

**MINUTES**  
**Eveleth City Council Workshop**  
**11:00 a.m., May 13, 2015**  
**Council Chambers, City Hall, Eveleth, MN**

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

Also present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; Chief of Police Timothy Koivunen; Director of Public Works Mike Wiskow; Consultant David Salene

**1. Discuss project(s) funding**

City Clerk/Administrator Monahan-Junek distributed information to the Council regarding proposed project costs, fund account balances, debt report, and 2015 proposed discretionary expenditures.

Discussion took place on the Arrowhead Laundry building. The City plans to make some interior and exterior repairs to the building and lease or sell the property. The City plans to keep the garage on the back of the property for City storage.

The parking lot and other clinic repairs are estimated at \$57,708. Consultant Dave Salene informed the Council that there are three prospective physicians interested in practicing at the clinic. They are currently working with attorneys regarding settlement of their non-compete clauses. Any agreement with the City would be with one of the new prospects, as Dr. Draper is in arrears for approximately \$50,000 on his lease obligations to the City. It is unclear as to whether or not Dr. Draper would continue with the practice. Salene and Monahan-Junek will work aggressively with the potential physicians to determine their vision for the clinic and parking lot.

Discussion took place on the new proposed Chicagami facility. The total estimated cost for the project would be \$2,234,077 with the City responsible for \$1,907,000 in G.O. revenue bond and approximately \$112,077 from the City's general fund balance. The general consensus of the Council is to move forward with the project as long as Camp Chicagami is held as collateral.

The majority of the Council was in favor of moving forward with the Fingerhut Building Acquisition in the amount of \$214,839. The City will potentially subdivide three additional lots off the back of the building.

Monahan-Junek and Salene will continue to work on the Drobnick property.

## **2. State Capital Project Grants-in-Aid Grants**

Monahan-Junek informed the Council that the Auditorium may qualify for State Capital Project Grants. If awarded money, the State would require specific guidelines on how the renovations would need to be completed, and bind the City to State Historical Rules in the future.

## **3. Auditorium restrooms & furniture**

At the last Council Meeting the Council rejected the substantially over budget bid for reconstruction of the existing restrooms on the main level of the Auditorium building. Councilor Hoag said he would like to see the restrooms done the right way the first time. The original estimate to completely renovate the restrooms was around \$270,000. The Council moved to reconstruct the existing restrooms at an estimated cost of \$85,000.

The Council decided it would be best for Public Works Director Wiskow to work with Stantec Consulting to break down the restroom project into electrical, plumbing, etc. The City will then get quotes for the smaller piecemeal projects.

Monahan-Junek asked the Council to consider expenses for refinishing the floor of the main Auditorium, furniture, decorations, and operating supplies.

## **4. 2015 Curb & Sidewalk Replacement**

Director Wiskow discussed the two quotations that were received for the 2015 Curb & Sidewalk replacements. The City budgeted \$30,000 for 2015 repairs. Mayor Vlaisavljevich would like to set another \$5,000 towards repairs in West Eveleth.

## **5. Distribute RENTAL Program draft**

Monahan-Junek distributed a draft of the RENTAL program. She has been working with Contract Zoning Administrator Tony Jeffries to complete the program regulations.

## **6. County Tax Forfeit Properties**

This item will be discussed at the next council workshop meeting.

The Meeting adjourned at 12:37 p.m.