

## CITY COUNCIL

7:00 P.M.

Monday, July 21, 2025

Present: Mayor Wade LeBlanc  
Richard DeRosier  
Shane Hoff  
Jim FitzGerald

Excused: Ben Bautch

Josh Stier, City Engineer Bolton & Menk  
John Anderson, Sawtooth 16, LLC  
Kitty Mayo, Lake County Press via ZOOM  
Rick Evans, Northshore Journal  
Ray Parker  
Donny Thompson  
Ed Maki  
Randy Carlson

Michelle & Nathan Stadler  
Marcia Oates  
Judy Carlson

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

**Agenda** – Motion by FitzGerald, second DeRosier to approve agenda as presented. **MOTION CARRIED.**

### **Consent Agenda** –

#### **July 7, 2025 Regular Meeting Minutes**

#### **Treasurer's Report- March 2025**

**License Agreement Amendment- 148<sup>th</sup> Fighter Wing Training-** The 148<sup>th</sup> Fighter Wing was unable to perform their training on July 10<sup>th</sup> and have rescheduled for August 12<sup>th</sup>.

**Water/Wastewater Operating Hiring-** Personnel Committee is recommending the hiring of Lief Maxwell and Brandon Lubich as Water/Wastewater Operators at 80% of the full time wage, 90% after 6-months, and full wage rate at 1-year pending they have obtained their Class D Licensures. 90% probationary wage would continue until license is obtained, pending successful completion of background checks and pre-employment physicals. Starting date to be determined.

**Part-Time Bartender Hiring-** The Liquor Store Manager is recommending the hiring of Margaret Gustafson as a Part-Time Bartender, starting at 80% of the PT Bartender wage, pending successful completion of the background check. Starting date to be determined.

**Boathouse Bay Draw Request-** TIF Draw #8 in the amount of \$262,703.36 plus IRRRB grant of \$126,627.54 to cover Northland Constructors invoice #7 in the amount of \$389,330.90.

**MN Power Trailhead-** MN power has scheduled to install 3-way transformer and move poles that are required for the Trailhead Center to proceed, a check was issued on July 17, 2025 for \$34,178.00. These costs are part of the construction budget.

**Multi-Modal Trailhead Ground Breaking Ceremony- August 4<sup>th</sup>**- Ground breaking ceremony will be August 4<sup>th</sup> at 10:00 a.m. at the site.

Motion by Hoff, second DeRosier to approve the consent agenda items. MOTION CARRIED.

**Petitions, Requests, and Communications –**

**Public Comments-** Judy Carlson expressed her frustration regarding the perimeter ditching and flooding issue, she feels nothing has been done to remedy the situation and would like the Council to work with Lake County and solve the problems. Randy Carlson expressed that he felt some of the problem was with the structures that are built above Adams. Mayor LeBlanc stated he would contact Member Bautch, who has been meeting with all the residents along Adams Blvd and set up a meeting for concerned residents and County Commissioners.

**Mayor/Council Communication-** Mayor LeBlanc thanked all the volunteers who plan events in Silver Bay and the area, such as Bay Days, Finland Wooden Bat Tournament, Hockey Camp, ATV Rally, Salmon Classic, etc. and appreciates those who participate in the events.

**City Administrator –**

**Resolution 2025-#25A Amendment to Special Assessment Policy-** Josh Stier presented an amendment to the Special Assessment Policy based on public input received and to better clarify the policy. Changes include clarification to definitions, interest rate, how corner lots are assessed, deferment for those who are senior citizens, disabled, or military, and the development of an ERU for Non-profit/churches/other non-residential properties. Motion by DeRosier, second FitzGerald to adopt Resolution 2025-#25A Amendment to Special Assessment Policy. MOTION CARRIED.

Mayor LeBlanc – Aye

Member Bautch – Absent

Member Hoff – Aye

Member FitzGerald – Aye

Member DeRosier – Aye

RESOLUTION 2025 – 25A WAS APPROVED: 4 aye, 0 nay, 1 excused

**Resolution 2025-#50 Final Assessment Roll for CSAH-32 Project-** Josh Stier presented the final assessment roll for the CSAH-32 project. Noted changes include lower ERU value for non-profits/churches/non-residential properties which impact St. Mary's Church and Northshore Area Partners, removal of Sychar Lutheran Church due to address and utility services coming from Edison Blvd, amendment to the time to pay the assessment to the City of Silver Bay, with no interest. It was noted that property owners being assessed would have until November 15<sup>th</sup> to pay their assessment with no interest to the City, but no payments will be received by the City between November 16<sup>th</sup> and December 31<sup>st</sup> while the assessment certification process is completed. Once the assessment is certified to the County, payment is made with interest for the year to the County. Discussion on using water services for when a property would be assessed, if not by address, to minimize confusion and better clarify when a corner property would be assessed to help with clarifying for one assessment. Motion by Hoff, second FitzGerald to adopt Resolution 2025-#52 Final Assessment Roll for CSAH-32 Project. MOTION CARRIED.

Mayor LeBlanc – Aye

Member Bautch – Absent

Member FitzGerald – Aye

Member DeRosier – Aye

Member Hoff – Aye

RESOLUTION 2025 – 50 WAS APPROVED: 4 aye, 0 nay, 1 excused

**Deferred Assessment Application-** Council reviewed the Deferred Assessment Application available to Senior Citizens, Disabled, and Military residents. Applications are due within 60 days, from date of final assessment adoption. Deferred applications will then need Council approval. Motion by DeRosier, second Hoff to approve. MOTION CARRIED.

**Resolution 2025- #22A MN Power License Agreement-** The agreement had been previously approved by Council. MN Public Utilities Commission has approved the agreement. The franchise fee, which has not been charged since January 2025, will begin the updated fee of \$5/month per meter for Residents and Businesses beginning September 1, 2025. Motion by DeRosier, second FitzGerald to adopt Resolution 2025-#22A MN Power License Agreement. MOTION CARRIED.

Mayor LeBlanc – Aye

Member Bautch – Absent

Member Hoff – Aye

Member FitzGerald – Aye

Member DeRosier – Aye

RESOLUTION 2025 – 22A WAS APPROVED: 4 aye, 0 nay, 1 excused

**Set Closed Meeting for Labor Negotiations-** Motion by Hoff, second FitzGerald to set a Closed Meeting for Labor Negotiations on Monday, August 4<sup>th</sup> immediately following regular City Council meeting. MOTION CARRIED.

**Resolution 2025- #51 License Agreement to MN Power for Charging Stations at the Multi-Modal Trailhead Center-** Council reviewed the License Agreement for an easement granting MN Power to construct and install charging stations at the Multi-Modal Trailhead Center. There will be no cost to the city for construction, installation, operation, repairs, or maintenance. City Attorney has reviewed the agreement. Discussion regarding location and number of charging units. Motion by Hoff, second DeRosier to adopt Resolution 2025-#51 License Agreement to MN Power for Charging Stations at the Multi-Modal Trailhead Center. MOTION CARRIED.

Mayor LeBlanc – Aye

Member Bautch – Absent

Member Hoff – Aye

Member FitzGerald – Aye

Member DeRosier – Aye

RESOLUTION 2025 – 51 WAS APPROVED: 4 aye, 0 nay, 1 excused

**City Attorney** – Nothing at this time.

## **OLD BUSINESS –**

**Perimeter Ditching-** Member DeRosier assured the Adams Blvd residents that he will be following up on the on the perimeter ditch problem.

Josh Stier advised the Council the final Gross Maximum Price has been received and a Special Meeting may be called to review and award project.

**NEW BUSINESS** – Nothing at this time.

**Claims** – Motion by Hoff, second DeRosier to approve payment of \$54,604.33 in unpaid claims and \$321,238.88 in paid claims. **MOTION CARRIED.**

Mayor LeBlanc – Aye

Member Bautch – Absent

Member Hoff – Aye

Member FitzGerald - Aye

Member DeRosier – Aye

Motion by FitzGerald, second DeRosier to adjourn at 7:22 p.m. **MOTION CARRIED.**

Minutes taken by Lisa Christenson

Attest:

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Wade LeBlanc, Mayor

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Lana Fralich, City Administrator