

MINUTES
Eveleth City Council Workshop Meeting
9:00 a.m., May 13, 2021
Council Chambers, City Hall, Eveleth, MN

Mayor Vlasisavljevich called the meeting to order at 9:03 a.m.

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; Police Chief Jesse Linde; Public Works Director Jerry Rosati; Alan Johnson, Benchmark Engineering; City Attorney Mitch Brunfelt (arrived at 9:20 a.m.)

1. Update on City Projects – Katie Hilendbrand, Architectural Resources

Katie Hilendbrand, Architectural Resources, reported that the air quality and heating should be bid in July or August with an anticipated work date for this fall or winter.

Hilendbrand distributed budget and cost estimates for the following projects:

City Hall/Police Station – Indoor Air Quality (IAQ)	\$454,800
City Hall Roof/Police Station	\$60,000
Carnegie Library – IAQ Improvements	\$432,800
Fire/Ambulance Hall – IAQ Improvements	\$84,520
Auditorium/Fire Hall – Exterior masonry restoration (up to)	\$320,000
Hippodrome Ice Area – men’s & women’s public restroom	\$18,000
Total Construction Cost	\$1,354,600
20% Soft Cost/Contingency	\$338,650
<u>Total Project Cost Estimates:</u>	<u>\$1,693,250</u>

City Clerk Administrator Monahan-Junek reported that the bonding bill as written does not require a match, but requires completion of the project. The City will cover anything over one million dollars.

Hilenbrand distributed a cost estimate for the following Auditorium and Library projects:

Sound	\$54,000
Video/Dead hung motorized screen	\$66,000
State equipment/Curtains	\$62,400
House lighting/electrical	\$24,000
AHU switch	\$3,000
Structural	\$7,800
Fee/Soft cost	\$43,440
<u>Total Project Cost:</u>	<u>\$260,640</u>
Library Desk	\$42,000

2. Gravel pit fencing

Alan Johnson, Benchmark Engineering, distributed a map of the City's gravel pit located south of the Eveleth Golf Course on St. Mary's Lake. The City has listed this parcel for sale. A home owner is currently using part of this parcel to access their property. City Attorney Brunfelt advised the City could issue a temporary land license to the home owner for access to their property with the expectation that the owner works out a new access route which is not located on the City's property.

Mayor Vlasisavljevich asked if it would be possible to set up some rugged campsites along the lake. Johnson said the City would need to determine campsite limit regulations (as the Veterans Park also has campsites). A layout would be needed for water and sewer. Getting power to the area would be a big expense, and potable water would be needed. Johnson predicted significant upfront costs, but said he could do further research. The Council was in favor of Johnson coming up with a conceptual plan for rugged campsites in that area.

The fencing bids for the gravel pit will be kept separate from the fencing for the Alice Location.

3. City lot 8D, 17th Avenue

There are multiple parties interested in purchasing the City lot 8D, 17th Avenue in West Eveleth. City Attorney Brunfelt said the Council could accept sealed bids for the property with a \$1,000 minimum bid. The call for bids could be directed to property owners adjacent to the lot. Alan Johnson will look at the property to see if the land is buildable.

4. Carter Circle lots

Sam Koivunen made a request to purchase one of the Carter Circle lots to build a garage (estimated at 20 x 30 or 26 x 30). The Council discussed how splitting lots for garages may detour buyers from purchasing a lot to build a home in that location. The Council would like to leave the lots fully intact; not splitting for garages only.

5. Station 44 property – potential logging

Alan Johnson, Benchmark Engineering, discussed logging the property on Station Road 44. There may be a way to build around the wetlands rather than disturb the wetland area. Mayor Vlasisavljevich would like to log the site so that potential buyers could visualize the property. He said the City could potentially use the swamps as amenities.

6. Activated Carbon System for Water Plant

Public Works Director Jerry Rosati recapped complaints brought forth at the last City Council Meeting related to the City's water odor. He explained that two years ago the City received bids for a bare bones permanent carbon activated system in the amount of \$250,000 which was approved by the Minnesota Department of Health. Rosati discussed other more cost-effective options, but those alternatives would not be as reliable to solve the issue. The best way to correct the odor would be investing in a permanent structure. Building expenses have gone up so it is uncertain what a new facility would cost. Mayor Vlasisavljevich suggested some studies be done to see if anything is reacting with the water and chemicals. The odor reports are inconsistent throughout the City. Vlasisavljevich asked how some people smell it and some do not. The City may receive a complaint from a resident, but that resident's neighbor does not have an issue. Director Rosati will work with NTS to see if there is any sampling that can be done. Perhaps some of the chemicals used at the water plant are causing some sort of reaction with pipes, etc.

7. Year-end 2020 financial recap

City Clerk Administrator Monahan-Junek distributed a handout of potential funding for the Indoor Air Quality and Auditorium projects.

8. 2021 projects funding

The Council will plan a follow up workshop meeting to discuss 2021 project funding options.

The Meeting adjourned at 10:30 a.m.