

**MINUTES**  
**Eveleth City Council Meeting**  
**7:00 p.m., October 4, 2016**  
**Council Chambers, City Hall, Eveleth, MN**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Mayor Robert Vlasisavljevich, Present  
Councilor Brian Hoag, Present  
Councilor Brad Hadrava, Present  
Councilor Brian Lillis, Present  
Councilor Joseph Koivunen, Present

Also present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; City Attorney Doug Gregor; Chief of Police Tim Koivunen; Public Works Director Jerry Rosati; Rodney Flannigan, Benchmark Engineering; Financial Consultant Dave Salene

**C. APPROVAL OF MINUTES**

*Motion by Councilor Lillis, second by Councilor Koivunen to approve the following minutes:*

- 1. Minutes of City Council Workshop held September 20, 2016; and*
- 2. Minutes of City Council Meeting held September 20, 2016.*

*Ayes – All.*

**D. APPROVAL OF AGENDA**

*Motion by Councilor Koivunen, second by Councilor Hadrava to approve agenda with removal of agenda item G2. Approval of Claims – September 2016. Ayes – All.*

**E. APPOINTMENTS/PRESENTATIONS**

None.

**F. VISITOR/PUBLIC PRESENTATIONS**

None.

**G. CONSENT AGENDA**

1. Approval of Payroll – September 1-5, 2016 in the amount of \$103,125.04
2. Approval of Claims – September 2016 (*removed from the agenda*)
3. Iron Range Resources Grant Contract PO ID 3000005226 for 2016 Residential Redevelopment
4. Iron Range Resources Grant Contract PO ID 3000005227 for 2016 Residential Redevelopment

*Motion by Councilor Hoag, second by Councilor Lillis to approve Consent Agenda Items G1, G3, G4. Ayes – All.*

The Claims for September 2016 will be added to the next Council Agenda.

## **H. PUBLIC HEARINGS**

None.

## **I. UNFINISHED BUSINESS**

None.

## **J. NEW BUSINESS**

### **1. Resolution Adopting Revised, Water, Sewer, and Refuse rates**

*Motion by Councilor Hadrava, second by Councilor Lillis to adopt Resolution No. 2016-33, “Resolution Adopting Revised, Water, Sewer, and Refuse Rates.” Ayes – All.*

Mayor Vlasisavljevich said this increase was necessary to obtain the loan for repairs to the West Eveleth water tower. He said the increase will be done in steps.

### **2. Commercial Lease between City of Eveleth and Tamara L. Koivunen, d.b.a. J & T Sales, for 206 McKinley Ave., Eveleth, MN**

Consultant Dave Salene explained that this is a lease to purchase agreement. There is a value of improvements that Tamara Koivunen will be putting into the project.

*Motion by Councilor Hadrava, second by Councilor Lillis to approve the Commercial Lease between the City of Eveleth and Tamara L. Koivunen, d.b.a. J & T Sales, for 206 McKinley Ave., Eveleth, MN. Abstained – Councilor Koivunen (due to conflict of interest); Ayes – Hoag, Lillis, Hadrava, Vlasisavljevich. Motion carried.*

### **3. Commercial Lease between City of Eveleth and Clark Blackwood and Blackwood’s Concrete, for 408 Fayal Road, Eveleth, MN**

Consultant Salene explained that this is also a lease to purchase agreement. Councilor Koivunen commented that this will be a great addition to the City of Eveleth. He said, “Clark does things first class.”

*Motion by Councilor Koivunen, second by Councilor Hadrava to approve the Commercial Lease between the City of Eveleth and Clark Blackwood and Blackwood's Concrete, for 408 Fayal Road, Eveleth, MN. Ayes – All.*

**4. Purchase Agreement and related documents between the City of Eveleth and Nick and Jess, L.L.C. for 227 McKinley Avenue, Eveleth, MN**

Consultant Salene commented that this purchase agreement is a long time coming. The new owners will continue to maintain the parking lot for the Fresenius Dialysis Unit as part of the agreement. The current lease payments will be forgiven based on the capital improvements. Salene clarified that selling the Eveleth Health Services Park facility does not include Fresenius Dialysis or the Clinic.

Councilor Koivunen said he served on the Eveleth Health Services Park Board in past years. Koivunen said they were in dire need at that time. He said, “Now it has a good positive cash flow. We were running a train wreck with that building until now.”

Salene said Nick and Jess Raad have paid all of the outstanding debt obligations, and will be adding around \$100,000 of improvements.

Mayor Vlasisavljevich said the property will now be taxable. He explained that the purchase is for the building (and parking lots) and does not include the green space on Fayal Road.

*Motion by Councilor Hadrava, second by Councilor Hoag to approve the Purchase Agreement and related documents between the City of Eveleth and Nick and Jess, L.L.C. for 227 McKinley Avenue, Eveleth, MN. Ayes – All.*

**5. Bids for Auditorium/Fire Hall Roofing**

Bids were received at 2:00 p.m. on September 29, 2016 for re-roofing the Eveleth Auditorium and Fire Hall as follows:

Contractor	Base Bid A Auditorium	Base Bid B Fire Hall	Base Bid C Combined Bid
Commercial Roofing	\$134,172.00	\$91,893.00	\$226,065.00
Range Cornice Roofing	\$96,969.00	\$62,464.00	\$153,300.00
Thelen Heating & Roofing	\$118,800.00	\$85,700.00	\$204,500.00

The Council commented that there has been a lot of interest in using the building.

*Motion by Councilor Hoag, second by Councilor Koivunen to award bid for Re-roofing the Eveleth Auditorium and Fire Hall to Range Cornice Roofing in the amount of \$153,300.00 Ayes – All.*

**6. Authorize City Engineering to proceed with field work and design services for 2017 Street Improvement Projects**

*Motion by Councilor Hadrava, second by Councilor Hoag to authorize City Engineer to proceed with field work and design services for the 2017 Street Improvement Projects to include:*

- *Total Reconstruction: Alley between Madison & Jefferson Streets (1000 block)*
- *Total Reconstruction: Alley between Hayes & Garfield Streets, Douglas Avenue to Old Town Road*
- *Total Reconstruction: Alley on Lenich Avenue (Hayes to Jones Street)*
- *Street Reconstruction: West 2<sup>nd</sup> Street (16<sup>th</sup> Ave. West to 17<sup>th</sup> Ave. West)*
- *Street Reconstruction: 15<sup>th</sup> Avenue West (West 2<sup>nd</sup> Street to 303 15<sup>th</sup> Ave. West)*

*Ayes – All.*

#### **7. 2017 Animal Control Contract with Contented Critters**

*Motion by Councilor Hadrava, second by Councilor Lillis to approve the 2017 Animal Control Contract with Contented Critters. Ayes – All.*

Chief Koivunen said this will be the beginning of the third year contracting with Contented Critters. During that time, the Police Department has received no complaints on their service.

#### **8. Temporary Utility Easement Agreement between the City of Eveleth and Minnesota Power**

City Attorney Doug Gregor explained the proposed agreement with Minnesota Power. Gregor said this in relation to the Hat Trick Avenue easement. There were four easements in that parcel which crossed one another. The proposed temporary easement would allow Minnesota Power access to continue their work until all of the easements can be incorporated into one agreement.

*Motion by Councilor Hadrava, second by Councilor Koivunen to approve the Temporary Utility Easement Agreement between the City of Eveleth and Minnesota Power, a division of ALLETE, Inc. Ayes – All.*

### **K. COUNCIL PRESENTATIONS/COMMITTEE REPORTS**

Board & Liaison Updates

Councilor Hadrava said the Joint ATV Board continues to work on the bike, snowmobile and ATV trail route on Station Road 44. Hadrava said they have been running into a few obstacles trying to get the road constructed in that area.

Hadrava warned citizens about a phone scam. Hadrava recently received a phone call and was told that he qualified for a \$9,000 grant. He said the catch was that he would need to send \$193.00 in order to receive the grant money. Hadrava urged residents to be cautious.

### **L. ADMINISTRATIVE PRESENTATIONS**

Police Chief: Chief Koivunen reminded the public that calendar parking will begin October 1<sup>st</sup>. The Police Department will start to issue warning cards to vehicles parked on the wrong side of the street. Calendar parking alleviates problems for the Public Works Department during snow removal. Koivunen advised anyone with questions on calendar parking to contact the Police Department.

Public Works Director: Director Rosati reminded the public that Fall Clean Up is in effect until next week at the City Garage. The Public Works Department will start going through the alleys to pick up yard waste on Monday.

**M. ADJOURN**

Mayor Vlasisavljevich adjourned the meeting at 7:30 p.m.

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Robert Vlasisavljevich, Mayor

Attest:

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Jackie Monahan-Junek  
City Clerk Administrator

Approved: October 18, 2016  
Published: December 9, 2016