

**MINUTES**  
**Eveleth City Council Workshop Meeting**  
**2:00 p.m., March 25, 2025**  
**Council Chambers, City Hall, Eveleth, MN**

Councilor Jim Perpich, Present  
Councilor John Rauzi, Arrived at 3:05 p.m.  
Councilor Brian Lillis, Present  
Councilor Joseph Koivunen, Present  
Mayor Adam Roen, Present

Also present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; Police Chief Jesse Linde; Alan Johnson, Bolton & Menk Engineering; Consultant Bob Streetar

Mayor Roen called the meeting to order at 2:04 p.m.

**1. Project updates & discussions about projects**

Consultant Bob Streetar presented the Council with an Economic Development Update.

School Campus Special Area Plan: Streetar met with the Council about a month ago to discuss the School Campus plan. At that time, the City Council determined they would like to create more green space off of Jones Street and also wanted to consider the lot sizes for prospective homes at the north section of the development. Streetar presented the Council with three updated development alternatives for consideration.

Mayor Roen and Councilor Koivunen met with the IRRRB and talked with City Lobbyist Gary Cerkenik regarding the estimated 2-million-dollar IRRRB grant for the School Campus Special Area Plan. The purpose of the meeting was to determine what type of changes can be made to the development plan and still retain the grant money. Mayor Roen said his understanding is that IRRRB would like to see the City keep the new number of houses at 28. Roen said the grant money amount may be adjusted or portions of the award returned if that condition is not met.

The Council discussed new home lot sizes; moving the proposed apartment complex off of Jones Street and next to the multipurpose building; moving the hockey rink out of the residential housing development and next to the multipurpose building; constructing a multiuse parking lot accessible off of Fayal Avenue; and leaving the former Junior High property as green space rather using the space for housing.

Councilor Lillis pointed out that the City could lose part of the award, but would not owe any money if the Junior High Property was not improved to include infrastructure for housing. The City has secured an award, but the actual funds have yet been received.

Councilor Lillis questioned whether or not the Tennis for All members in Virginia would have any advice on the tennis courts located on the Eveleth-Gilbert former high school property. There may be some grant money available to improve the courts. Mayor Roen will reach out to Bob Prittinen of Tennis for All to see if he can offer any guidance.

Mayor Roen addressed questions from the audience to include a question on the type of apartment complex the City would want to have built. Roen said that, in his mind, the apartment complex would be a Lincoln Place Apartment atmosphere. It was noted that it is very difficult to get into the Lincoln Place Apartments as it is full and there are usually no vacancies.

Consultant Streetar will prepare updated design variations for the Council to review at a future meeting.

Multi-Purpose Building: Consultant Streetar will draft an analysis of possible rental uses and income for the building.

408 Fayal "Meat Shop": Consultant Streetar has put together a time line of 14 steps for Brian Zadnikar to follow to obtain the property at 408 Fayal Road for a meat shop. The next step will be for Streetar to revise the purchase agreement with Zadnikar from 2024 (after Mayor Roen and Councilor Koivunen say to proceed).

Consultant Streetar updated the Council on the following projects: Superior Fuel, Downtown Plan, Cell Tower Ordinance, Jack Pine Business Park, School Small Area Plan closing date, and Alice Location.

## **2. Discuss possible design standards for new development**

This item was not discussed.

## **3. Discuss large trees on City property between North Court and South Court**

Councilor Perpich said it was brought up at the March Town Hall Meeting that the property between North Court and South Court is a mess with numerous trees needing to be removed. Perpich said the site has many trees which are rotting. The Council would like Public Works Director Rosati and City Engineer Johnson to work with a contractor to get an estimate to remove damaged trees, but keep the trees that are healthy.

## **4. Discuss directional signage during upcoming Highway 53 construction**

City Clerk Administrator Monahan-Junek has had some discussions with Aqua Power about potentially using their property to post detour signs during the reconstruction of Highway 53. Monahan-Junek will also work with Alex Peritz of MnDOT to determine whether or not the City can post signs on the state right-of-way. She will look into the possibility of renting some electronic signs. Mayor Roen asked Monahan-Junek to find out where the signs can be placed and have some banners made to keep the public informed of the changing routes over the summer.

**5. Discuss communications outlets to transmit city information to the public**

The City is looking at upgrading its website. Deputy City Clerk Friebe will be emailing the Council some examples of recent upgrades made to websites from other cities for their review. Adding a City Facebook page was discussed briefly and will be considered in the future. Mayor Roen would like the upgrade of the City's website to be added to the next regular Council Agenda.

**6. Discuss inquiry regarding animal control & veterinarian facility**

Contented Critters is looking at property for an animal control and veterinarian facility. Mayor Roen will be in communication with Contented Critters to let them know the City is looking at potential sites.

**7. City property on industrial park drive – easements & parking**

Brandie's Building Limited Liability Partnership purchased the former Fingerhut building to operate a daycare in 2019. The City owns the adjacent parking lot property. At the time of purchase, Brandie's did not have funding to purchase the parking lot. The City has been charging the daycare \$1,342 per year (since 2019) for use of an easement. Appletree has now taken over the daycare business. Mayor Roen asked if the easement could be revised to charge \$1 per year. He would also like to allow the daycare to use the adjacent City parking lot. Roen said that amount will not drastically change anything for the City, but may help a business to succeed. The Council concurred with revising the easement fee. Roen asked that this be added to the next Council agenda.

The meeting adjourned at 4:52 p.m.