

CITY COUNCIL

7:00 P.M.

Monday, September 20, 2021

Present: Mayor Wade LeBlanc
Richard DeRosier
Dustin Goutermont
Ben Bautch

Excused: Shane Hoff

Lana Fralich, City Administrator
Tim Costley, City Attorney
David Drown, Economic Development Authority- left at 8:25 p.m.
Eva Judkins, Greater Midwest Realty- left at 7:25 p.m.
Frank Chalupske – left at 7:25 p.m.

Mayor LeBlanc called the meeting to order at 7:00 p.m.

Agenda – Motion by Goutermont, second DeRosier to approve the Agenda with addition of Parks Manager Resignation. MOTION CARRIED.

Consent Agenda – Motion by Goutermont, second Bautch to approve the meeting minutes from the September 7th Budget Meeting, September 7th Regular Council meeting, and September 13th Special Meeting. MOTION CARRIED.

Petitions, Requests, and Communications –

Eva J – Regarding Property Easements – Burk Drive – Eva Judkins and Frank Chalupske presented a request to the Council regarding a change to easements attached to property on Burk Drive. Chalupske recently purchased property and is requesting the easement be released so it can be used as a driveway to home he will be building. Discussion on what are the various easements on property, old pipes and vault from old water tower that are disconnected and not in use, if there is City responsibility, the need for an easement for the City perimeter ditching and access, and options for moving an easement. There was a consensus of the Council for Mr. Chalupske to research what actual easements are on the property and bring back a detailed proposal outlining his request knowing the potential needs for the City.

Senate Capital Investment Tour – Multi Modal Trailhead Center – Council has been invited by Senate Capital Investment Committee to make a bonding request presentation on the Multi-Modal Trailhead Center at the Split Rock Lighthouse on Thursday, September 23rd. Fralich and Mayor LeBlanc will be attending and other Council members are invited to attend.

Housing Capital Investment Tour – Multi Modal Trailhead Center – The House Capital Investment Committee will be touring the proposed site of the Multi-Modal Trailhead Center on October 6th as part of possible final phase of funding for the project approval through the 2nd round of bonding dollars. Council is invited to attend, time and more information forthcoming.

Water Assistance Program - Fralich updated Council on new funding available for delinquent water and sewer accounts for eligible applicants thru AEOA Energy/Water Assistance Program. If eligible, the State will pay the City directly up to a specific amount of the water and sewer portion only,

homeowners are still responsible for the garbage and late fee portion of the account and must be paid to avoid water shut offs. There was discussion on getting information to homeowners thru City website, social media, and contacting City Hall. Further discussion on including an application with the delinquent account letter when sent to homeowners in October.

City Administrator –

Set Special Meeting for 2022 Proposed Budget and Levy – Motion by Goutermont, second DeRosier to set a Special Meeting for the purpose of reviewing and taking action on the 2022 Proposed Budget and Levy on September 29th at 9:00 a.m. MOTION CARRIED

ARI Proposal for City Shopping Center Area Master Planning – Drown presented a proposal from ARI for the Master Planning of Silver Bay Shopping Center Area on the recommendation from Economic Development Authority to hire ARI at a cost of \$15,000 to begin planning now rather than waiting for MN Design Team to approve City's application and start with their planning in approximately 8 months. Discussion on current amount of economic activity happening, using a "local" team to involve community input thru survey and meetings, the fees to be covered by EDA's budget, and to reassess the application with MN Design Team after completion of this project. Motion by Goutermont, second Bautch to hire ARI to develop the Master Planning of Silver Bay City Center Area at a cost of \$15,000, contingent on renderings and documents will be the property of Silver Bay and putting any decisions regarding MN Design Team visit on hold until ARI's Master Plan is finished. MOTION CARRIED.

Housing Incentive Program – David Drown – Economic Development Authority is recommending a proposal for a new incentive program to aggressively promote new construction housing on vacant lots within Silver Bay, that the program would provide a cash grant of 10% of a new home's value upon completion of the home, and will be funded by TIF and/or Tax Abatement. There was discussion on application process, no income requirements, homestead vs. non-homestead homes, timing of payback to the City being on average 8 years, and keeping the process simple. Council further discussed providing more incentive to families with children and workforce who homestead properties, securing the city's interest, and if this program has been done anywhere else. Motion by Bautch, second DeRosier for City Attorney and Drown to table this discussion to the next meeting so additional research can be done. MOTION TABLED.

Hayley Mattila Resignation – Motion by Goutermont, second DeRosier to accept Hayley Mattila's resignation of Full-time Police Officer effective September 26, 2021 with regrets. MOTION CARRIED

Motion by DeRosier, second Bautch to employ Hayley Mattila as a Part-time Police Officer until she has completed training in her new position with St. Louis County, at current Part-time Police Officer pay with start date of September 27, 2021. MOTION CARRIED.

Marina 2022 Rates and Amended Rules and Regulations – Council review recommendations from Parks and Recreation Board changes to Rules and Regulations and Rates at the Marina including Personal Items to be stored on boat when not in use in order to keep docks orderly and safe, and that only following items are allowed to remain along the edge of slip - shore power cables, water hose, and flower pots; Bow pulpits or boat bows may not hang over dock requiring slips rented are big enough for the boat; and Storage of one dinghy or P.W.C, 14' or less in length per slip where regular boat is stored, with 3' rule for overhang still applying. Further discussion on 2022 rates to be \$1.50/ft daily, \$7.00/ft weekly. \$22/ft monthly, \$46/ft seasonal 2022 rate-beginning January 1, 2022, and \$41/ft seasonal rate for the end of 2021 – if 2022 slip is paid by December 31, 2021. Motion by Goutermont, second Bautch to approve changes to the Marina's 2022 Rules and Regulations and 2022 rates. MOTION CARRIED.

Park Manager Resignation – Fralich presented Council with a letter from Donald Thompson announcing his retirement from the Parks Manager position effective December 27, 2021. Motion by DeRosier, second Goutermont to accept the retirement of Donald Thompson effective December 27, 2021, with regrets, and to move forward with planning for his replacement. Council thanks Donald for his 24 years of service. MOTION CARRIED.

City Attorney – Nothing to report.

OLD BUSINESS – None

NEW BUSINESS – None

Claims – Motion by Goutermont, second DeRosier to approve payment of \$65,870.75 in unpaid claims and \$135,717.87 in paid claims. MOTION CARRIED.

Motion by Goutermont, second Bautch to adjourn at 8:30 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson



Wade LeBlanc, Mayor

Attest:



Lana Fralich, City Administrator