

**MINUTES**  
**Eveleth City Council Workshop Meeting**  
**1:00 p.m., November 8, 2023**  
**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; Alan Johnson, Benchmark Engineering; Consultant Robert Streetar

Mayor Vlasisavljevich called the meeting to order at 1:00 p.m.

**1. Update on projects:**

Consultant Robert Streetar gave an update on the following projects:

Progress Parkway: St Louis County started with four alternative alignments for the new frontage road in Progress Parkway. Alternatives 2 and 3 have been eliminated. Alternatives 1 and 4 are still being considered. The City of Eveleth would have potentially 60 acres of developable property with either of the remaining options.

The City's goal is to have sites with utilities in that area that are ready for building construction.

School Campus Special Area Plan: Streetar reported on the findings for the multipurpose building at the former school site. The multi-purpose building lacks an independent heating source. The cost estimate to add a heating and cooling system in the multipurpose building is \$2.3 to \$2.7 million dollars.

Streetar also reported on the findings for the Franklin School building. The cost estimate to repurpose the building for residential rental housing is \$17+ million for MagiPak HVAC system or \$18+ million for Bulldog Heat Pump HVAC system.

The general consensus by the City Council is to demolish both the multipurpose building and Franklin School building. The Rock Ridge School District will pay for the demolition if this decision is approved by the Council before February 2024. If the City were to wait to demolish the buildings, the City may be responsible for any future demolition costs.

Discussion took place on incorporating the former Junior High School property into the design process for the high school campus site. Streetar recommended looking at the whole property as a neighborhood for housing development.

Highway 53/37 Plan: Streetar reported that the City has been attempting to attract a Kwik Trip convenience store to the new development in Progress Parkway. The Eveleth site is not in their 2030 plan.

The City Council would like staff to have discussions with other convenience store corporations for development at that site.

City buildings air quality/misc. project: City Clerk Administrator gave an update on the air quality project set to begin around Christmas time at the City Hall. The construction phase will be noisy and dirty which will necessitate City staff to utilize the upstairs offices of City Hall. The main doors of City Hall may be closed to the public, with the option to call City staff for assistance. The construction is expected to last a few weeks.

Construction will also take place early 2024 at the Library, Fire Hall, Auditorium and Hippodrome.

## **2. Code Enforcement - Discuss administrative citation hearing committee**

Brian Lillis, Code Enforcement Officer, suggested the Council appoint a two-council person committee to handle appeals for administrative citations. Lillis does not anticipate a great volume of appeals to be made, but there does need to be an outlet. Further appeals beyond the Council for administrative citations would be handled by district court. Fines start at \$75.00; increase to \$150 for second offense; and \$300 for third offence. If the violations continue, the fine could be calculated on a daily basis which could raise the total to a substantial amount. Lillis would not be able to serve as a council person for the committee as he will be attending as an independent contractor code enforcement officer. This will be added to a future council meeting for approval.

The meeting adjourned at 2:15 pm.