

MINUTES
Eveleth City Council Workshop
November 3, 2015
Council Chambers, City Hall, Eveleth, MN
5:45 p.m.

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

Staff present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; City Attorney Bonnie Thayer; Chief of Police Timothy Koivunen; Director of Public Works Michael Wiskow; Assistant Public Works Director, Jerry Rosati; Rodney Flannigan, Benchmark Engineering

1. Discuss proposed lease with MnDOT

This item was not discussed.

2. Discuss the development process

This item was not discussed.

3. Update on Lundgren's potential relocation

Lundgren Motors, Ford Dealer in Eveleth, has been discussing some property with VEEDA for relocation of their business. The plans for Lundgren's to move to Mt. Iron did not develop. Councilor Koivunen asked what would happen with their existing property.

Bill Aho, VEEDA member, commented that Bruce Lundgren would plan to sell the property.

4. Discuss possible street improvements project(s) for 2016

Director Wiskow reviewed a list of overlay projects outlined from 2013. The following bituminous overlay projects were identified as priorities for 2016:

- Adams Avenue between Grant Avenue & Shackelton Street at \$27,000
- Shackelton Street (Adams to Lincoln Ave.) & 1100 block of Lincoln Avenue at \$50,000
- Monroe Street between Grant and Adams Avenue at \$35,000

5. Update on water and sanitary sewer rate study

Director Wiskow indicated a huge discrepancy was found in the amount of water sold and what was charged to customers. City Clerk Administrator Monahan-Junek, Public Works Director Wiskow and Utility Clerk Michelle Harju had a conference call with Banyon (billing software company) to determine the issues.

6. Discuss property located at 609 Garfield St.

Chief Koivunen addressed the property located at 609 Garfield Street (owned by Michael Loe from Ely, MN). Over the years, complaints regarding blight, drugs, disturbance, animal nuisance, noise, alcohol, etc. have been filed with the Eveleth Police Department. The previous owner, April Denny, had quit claimed the property back to Loe within the last two months. Loe has agreed that the building is dilapidated and needs to be demolished. He has offered the property to the City. Koivunen has had conversations with Loe in reference to the outstanding utility bill in the amount of \$1,649.07.

City Attorney Thayer advised that the liens, mortgage and judgement searches all were clear. However, the title company erroneously transposed the property owner's first and last names. She is waiting for the final results.

Councilor Koivunen questioned how someone is able to get a \$1,000 utility bill. Koivunen supported taking the building. Otherwise, the owner may sell it to a drug dealer. He sympathized with the neighbors who have been "tormented."

Councilor Lillis said the City needs to set policy as to how far utility bills are allowed to accrue.

City Clerk Administrator Monahan-Junek suggested the City take money from the general fund to pay for the utilities on this property.

7. Non-payment of leases – Councilor Koivunen

Councilor Koivunen addressed Dr. Draper's outstanding lease. At this time, Dr. Draper owes the City over \$30,000 in lease payments. Koivunen asked, "Can't he give us something? Now we are giving a new parking lot?"

Councilor Lillis said he would like to be apprised on what is happening. Lillis referred to the meeting last May, and said he would like more information.

Koivunen said Dr. Draper is five years behind on payments.

Councilor Hadrava asked about the progressive steps for the potential three new doctors.

Mayor Vlasisavljevich asked, "What do we do? You kick him out--you have an empty building and everyone is mad."

Councilor Hadrava confirmed that the City owns the building and the equipment.

8. Discuss participation in RAMS

City Clerk Administrator Monahan-Junek received an email from Steve Giorgi, Executive Director of Range Association of Municipalities and School Board (RAMS), requesting a meeting with the City Council.

9. Agenda Q&A

The following items will be postponed at tonight's meeting:

- J2. Lease Agreement between City of Eveleth and State of Minnesota, Department of Administration, acting for the benefit of the Department of Transportation (to lease 1250 Industrial Park Drive, Eveleth, MN)
- J3. Accept quotes/proposals and authorize expenditures for 1250 Industrial Park Drive, Eveleth, MN
- J12. Resolution Supporting Central Iron Range Initiative Brownfield Redevelopment Program Coalition U.S. SPA Brownfield Assessment Grant Application
- J13. Request to contribute to the cost of preparing U.S. EPA Brownfield Assessment Grant Application

Change:

- J9. Resolution Ordering Preparation of a Feasibility Study