

MINUTES
Eveleth City Council Workshop Meeting
9:00 a.m., October 25, 2022
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, City Attorney Joel Lewicki, Benchmark Engineer, Alan Johnson

Mayor Vlasisavljevich called the meeting to order at 9:00 a.m.

1. City owned land(s)

City Clerk Administrator Monahan-Junek and City Engineer Johnson discussed city owned properties with the Council.

Site C - Parcel Code No. 040-0050-00010:

This lot is located off of Kimberly Avenue. Hooking up utilities to this parcel could be expensive. This small lot could be used for a stand-alone garage.

Project Cost: \$15,100

Site E – Parcel Code No. 040-0210-00090:

This site would require water and sewer to be extended back into the property. These would be decent size lots with potential for two or more lots. The project cost does not include a driveway cost.

Project Cost: \$72,500

Site F – Parcel Code No. 040-02210-00090

The City would need to extend the sewer lines. This property did not show any wetlands. There would be potential for three decent size lots. Utility easement would need to be added on.

Project Cost: \$77,400

Site G – Parcel Code Nos. 040-0190-00750, 040-0190-00920, 040-190-1220, 040-0190-01020, 040-0190-01670, 040-0190-01830, 040-0190-01530

There would be a large cost to get utilities in this area. The lots would be nice sized.

Project Cost: \$642,000

Site H – Parcel Code No. 040-0180-00650

This is a narrow, buildable parcel off of 2nd Street. Could be used for a garage.

Project Cost: \$18,600

Site I – Parcel Code No. 040-0210-00062

This site is nearly 1 acre and would need water and sewer services. The west side appears to be damp.

Project Cost: \$31,000

Site J – Parcel Code No. 040-0060-00930

There is partial wetland in the west half of the lot. Very developable site in West Eveleth for a house or garage.

Project Cost: \$16,561.42

Site K – Parcel Code Nos. 040-0170-00260, 040-0170-00270, 040-0170-00290, 040-0210-00196

This project is over 32 acres. There are general pockets of wetland in the area. It might be challenging to develop due to the wet areas. There are also some privately owned lots that may be forfeited as they are currently delinquent on taxes.

Project Cost: \$119,391.96

Aaron Johnson addressed the Council on his interest to purchase and develop a hobby farm on this property. He has officially registered a business with the Secretary of State. Johnson said he is interested in the entire 32 acres and would not be housing animals. His plan for the hobby farm is planting seedlings and maintaining beehives.

City Clerk Administrator Monahan-Junek indicated there would be a significant cost for wetland delineation which would be the buyer's responsibility. Johnson will send a letter to the City Council requesting permission to have a wetland delineation study completed.

Monahan-Junek has been approached by the snowmobile trail club. They are working to reestablish the trail between Eveleth and Virginia.

Monahan-Junek reported that the Station Road 44 land that is zoned as residential needs to be rezoned as commercial for redevelopment.

2. Facilities Use Agreement for 2023-24 school year

Frank Kvaternik discussed negotiation tactics for hockey ice time at the Hippodrome moving forward for the 2023-2024 school year. The committee will be meeting with school board members and members of the Virginia City Council.