

**MINUTES**  
**Eveleth City Council Workshop Meeting**  
**8:30 a.m., May 7, 2024**  
**Council Chambers, City Hall, Eveleth, MN**

Councilor Jim Perpich, Present  
Councilor John Rauzi, Present  
Councilor Brian Lillis, Present  
Councilor Joseph Koivunen, Present  
Mayor Robert Vlasisavljevich, Present

Also present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; Public Works Director Jerry Rosati; Police Chief Jesse Linde; Benchmark Engineering, Alan Johnon; Consultant Bob Streetar; Consultant John Slack

Mayor Vlasisavljevich called the meeting to order at 9:29 a.m.

**1. Eveleth School Campus Special Area Plan**

Consultants Bob Streetar and John Slack presented the Council with development options for the Eveleth School Campus. Mayor Vlasisavljevich reemphasized the Council's desire to keep the tennis courts, gym/multipurpose building, hockey rink and playground. Streetar asked if the Council would support moving the hockey rink and playground to a different location within the area plan if it made more sense once the site development has been determined. The Council is not opposed to moving the rink or playground equipment, but wants to retain those elements as an asset to the neighborhood.

**2. Junior High property residential lots**

City Clerk Administrator Monahan-Junek distributed information on the Junior High property for the Council to consider. Consultant Streetar asked the Council several questions in regards to the types of homes the Council would want built at this location. The Council does not have any standards for either a front or rear loaded house (garage in front or back). The Council would want a minimum of 900 square feet and must have a 2-stall garage. The Council would also want only stick built or modular homes. No double wide trailers, tiny homes, etc. Discussion took place on accessory buildings. The Council decided that all accessory buildings should follow the current zoning code with any unique circumstances not falling under the code being referred to the Planning Commission for a possible variance.

Discussion took place on whether or not to construct an alley on the property. Alan Johnson, Benchmark Engineering, pointed out the current sewer lines at the Roosevelt property is not adequate to accommodate six new residences. Without an alley, these properties would need to tie into the main sewer line. Johnson said that if an alley was constructed, the City could

install water and sewer in the alley. If the City decides not to construct an alley, Johnson suggested stipulations that require the builder to hire a qualified contractor (that the City approves) to do the digging and make the utility connection.

The Meeting adjourned at 10:23 a.m.