

CITY COUNCIL

7:00 P.M.

Monday, October 6, 2025

Present: Mayor Wade LeBlanc
Richard DeRosier
Shane Hoff
Ben Bautch
Jim FitzGerald

Lana Fralich, City Administrator
Tim Costley, City Attorney
Brian Guldán, Bolton & Menk
Hannah Patenaude, Bolton & Menk via ZOOM
Dan Fuhrman, Magney Construction via ZOOM
Cole Ernest, Silver Bay Police Chief
Micaiah Schubert, Silver Bay Police Sergeant
Kitty Mayo, Lake County Press via ZOOM
Gene LaFond Nathan & Michelle Stadler
June Talus Ray Parker
Donny Thompson Gary Ollila
John Anderson Gerald Bren
Marcia Oates Eric & Teresa Judkins
Alex Burcum Rick Evans, Northshore Journal
Sarah & Evan Wilkens

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

Agenda – Motion by Hoff, second Bautch to approve the Agenda as presented. **MOTION CARRIED.**

Consent Agenda –

September 15, 2025 Budget Workshop Minutes

September 15, 2025 Public Hearing Minutes

September 15, 2025 Regular Minutes

September 29, 2025 Budget Special Meeting Minutes

Treasurer's Report- July 2025

LMCIT Liability Coverage Waiver Form- Waiver form stating the city does not want to waive the monetary limits on the tort liability.

Accept Resignation from Keri Johansen at PT Bartender- Keri Johansen has resigned from her position at PT Bartender effective 10/02/25.

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

Petitions, Requests, and Communications –

Public Comments- Donny Thompson asked if the Boathouse Bay project was on schedule.

Dark Skies Information/Invite- There will be a Superior Dark Sky Experience event at the Library October 17-18th.

Mayor/Council Communication- Mayor LeBlanc stated the MN Ride & Rally ATV event that was held in Silver Bay was well attended by members, State Representatives and senators. He expressed appreciation to those who were involved.

Carlene Perfetto Remembrance- Perfetto recently passed away, Mayor LeBlanc stated she served on City Council and various boards for 25 years. He thanked her for her service.

Mayor LeBlanc expressed appreciation to the community for their patience during the recent construction within the city.

Oct. 20, 2025 City Council Meeting Canceled due to lack of quorum.

City Administrator –

Resolution 2025-#64 Bolton & Menk Mercury Limit & Variance Engineering Scope & Fees for Wastewater Treatment Facility- Brian Guldán of Bolton & Menk provided information regarding the mercury variance request to be submitted to the MPCA. The City previously submitted a variance request in 2018 but due to MPCA backlogs, the variance application expired and the city is required to submit a new one. Council reviewed the proposed engineering services by Bolton & Menk at a cost of \$24,800 to submit the application to MPCA. Discussion regarding fees paid in 2018 for the variance request, not requesting a variance and meeting the mercury level requirements, violations and fees. The PUC board has reviewed the proposal and is recommending approval. Motion by DeRosier, second FitzGerald to adopt Resolution 2025-#64 Bolton & Menk Mercury Limit & Variance Engineering Scope & Fees for Wastewater Treatment Facility at a cost of \$24,800. MOTION CARRIED.

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

Member FitzGerald – Aye
Member DeRosier – Aye

RESOLUTION 2025 – 64 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2025-#65 Water Treatment Facility & Booster Station Improvements & Acceptance of Gross Maximum Price from Magney Construction. Brian Guldán presented the Water Treatment Facility and Booster station improvement project. Magney Construction set the Guaranteed Maximum Price in the amount of \$13,652,446.50. The total budget for project is \$15,577,447 and the city has received an EPA grant of \$1,750,000. The estimated loan debt available from the PFA is \$12M. Water rates will need to be increased approximately \$35/month to cover the debt payments. A feasibility study for Stormwater rates is also being done. Motion by Hoff, second Bautch to adopt Resolution 2025-#65 Water Treatment Facility & Booster Station

Improvements & Acceptance of Gross Maximum Price from Magney Construction. MOTION CARRIED.

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

Member FitzGerald – Aye
Member DeRosier – Aye

RESOLUTION 2025 – 65 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2025-#66 Approval of Kraus Anderson’s Proposal for Mary MacDonald Facility Condition Assessment. The Mary Mac Committee is recommending approval of a facility condition assessment proposal from Kraus-Anderson in the amount of \$11,340 to determine immediate and future repair needs of the building. Motion by DeRosier, second FitzGerald to adopt Resolution 2025-#66 Approval of Kraus-Anderson’s Proposal for Mary MacDonald Facility Condition Assessment in the amount of \$11,340. MOTION CARRIED.

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

Member FitzGerald – Aye
Member DeRosier – Aye

RESOLUTION 2025 – 66 WAS APPROVED: 5 aye, 0 nay, 0 excused

Resolution 2025-#67 Adoption of the City Code & Approval of the Publication Summary- Motion by Bautch, second DeRosier to adopt Resolution 2025-#67 Adoption of the City Code & Approval of the Publication Summary effective January 1, 2026. One noted change is the time of City Council meetings which will begin at 6:00 p.m. MOTION CARRIED.

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

Member FitzGerald – Aye
Member DeRosier – Aye

RESOLUTION 2025 – 67 WAS APPROVED: 5 aye, 0 nay, 0 excused

Solicitation of an RFP for Silver Bay’s Urban Forest Management Plan- As part of the ReLEAF grant program awarded to the city, proposals from certified arborists are needed to develop a comprehensive tree management plan. Motion by Hoff, second FitzGerald to obtain proposals. MOTION CARRIED.

RFP for Custodial Services for the 2026 Calendar Year- Motion by DeRosier, second Bautch to advertise for Custodial Services for 2026. MOTION CARRIED.

City Attorney –

Marina Boat- Retta James- Motion by DeRosier, second Hoff for City Attorney to proceed to remove an abandoned boat, the Retta James, from the marina parking lot. MOTION CARRIED.

Marina Boat- Motion by Bautch, second Hoff for the City Attorney to proceed to remove, and put in dry dock, a 35’ boat parked in a water slip which the owner has not paid rent or responded to contact. MOTION CARRIED.

43 Davis Drive Probate- Property was at 43 Davis destroyed in a house fire, owner is deceased. One of the children is acting as a personal representative. Motion by Hoff, second DeRosier for City Attorney to take action to serve probate and start cleanup on blight property at 43 Davis. MOTION CARRIED.

OLD BUSINESS –

Blight Properties- Chief Ernest reports that 17 Arthur, 14 Aiken, and 47 Edwards are now in compliance. 17 Drake, and 24 Edwards are in partial compliance. 52 Adams and 27 Law are not in compliance. Motion by DeRosier, second Bautch to continue with the abatement process on 52 Adams and 27 Law properties. MOTION CARRIED.

Perimeter Ditching Update- Still waiting on a few property owners to give temporary easement authorization. The DNR has contacted the city regarding the grant application submitted to be used for permanent ditching. The city continues to work toward securing funding.

NEW BUSINESS –

Website Compliance- By June 1, 2026 all MN municipalities are required to have .gov website domains and by April 26, 2027 all MN municipalities under 50,000 are required to meet ADA website standards. The city is exploring options to upgrade the existing Silver Bay website. Additional information will be provided at an upcoming meeting.

Claims – Motion by Bautch, second FitzGerald to approve payment of \$2,139,340.06 in unpaid claims and \$456,284.94 in paid claims. MOTION CARRIED.

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

Member FitzGerald - Aye
Member DeRosier – Aye

Motion by Bautch, second Hoff to adjourn at 8:15 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson

Attest:

Wade LeBlanc, Mayor

Lana Fralich, City Administrator