staff is not to carry a balance.

In addition, multiple cards can be issued from the Nicolet account to designated signers. This would allow directors to utilize card transactions tied to their name, increasing internal controls and ensuring compliance and tracking.

All purchasing limits and policies still apply to credit card transactions.

There are two options for card lines, one with 1% rewards and a higher interest rate, and one with no rewards and a lower interest rate. As rewards points are not likely a large source of revenue I would advise council to go with the lower interest rate option (11.65%).

3. Fiscal Impact

Total Cost / Revenue Impact: \$0

Funding Source(s): N/A

4. Recommended Action & Alternatives

Alternatives Considered (Anticipate questions): Keep the current TruNorth account.

Recommended Action: *(I make a motion to)* Authorize the new \$10k “business non-rewards” credit line at Nicolet Bank with the city manager, the finance director, the chief of police, the DPW director, and the library director as signers.

5. Approval & Routing

Department Head Approval

(Name & Signature): ___Grey Getschow_____ Date: ___9/11/26_____

6. Attachments / Exhibits

Nicolet

NATIONAL BANK

857 W Washington St, Marquette, MI 49855 906-225-8703

September 11, 2026

Dear Grey:

Per our conversation I am providing below a summary of the business credit card options as discussed for the City of Ishpeming.

Your request for a business credit card in the amount of \$10,000 will be approved once authorized by you or members of the counsel as needed once discussed. If that amount needs to be higher, we are happy to accommodate.

Because this is for a Municipal/Government entity we will need only a couple of documents to complete:

- Acknowledgement of intent to proceed with Nicolet National Bank Business Credit Card
- Cardholder list for requested business credit cards to be issued

We have two (2) options for you to choose from for the type of card; Business rewards or non-rewards:

- Business Rewards for the City of Ishpeming would be priced at a floating rate of Prime + 6.90%; so as of today, with Prime at 6.75% + 6.90% the effective rate would be 13.65%; the rate would then move up or down based on the WSJP (Wall Street Journal Prime) rate; 1% back on purchases is the reward for this card that can be earned.
- Business non-rewards for the City of Ishpeming would be priced at Prime + 4.90%; so, the effective rate in this case starting out based on the Prime rate of 6.75% + 4.90% the effective rate would be 11.65%; no rewards for this card

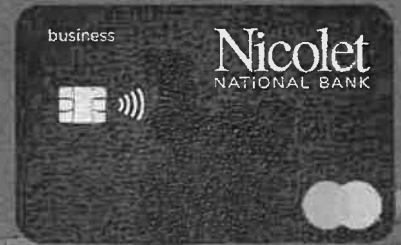
We appreciate this opportunity to assist with your banking needs and for the City of Ishpeming's continued trust in Nicolet National Bank.

Sincerely,



Boris Martysz
SVP – Commercial Banking

Nicolet Bank Business Credit Cards



Nicolet Business Rewards

No Annual Fee
SpendTrack® Digital Platform Access
Transactions & Spend Limit Controls
Zero Fraud Liability
1% Reward Points on all Cardholder Purchases

Nicolet Business Credit Card

No Annual Fee
SpendTrack® Digital Platform Access
Transactions & Spend Limit Controls
Zero Fraud Liability

Expense Reporting Solutions

Multiple integrations available for managing Cardholder purchases, including receipt imaging.

Mastercard® Easy Savings Rebate Program

Earn automatic rebates at more than 50,000 participating merchants across the US! Rebates are earned in addition to any Reward Points. Rebates post as a Credit to the Business Credit Card account.

Digital Platform Access

Manage Company Cardholders via SpendTrack® Digital Platform (website & new mobile app).

Dedicated Nicolet Bank Credit Card Team

- Local Service & Decisions
- Work with Nicolet Bank employees
- creditcardteam@nicoletbank.com
- 855-451-0759

Sales Discovery

- Current Business Credit Card Provider
- Company Limit on current business credit card
- Average Monthly Spend (\$\$) Volume
- Pain points of current business credit card?
- What functionalities do you most use?
*Online Payments, Transaction Downloads,
Cardholder Spend Limit Changes*

Nicolet
NATIONAL BANK

FOR INTERNAL USE ONLY

MEMBER FDIC | NMLS ID# 411069 | EQUAL HOUSING LENDER



City of Ishpeming Manager's Report

13

Council Meeting – September 16, 2026

(Reporting Period: August 15 – September 10, 2026)

1. Operational and Administrative Updates

- Held weekly meetings with the Deputy City Manager/Finance Director and City Clerk
- Held weekly meetings with legal counsel
- Held weekly meetings with the Planning & Zoning Director
- Held weekly meetings with the DPW Director
- Held weekly meetings with the Mayor
- Held monthly meetings with the DDA liaison
- Held monthly Department Head meetings – no meeting in August
- Sent first letter regarding blight to two properties – no response
- Applied for a Cliffs grant for the Upper Lodge – Municipalities do not qualify
- Conducted exit interviews for Police Department employees – both were very positive and had liked working for Chad and the City
- Met with LSCP for the upcoming State of the City event
- Met with Land Bank – Looking at a property off South Pine
- Worked on information to be mailed out to all residents for the Library Millage
- Worked on the closing for the Cliffs property
- Had a pre-mediation meeting with the city insurance lawyer regarding the Bertucci lawsuit – they parties came to an agreement; I was not at the mediation meeting – the agreement will be at this month's meeting for Council to review

2. Capital Projects and Infrastructure

- Funding for City-owned Buildings Request for Proposals – As of right now, funding will not be available in 2026 – Had a meeting with Michigan Tech University – sent them information on what we would like them to do for us
- Working with RRC and Land Bank on Request for Qualifications for Malton Road development

3. Financial and Budgetary Overview

- The 2026 budget was approved by City Council
- Had meetings with Department Heads to review departmental budgets on a monthly or quarterly schedule
- Attended a webinar regarding funding for Fire Departments. Need to have a budget number and plans in place
- Worked on the 2027 proposed City of Ishpeming Fee Schedule – will be at this month's Council meeting
- Started to work with the Finance Director on 2027 budget

4. Community Engagement and Public Services

- Attended the LSCP Economic Alliance Investors Lunch
- Attended the Redevelopment Ready Communities (RRC) Certification Celebration
- Attended the ribbon cutting for Snow Day Fibers
- Attended LSCP - Small Business Roundtable Discussion
- Met with citizens about concerns regarding of lawns from last year's construction project – made the contractor aware of issue – the contractor said they would address it
- Met with resident about an alley and manhole concern – was able to change out the manhole, cut weeds along the alley, and found out a fence was off city right of way
- Had a meeting with the new Ishpeming School District Superintendent
- Had a meeting with Representative Bohnak – looking at a new fire truck