

CITY COUNCIL

7:00 P.M.

Monday, August 21, 2023

Present: Mayor Wade LeBlanc
Richard DeRosier
Dustin Goutermont
Ben Bautch
Shane Hoff

Absent:

Lana Fralich, City Administrator
David Drown, City Planner

Derrek Passe, Lake County SWCD via ZOOM

Sonia Shewchek via ZOOM

Curt Anderson

Rick Evans, Northshore Journal

Nelson T. French

Eric Judkins

Isaac Giron

Charlyse Knudson

Kitty Mayo, Lake County Press via ZOOM

Ruth Koepke

Nathan Stadler

Teresa Schultz

Wendy Jensen

Noreen Carlson

Carolyn Hudyma

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 Trail Design Proposal. **MOTION CARRIED.**

Consent Agenda – Motion by DeRosier, second Bautch to approve the meeting minutes from the August 7th, 2023 Public Hearing, August 7th, 2023 Regular Meeting, and the August 17th, 2023 Special Meeting. **MOTION CARRIED.**

Petitions, Requests, and Communications –

Tettegouche Nature Play Area Grand Opening- The Friends of Tettegouche will be having a ribbon cutting ceremony on Saturday, August 26, 2023 beginning at 1:00 p.m. for their opening of the new Nature Play area at Tettegouche State Park.

City Administrator –

Resolution 2023-#44 Lake County HRA Updated Purchase & Development Agreement- Council reviewed the updated purchase and development agreement with Lake County HRA for property along Penn Boulevard, as recommended by the EDA. Motion by Hoff, second Bautch to accept Resolution 2023-#44 Lake County HRA Updated Purchase & Development Agreement for property along Penn Boulevard. **MOTION CARRIED.**

Mayor LeBlanc – Aye
Member Bautch – Aye
Member Hoff – Aye

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 44 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2023-#45 DSGW Professional Services for Mary Mac Roofing- The Mary MacDonald Committee is recommending approval of a proposal from DSGW Professional Services to begin phase one of structure analysis and cost estimating for replacing the old sections of the roof that are leaking at the Mary MacDonald building. The proposal for Phase 1 is \$6,600. Discussion regarding previous roof repairs and Phase 2 of DSGW professional services. Motion by Bautch, second DeRosier to accept Resolution 2023-#45 DSGW Professional Services for Mary Mac Roofing agreement at a cost of \$6,600 for Phase One. MOTION CARRIED.

Mayor LeBlanc – Aye
Member Bautch – Aye
Member Hoff – Aye

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 45 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2023-#46 IRRR Grant Agreement for Boathouse Bay – The City received a \$500,000 grant, smaller than requested, from IRRR to be used toward the public utilities' expansion for the Boathouse Bay Development. There was discussion on the estimated project shortfall relating to the public infrastructure, the likely use of water and sewer reserves, additional revenues generated from new users, and return on investment being approximately 6-years. Motion by Hoff, second DeRosier to accept Resolution 2023-#46 IRRR Grant Agreement of \$500,000 additional funds for Boathouse Bay project. MOTION CARRIED.

Mayor LeBlanc – Aye
Member Bautch – Aye
Member Hoff – Aye

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 46 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2023-#47 Lake County Soil & Water District Grant Application to DNR on Behalf of the City of Silver Bay- Derrek Passe from LCSWCD provided information regarding a new grant program to deal with urban forestry. Lake County SWCD will apply for the grant on behalf of the City. The grant is up to \$500,000 with no required match and can be used to hire contractors to help create a plan, inventory municipal trees, create a maintenance plan, conduct pruning, removing, and planting of trees. Discussion regarding tree infestations, chemical spray or injection, and removal of trees. Motion by DeRosier, second Hoff to approve Resolution 2023-#47 Lake County Soil & Water District Grant Application to DNR on Behalf of the City of Silver Bay. MOTION CARRIED.

Mayor LeBlanc – Aye
Member Bautch – Aye
Member Hoff – Aye

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 47 WAS APPROVED: 5 aye, 0 nay, 0 excused

Downtown Vision Concept Plan- David Drown presented the Downtown Vision Concept Plan being recommended by the EDA. The concept plan and street renderings are the result of the MN Design team visit and additional feedback received at the recent downtown Design public meeting. The EDA is also recommending removing Davis Drive from the CSAH designation to allow a new segment of

road to be considered as CSAH. Discussion followed regarding new city center park, housing, retail space, private landowners, public street expansion, and need for drainage to be fixed with or without a new street behind shopping center. Further discussion regarding traffic flow on Davis and updated routes for emergency vehicles. Member DeRosier provided information regarding the new HRA proposed senior housing and the need for a new street behind the shopping center to provide access.

There was questions by the attendees and further discussion relating to new housing based on income, concerns for outsiders trying to change the city, terminology used when describing the downtown area, timing for repairs of city streets and utilities, bond funding request for streets and utilities submitted to Legislature, the need for housing and places to live, concerns for blacktopping on private businesses not paid with tax dollars, and reviewing property at Silver Point apartments to move garages instead of installing a new roadway.

Further discussion followed regarding Lake County's schedule for engineering and construction on the 2024 CSAH roads being reconstructed, the City's determination if Davis Drive should be included in reconstruction, and the timing to obtain the feasibility on the proposed new street from Bolton & Menk.

Motion by Hoff, second DeRosier to approve the Downtown Conceptual Plan and refer the plan to Planning & Zoning to begin the necessary zoning changes needed to implement the plan into the Silver Bay City Code. There was additional discussion regarding clarifying the next steps of Planning & Zoning Commission, and how a developer looks at zoning and concepts to deploy funds quicker. MOTION CARRIED.

There was a consensus of Council to table a decision regarding Davis Drive and the CSAH status until feasibility study from Bolton & Menk is complete.

Golf Course Housing Real Estate Listing Agreement- The EDA is recommending entering an agreement with Odyssey Real Estate to help work on the marketing and sales for the Golf Course Housing Development Project. David Drown solicited bids from the local agencies with two responses received. There is no cost to the City for listing or assisting in establishing a marketing and sales plan, but the realtor would be paid a commission on the sale of the lots they sell. Motion by DeRosier, second Bautch to enter a realtor agreement with Odyssey Real Estate. MOTION CARRIED.

City Attorney – Nothing at this time.

OLD BUSINESS –

Zamboni Design- Council reviewed the submitted Zamboni design from North Shore Federal Credit Union for advertising purposes. Motion by Goutermont, second Hoff to accept the proposed design. MOTION CARRIED.

NEW BUSINESS –

Trail Design Proposal- The EDA is recommending approval of a proposal submitted by Alex Truax of Full Sun Services and Tim Malzhan of Trail Eyes Inc in regards to the Bayview Park project. The proposed cost of \$7500 would provide a high-level concept trail design in the preserve area of Bayview Park and would be part of the 2024 budget. Mayor LeBlanc asked if the DNR has been contacted and plans should wait until new plat is done. French stated the DNR has been informed as well. Consensus of Council is to add in 2024 budget. There was discussion on conflicts of interest & bidding requirements.

Mayor LeBlanc addressed the public regarding previous meeting held during Meet the Mayor and hoped their questions were answered, which the public attendees conferred. He also noted the Silver Bay Golf tournament was held with a very good turnout.

There was discussion on the cleanliness of the hikers parking lot and that the Mayor is working on obtaining additional facilities in this location.

Claims – Motion by Goutermont, second Bautch to approve payment of \$78,815.80 in unpaid claims and \$435,999.80 in paid claims. MOTION CARRIED.

Mayor LeBlanc – Aye
Member Bautch – Aye
Member Hoff – Aye

Member Goutermont – Aye
Member DeRosier – Aye

Motion by DeRosier, second Bautch to adjourn at 8:32 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson



Wade LeBlanc, Mayor

Attest:


Lana Fralich, City Administrator