

CITY COUNCIL

7:00 P.M.

Monday, October 2, 2023

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

Lana Fralich, City Administrator
 Tim Costley, City Attorney
 Joe Rhein, City Engineer, Bolton & Menk via ZOOM
 David Drown, City EDA Director/Planner
 Rick Goutermont, Lake County Commissioner
 Matthew Johnson, Director, Lake County HRA -left at 7:20 p.m.
 Rick Evans, Northshore Journal
 Christine Mallory, Northshore Journal via ZOOM
 Kitty Mayo, Lake County Press via ZOOM
 Karen Rautio
 Julie Jensen
 Carolyn Hudyma

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

Agenda – Motion by Bautch, second Hoff to approve the Agenda with addition of Housing Forum Update. **MOTION CARRIED.**

Consent Agenda – Motion by Goutermont, second DeRosier to approve the meeting minutes from the September 18, 2023 Budget Workshop and Regular Meeting, September 19, 2023 Special Meeting, September 28, 2023 Budget Workshop and Special Meeting. **MOTION CARRIED.**

Petitions, Requests, and Communications –

Public Comments- None at this time.

Lake County HRA- Matthew Johnson, Director- Lake County HRA director, Matthew Johnson presented information regarding the Lake County Housing and Redevelopment Authority's (HRA) plan for building Silverpointe Apartments II, which would be adjacent to the current Silverpointe Apartments, and working with DW Jones, who are currently managing Silverpointe, to help develop this project. Discussion followed regarding support from the city, timeline for DW Jones, funding made available by the State of Minnesota, workforce housing, and how the proposed new public street would benefit the access for this project. Consensus of Council supported Lake County HRA's plans, and asked Drown to continue working with Johnson on housing in Silver Bay.

Housing Forum Update- Council member DeRosier provided an update regarding the Housing Forum attended by himself, David Drown, Matthew Johnson, and several representatives from the area. He reported it was well attended and good conversation regarding the need for housing. Drown stated the

Silver Bay's Economic Development Authority Board will be discussing housing options at its next meeting.

Carolyn Hudyma asked if there would be an opportunity for community input regarding housing. The public is encouraged to attend the EDA meetings.

City Administrator –

Resolution 2023-#51 & Resolution 2023 -#52 2024 Proposed Budget & Levy Recap- City Administrator Fralich provided a recap of the Proposed 2024 Budget revenue and expenditure budget, approved by Council at the September 28th Special Meeting, in the total amount of \$29,887,600 in revenue and \$31,316,485 in expenses, with the levy at a 9.4% increase or \$147,470 for 2024. It was noted that this increase would not be showing as high, if the City had not lowered the levy for 2023 due to Northshore Mining shutdown. The city is continuing to look at ways to lower the levy and hope to have additional information at the Truth in Taxation meeting. Motion by Goutermont, second Hoff to set the Truth and Taxation meeting for Monday, December 4th at 7:00 p.m., which is at the regular Council meeting in December. MOTION CARRIED.

Bolton & Menk Presentation of Feasibility Study for Proposed New Public Street- Joe Rhein, City Engineer presented the feasibility report for the proposed new public street from Banks to Outer Drive. Council reviewed construction plans, elevation differences, private and public water/sewer lines, dual culverts, and costs estimations of Street Improvement (\$2,225,000) and Dual Culvert (\$2,492,000) for a total of \$4,717,000. Discussion followed regarding access to new development area, improve access to existing facilities, changing some utility services from private to public, catch basins and size of culverts, needed right of ways and easements from private land owners, dimensions of roads, sidewalks, and retaining walls. Further discussion regarding street options, state aid, CSAH roads, and cost cutting. Motion by Hoff, second DeRosier to acknowledge receipt of report and for David Drown to work with landowners to secure the right-of-way. MOTION CARRIED.

Resolution 2023-#53 Authorize Preparation of the LRIP Grant Applications for Proposed New Public Street- With the acceptance of the Bolton & Menk new public street feasibility report, the project may qualify for up to \$1.5 million in LRIP funding. The grant application is due by December 8th and City Administration requested a proposal from Bolton & Menk to prepare and submit the application to LRIP on behalf of the city. Motion by DeRosier, second Goutermont to accept Resolution 2023-#53 Authorize Bolton & Menk Preparation of the LRIP Grant Applications for Proposed New Public Street at a cost of \$6000. MOTION CARRIED.

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

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 53 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2023-#54 Authorize to Submit Application to IRRR's Application Fund- Motion by DeRosier, second Goutermont to approve Resolution 2023-#54 Authorizing the Administrator to submit application to IRRR's Application Fund, requesting \$3000 maximum award to offset the costs of Bolton & Menk to prepare and submit the grant application to the LRIP fund. MOTION CARRIED.

Mayor LeBlanc – Aye
Member Bautch – Aye

Member Goutermont – Aye
Member DeRosier – Aye

Member Hoff – Aye

RESOLUTION 2023 – 54 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2023-#55 Multi-Modal Geotechnical Services- Council reviewed a proposal from Bolton & Menk for geotechnical investigation services that is needed for the Multi-Modal Trailhead Center. Joe Rhein, City Engineer presented the bids received, all of them were below the original estimation approved by City Council via Resolution 2023-#30. It is recommended to accept bid of \$20,209 from Braun Intertec, who will be a sub-consultant to Bolton & Menk, Inc. with costs to be reimbursed as part of the funding for the project. Motion by Bautch, second Hoff to accept Resolution 2023-#55 Multi-Modal Geotechnical Services proposal from Braun Intertec at a cost of \$20,209. MOTION CARRIED.

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

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 55 WAS APPROVED: 5 aye, 0 nay, 0 excused

Rejection of Bid for Library Construction Addition and Rehabilitation Project- Due to the high bid cost and shortfall of funding to complete the project, the Library board is recommending to reject the bid received from Gardner Builders, submit applications for additional funding, and rebid the project once funding is secured. Motion by DeRosier, second Bautch to reject bid, apply for more funding, and rebid in the future. MOTION CARRIED.

Resolution 2023-#56 Authorization to Submit Funding Application to Otto Bremer Foundation- Motion by Hoff, second Bautch to accept Resolution 2023-#56 Authorization to Submit Funding Application to Otto Bremer Foundation to aid in the construction funding for the Library Addition and Rehabilitation project. MOTION CARRIED.

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

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 56 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2023-#57 Authorization to Submit Funding Application to IRRRB- Motion by Bautch, second DeRosier to accept Resolution 2023-#57 Authorization to Submit Funding Application to the Community Development Program of IRRR for demolition funding, which would be in addition to the already secured \$250,000 grant for this project. MOTION CARRIED.

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

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 57 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2023-#58 Authorization to Submit Funding Application to USDA- Motion by Bautch, second Goutermont to accept Resolution 2023-#58 Authorization to Submit Funding Application to USDA to aid in the furniture and fixture portion of the Library Addition and Rehabilitation project. MOTION CARRIED.

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

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 – 58 WAS APPROVED: 5 aye, 0 nay, 0 excused

Eileen Anselment Retirement- Eileen Anselment has submitted her request to retire, after 39 years, from the City of Silver Bay, effective November 16, 2023. Motion by DeRosier, second Hoff to accept, with regrets, and thanked Eileen for her many years of service. MOTION CARRIED.

Assistant Librarian Job Description- Council reviewed the updated Assistant Library job description, changes include increase in hours to 32 hours per week, due to the single benefits offered with this position. Motion by Bautch, second Goutermont to approve updated job description for the Assistant Librarian. MOTION CARRIED.

Assistant Librarian Advertisement- Motion by DeRosier, second Bautch to submit advertisement to fill the open Assistant Librarian opening. MOTION CARRIED.

Second Chances Assignment of Lease- The current owner, Donna Williams, has transferred ownership of Second Chances to Lance and Shannon Williams as of October 1st. The current lease will be assumed by Lance and Shannon Williams thru December 31, 2023 at which time a new lease will be executed. Motion by Hoff, second Bautch to approve. MOTION CARRIED.

City Attorney – Nothing at this time.

OLD BUSINESS – None at this time.

NEW BUSINESS – None at this time.

It was noted that there is a new mural painted by Mary LeBarge on the side of the Information Center depicting important aspects of Silver Bay.

Claims – Motion by DeRosier, second Goutermont to approve payment of \$184,157.81 in unpaid claims and \$208,612.10 in paid claims. MOTION CARRIED.

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

Member Goutermont – Aye
Member DeRosier – Aye

Motion by DeRosier, second Hoff to adjourn at 8:25 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson

Attest:



Lana Fralich, City Administrator



Wade LeBlanc, Mayor