# Silver Bay Newsletter

Fall/Winter 2025 —



7 Davis Drive 218-226-4408 www.silverbay.com

## INSIDE THIS ISSUE

Page 2
Online Utility Bill
Sign-up

Page 3
City Budget Process

Page 4
City Announcements

Page 5
City-Wide Street
Improvement Project,
City Hall Parking Lot,
Black Beach Park,
Multimodal Trailhead
Center
Lake County CSAH
Project

Page 6
Housing,
Water Treatment
Facility Upgrade,
Perimeter Ditching,
Future Projects

Page 7
Department Updates:
 Library,
Street Department,
 Liquor Store

Page 8
Department Updates:
Parks & Rec, Utilities,
City Commissions, City
Meeting Schedule



#### Message from the Mayor

Greetings,

I hope everyone's summer was a good one and you were able to get out in the community celebrating Bay Days, Salmon Classic, Music in the Park, Summer Rec Programs, or take in our great scenery and trails. I couldn't be happier that Friday Night Lights are back! It is great to see our football team back on the field after a few years of not having a team. It is also great to see the school back in session and that means new events for our community to attend. I encourage everyone to cheer on and support our youth by filling our auditorium, gymnasium, fields, and arena!

I have heard many nice comments on all the improvements the City of Silver Bay is making. It is a lot for a small town like ours and it is nice to hear from other community, regional, and statewide members that have taken notice and are complimentary of the work getting accomplished. Most of these projects have taken years to put together so it feels good to see some of that hard work coming to fruition.

Council has updated City Codes to be effective January 1, 2026. They will be uploaded to the City's website (<a href="www.silverbay.com">www.silverbay.com</a>) soon. The next step will be to update permit and license applications that correlate with the updated codes. I encourage everyone to review the updated codes as there are quite a few changes, including Council meetings moving to 6:00pm.

The preliminary 2026 budget has been set at a 9.6% increase, but with our net tax capacity change estimated by Lake County, the tax impact is more equivalent to a 3.9% increase. This is not the final levy, but preliminary levies were required to be certified by September 30. The Council will continue to review the budget before the final levy is set; however, one simple way you can help save us money is to register online to review your utility billing account and sign up for paperless billing.

Mayor's Letter Continued on page 2

#### Message from the Mayor Continued

There is no cost for you to do this but it can save our City approximately 50% for each utility bill produced. By signing up for paperless billing, you would receive your utility bill via email or text and you would receive reminders to help avoid late fees. See below for simple step-by-step instructions. Do not hesitate to contact city hall staff to help you get set up!

I also want to extend a heartfelt thank you to everyone for your patience with all of the construction this summer. The improvements are shaping up nicely and will serve the community for years to come! There is a lot of information in the newsletter for the fall/winter season. As always, I encourage you to attend our public meetings, visit with me at Sincerely, "Meet the Mayor" monthly meetings, or send me an email at Wade LeBlanc wadeleblancsb@silverbay.com. I wish you and your family a blessed holiday season!

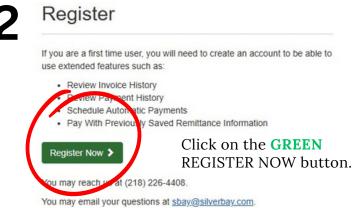
> Wade LeBlanc Mayor

# How to Sign Up for Online Utility Bill Payment

Sign-up is simple and if you have any questions city staff are happy to help you! Below is a step-by-step guide.

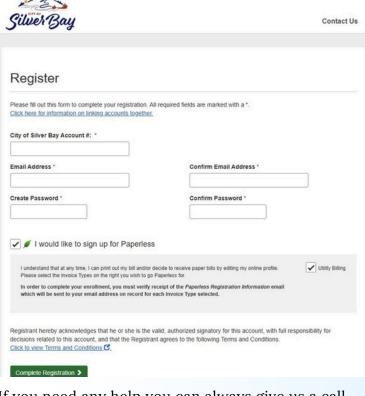
City of Silver Bay, Minnesota

From the home page you can access bill pay in 2 places circled in **RED** above. Clicking here should take you to the following page.



You will be brought to this registration page. You will need to input the following information:

- your account number which can be found on your invoice,
- your **email address**, and
- a secure **password**.



If you need any help you can always give us a call at 218-226-4408. You can leave a message if it is outside of business hours (8am-4pm Monday-Friday).

You may email your questions to lisac@silverbay.com

# CITY BUDGETING PROCESS



# June/July/August



City Administrator and department heads submit budget proposals for the upcoming year City Administrator compiles all budget requests and reviews projected revenues

# August/September



City Administrator presents proposed budget to City Council By September 30<sup>th</sup> City Council formally adopts the levy change for the coming year. After this the levy can only be lowered.

City Council considers our community's priorities alignment with the proposed budget during special budget meetings and city council meetings



# October/November

If necessary, City Council,
administrator and staff
work toward increasing
revenue or lowering
expenses to reduce the levy
to align with community
expectations and priorities



By December 31st City Council adopts final levy which cannot exceed levy set in September Truth in Taxation meeting occurs in December for residents to learn about and discuss the upcoming year's city budget





# CITY ANNOUNCEMENTS



Change is inevitable even in Silver Bay! Did you know that you can search Silver Bay's history on the Minnesota Digital Newspaper Hub? Find out what has

changed since the early 50's by doing your own search: <u>newspapers.mnhs.org</u>

Fun facts in this newsletter provided by our very own local

historical society! To learn more check out:

Historical Society

https://bayareahistoricalsociety.com/

Stay up-to-date on the latest news and events by checking out our website: www.silverbay.com

## **MN Homestead Credit**

The homestead credit can provide relief to homeowners paying property taxes. To qualify you must:

- 1) Own and occupy a home
- 2) Have your home classified as a homestead with your county
- 3) Pay or arrange to pay your property taxes.

There are two types of Homestead Credit Refund:

- 1) A regular refund based on your income and property taxes,
  - Regular: You owned and lived in your home on January 2, 2025. Your household income for 2024 was less than \$139,320.
- 2) A special refund based on how much your property tax increased.
  - Special: You owned and lived in the same home on January 2, 2024, and on January 2, 2025. Your home's net property tax increased by more than 12% from 2024 to 2025. The net property tax increase was at least \$100. The increase was not because of improvements you made to the property.

You may qualify for one or both of these refunds. To learn more check out the following: https://www.revenue.state.mn.us/homeownershomestead-credit-refund

#### Minnesota Cold Weather Rule

The Minnesota Cold Weather Rule is designed to protect people who may have trouble paying their utility bills in the winter. It applies from October 1 to April 30. In the case of city utilities, this only applies to those who have hot water heat for their primary heat source. For more information on this rule, visit www.silverbay.com.

If you have trouble paying your utility bill, the following local agencies may be able to provide assistance: Lake County Social Services: 218-834-8400 / 218-226-4443

AEOA: 1-800-662-5711

4th Quarter utilities payments are due December 31 at 4:00pm, either online or delivered to City Hall. Payments must be received by the City Administrator's office no later than 4:00pm.

Water, sewer, and garbage services are billed on a quarterly basis. Bills are processed and sent out in January, April, July, and October. Payments are due upon receipt. A late fee is assessed if not paid by the end of the quarter.

## **Truth in Taxation**

Truth in Taxation meeting - Monday, December 15 @ 7:00pm in the city council chambers. The purpose of this meeting is to discuss the city's levy and budget for 2026. Questions about property valuation or tax share should be directed to Lake County who determines the values.

# **Staff Goodbyes & Welcomes**

#### Thank you and Goodbye!

- Mike Miller has retired
   Thomas Rowlee after 33 years of service
- To our summer employees in Park and Rec, the Library and Street Department

#### Welcomes

- **Equipment Operator**
- Brandon Lubich Water /Wastewater operator
- Liquor Store: Nick Bjerken, Maggie Gustafson

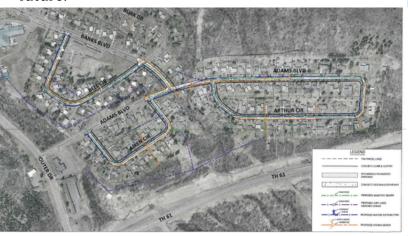
#### **Promotions**

- Katelyn Bullock, Liquor Store Manager
- Jason Roswold, Public Utilities Superintendent
- Micaiah Schubert, Police Sergeant



## City-Wide Street Improvement Project

Final engineering is being completed for the first phase of the City-Wide Street and Utility Improvement Program which incorporates the streets of Adams, Arthur, Aiken, and Bell. Due to the estimated costs of construction, this project had to be considerably scaled back to stay within the \$12 million budget. Once final engineering is complete, bidding will be obtained over the winter, and construction would begin spring/summer of 2026. The estimated timeframe for completion will be end of 2027. The City secured \$6 million from the IRRRB to help support Phase 1 and Residents will obtain more information on special assessments in the near future.



## City Hall Parking Lot

Improvements to the City Hall Parking lot should be completed by mid October. Watch the city website at www.silverbay.com for location of city meetings during this time. If unable to have meetings at City Hall during construction, they will be held at the Reunion Hall.

# Black Beach Park Improvements

The City has received additional leased land from Northshore Mining to expand parking, trails, and primitive camping sites at Black Beach Park. Black Beach Park improvements is the next phase since East Lakeview Drive is now completed. It will take some time to obtain the funding, but we will continue to seek available opportunities that this project could be eligible for.

More information on these various topics and others can be found online at www.silverbay.com
Look under <u>City Projects</u>

#### Multi-Modal Trailhead Center



Construction has begun and is progressing quickly. Kraus Anderson Construction Company is expecting to be completed by March 2026 so the City can close out the project and open it up for public use by Memorial Day. This project would not be possible without the funding obtained from the Federal Transportation Alternative Program, Environmental and Natural Resources Trust Fund (ENTRF) through the Legislative-Citizen Commission on MN Resources (LCCMR), the State of MN Bonding, IRRRB and the State of MN Department of Transportation.

#### Lake County CSAH Project

The road and utility project along Banks Blvd (between Horn and Davis Drive) and Edison Blvd (between Horn and Penn Blvd), known as CSAH-32, is administered by Lake County. Edison Blvd is expected to be fully completed this year. Banks Blvd will only be completed from Horn to Edison Blvd. The remaining portion of Banks (from Edison intersection to the lower side of Davis Drive) is expected to resume construction in 2026 under the existing contract. There will be no changes to special assessments due to this delay.

Did you know that in 1955,
businesses in the new Silver
Bay Shopping Center included
Fortier Jewelers, Harry Vertelney,
Inc (clothes and shoes), B-K Hardware
Stores, Gopher Shoe Repair, Holzberg's Cleaners,
Malmo Drug, the Silver Bay Beauty and Barber Shop,
The Carmel House and the Silver Bay State Bank. We
also had home milk delivery by Jorli Johnson.

Fun Facts provided by Silver Bay Historical Society.



#### Water Treatment Plant Improvements

The design and engineering for the upgrade to our Water Treatment Facility has been completed and submitted to the State for review and approval.

On October 6, 2025 City Council accepted the guaranteed maximum price (GMP) in the amount of \$13,652,446.50 by Magney Construction to move forward with the Water Treatment Facility Improvements. The total project budget is \$15,577,447. The project will focus on reducing the uniquely high pressures in our system, adding a booster station, making improvements to the aging water treatment facility building, pumps, and other required improvements to become compliant with MN Dept of Health. The City has been awarded a \$1,750,000 grant through the Federally Congressional Direct Spending Program and remaining funds will come from the MN PFA in a form of grants and loan. The

estimated loan amount is \$12M in order to meet the required affordability calculation. This will result in a monthly water rate increase of \$35 in order to generate funding to pay the loan over time.

Watch for more information as this project gets started in 2026.

## Housing

#### Silverpointe II Apartments

Lake County HRA has revisited their plans for this workforce housing project and has lowered the number of units in the project to obtain funding. It is uncertain when funding will be secured and construction will begin.

#### **Boathouse Bay**

Public infrastructure is mostly complete with a portion of private infrastructure remaining. Construction has begun on the first townhome units, the seven (7) planned single family lots are available for purchase, and property grading continues to be completed. People interested in purchasing a lot or townhome can visit www.boathousebay.com for more information.

#### **Golf Course**

Zoning has been completed. The EDA is working on the next stages needed to begin the sale of lots.

#### Penn Avenue

This project has slowed but we continue to work with parties interested in the project.

### **Perimeter Ditching Project**



The City has submitted applications to the MN DNR Flood Hazard Mitigation Program and the Great Lakes Restoration Initiative for funding to secure required easements and improve the drainage on the perimeter ditching of the city. Silver Bay has recently been awarded \$325K from the MPCA Stormwater Resiliency Program to improve the culvert under Adams. This improvement will be completed in conjunction with Phase 1 of the Citywide Street and Utility Project.

#### **Future Projects**



The next five priority projects submitted for State of Minnesota Bond Funding are as follows:

- Pressure Reducing Valves: This would replace the 14 failing high pressure reducing valves and structures. \$1.9M
- High Pressure Water Main Improvement: This would slip-line the existing high pressure water main that transports water from the Water Treatment Facility to the Water Towers. \$4.1M
- Phase 2 of the Citywide Street and Utility Improvement Program: This would secure funding for the next phase of the citywide project. Discussion on which section would be completed under Phase 2 has not yet been completed. \$6.3M
- Mary MacDonald Business Center:
   Rehabilitation grants are being sought to aid in needed improvements to the building including the roof, exterior envelope, parking lot, boilers, lighting, and other interior needs. \$3.7M
- City Center Park: This project would enhance the vacant property alongside City Hall with a proposed amphitheater, playground/splash area, historical interpretive walk, public picnic areas, and greenspace for events such as Bay Days. \$4M

The City presented the above future projects to both the House and the Senate Capital Investment Committees in October 8 and 9th.

# **Department Updates**

# Library

The library has been a hopping place this fall! We've started an all-ages chess club and had great turnout for our first few meetings. We have a great lineup of a wide variety of programs through December. You can find information about our programs a few different ways:

- the calendar on the Library website: https://www.silverbay.com/?page\_id=6824
- the Library Facebook page
- get the monthly calendar emailed to you when you sign up with the Friends of the Library (no cost to sign up).

We are also so excited for our community art wall. Stop in the library to see the beautiful work of our community members. Currently, we have Paul Michalski's bird drawings and a three generation art display by Lauri E. Olson Hohman, Stacey Hohman and Chloe McWatters. In November we will display the art of Wayne Pruse.



Finally, do you have a gathering or meeting you want to host? Our large meeting room is available for rent at a very reasonable cost (\$40/half day or \$80/whole day). We also have two small meeting rooms that can be reserved by the hour for no cost. Call the library for more information: 218-226-4331.

## **Police**



Follow our Facebook page for updates! www.facebook.com/SilverBayPD

**Winter Parking:** The winter parking ordinance goes in effect November 1 through April 30. Parking is not permitted on the streets between the hours of 11:00pm and 6:00am to allow for snow plowing of the streets. Violators may be ticketed and/or towed.

**Property Clean-up:** The Silver Bay Police Department is enforcing the new blight ordinance. Remember to keep your property clean and maintained as we move into the new season.

# Street Department

#### Seasonal Reminders to residents:

- If you notice a street light that stays on or doesn't come on, please call City Hall at 218-226-4408 or the Street Dept. at 218-226-4552.
- If you have a broken tree branch on your Blvd please call City Hall or the Street Dept. (Code 910.03 Subd. 1 and 5 prohibits pruning or tampering with boulevard trees).
- To avoid plugging storm drains, please do not rake or mow leaves into the street.
- With winter fast approaching, please do not build snow forts in the snow banks next to the road or sidewalks.
- Please do not put your garbage cans on the street as we can not efficiently plow streets back to the curbs.
- Please note that no one shall deposit snow upon the property of another or into city streets or sidewalks (City Code 920.07).
- The City will not be liable for damage to personal property caused by City snow plowing or snow equipment when personal property is placed on the boulevard, street or sidewalk that is not readily visible to the operator of the equipment.

# Silver Bay Liquor Store

Going to the Liquor Store? Remember to bring a valid ID if you are planning to purchase any alcohol. To protect our bar tenders and our business we need to ID everyone whether you are 21 or 81. Show your appreciation for their work by providing your ID respectfully when asked.

## **Upcoming Events**

October 31 - Halloween Party & DJ/Karaoke & UpBeat Entertainment @ 8pm November 14 - Zakk Grandahl @ 8pm November 28 - Gordon Thorne & Tommy Wortuba @ 8pm

December 12 - Ugly Sweater & Live Music with Sound Check @ 8pm December 27 - Gordon Thorne & Tommy Wortuba @ 8pm



# Department Updates

## Parks & Recreation

This summer, the Rec Department ran successful programs in baseball, softball, and pickleball. Baseball and softball had ninety-four youth participants. Fall recreation programs are now underway and include flag football, pony league football, and pickleball.

The new outdoor pickleball courts have been completed! Thank you to the volunteers who helped paint the courts, which are accessible both to residents and visitors.

Storybook Theatre (formerly Prairie Fire Theatre) returned this summer. Twelve people took part in the production, and both performances of "Goldilocks" at the High School auditorium were well received.

Youth Hockey registration is now open for ages 4-15 at <a href="https://www.silverbayhockey.com">www.silverbayhockey.com</a>. There is still time to sign up, though registration will close soon. The youth hockey season runs from the end of October to the beginning of March.

Black Beach Park and Campground welcomed thousands of visitors this summer. Recent improvements have enhanced their appearance and access. More improvements to trails and signage around Black Beach Park are in the planning stages and hope to move forward over the next few years.

The Silver Bay marina continues to be one of the most popular marinas on the North Shore. The DNR and the city are working on plans to expand the docks to allow for more slips and put in new gas pumps at the Marina. The new dock and pumps are in the design phase, and we hope to start construction in 2026 or 2027.

The arena is getting new roofing over the main part of the building this fall. This is part of a program with Lake County to maintain Rukavina Arena as a topnotch facility for our community.

The Multimodal Trailhead Center is now under construction, with a grand opening anticipated in early Summer 2026. This is an exciting project for our community and visitors!



# **Utilities Department**

With the retirement of Mike Miller, Jason Roswold has been promoted to Public Utilities Superintendent. His history with Public Works will help us move forward smoothly.

As winter nears, as you are plowing snow watch out for your curb stop (now painted bright blue) so that it doesn't get damaged.

# **City Commissions**

The City would like to thank all the volunteers who are serving on or have served on our boards and commissions this year. We appreciate your dedication, hard work and community involvement. You are making this a better place to live, work and play. Thank you.

Anyone interested in serving on a board or commission can visit our website or stop by city hall for an application. Or you can call 218-226-4408 to have an application mailed to you.



# City Meeting Schedule

Here is the monthly schedule for commission, board, and city council meetings. All meetings are held in the city council chambers unless otherwise noted. You can also find the schedule on the home page of the city website.

- City Council meetings are at 7pm 1st and 3rd Mondays of the month. As of January 2026 meetings will start at 6:00pm.
- Wednesday after the 1st city council meeting of the month
  - o @ 9:00am Parks and Rec Board
  - o @ 10:30am Public Works
  - @ 2:00pm Economic Development Authority
  - @ 4:00pm Planning and Zoning Commission
- 3rd Tuesday of the month @ 4:30pm Library Board Meeting (held at the library)
- Public Utilities Commission @ 3:30pm.
   Dates vary check website for the date each month
- The Liquor Control Commission and the Mary Mac Commission meet quarterly. Check the city website for dates and times

Special meeting notices are posted at City Hall and on the city website.