

MINUTES
Eveleth City Council Meeting
5:30 p.m., April 21, 2025
Council Chambers, City Hall, Eveleth, MN

A. CALL TO ORDER

Mayor Roen called the meeting to order at 5:30 p.m.

B. ROLL CALL

Councilor Jim Perpich, Present
Councilor John Rauzi, Present
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; Public Works Director Jerry Rosati; Police Chief Jesse Linde; City Attorney Joel Lewicki; Alan Johnson, Bolton & Menk Engineering

C. APPROVAL OF MINUTES

Motion by Councilor Perpich, second by Councilor Lillis to approve the following minutes:

1. Minutes of City Council Meeting held April 7, 2025.

Ayes – All.

D. APPROVAL OF AGENDA

Motion by Councilor Perpich, second by Councilor Koivunen to approve agenda with the following additions.

I.1. Request from Essentia Health

I.10. Donation to the City of Eveleth from Craig Ritacco

Ayes – All.

The agenda items were renumbered to reflect the new item added as I.1.

E. PUBLIC COMMENT

Brian Zadnikar said he has been an Eveleth resident for 48 years. Zadnikar has been working for the last year to obtain the property at 408 Fayal Road with the hope of opening his new business, Big Stick Meatz. Zadnikar informed the Council that he recently entered into a purchase agreement with the owner of the former Schwan's building and will no longer be pursuing 408 Fayal Road. He is looking forward to renovating the building and anticipates opening up the new store in the spring of 2026. Zadnikar said he is excited to help the community by providing old fashioned meat products made in Eveleth long ago.

Mayor Roen congratulated Zadnikar and said he is happy that he will be operating in Eveleth.

F. APPOINTMENTS/PRESENTATIONS

None.

G. CONSENT AGENDA

1. Approval of Payroll – April 1-15, 2025 in the amount of \$157,054.81

Motion by Councilor Koivunen, second by Councilor Lillis to approve the Consent Agenda. Ayes – All.

H. PUBLIC HEARINGS

None.

I. NEW BUSINESS

1. Request from Essentia Health

Gary Cerkvénik and Sam Stone addressed the Council regarding a request from Essentia Health. Gary Cerkvénik represents the City of Eveleth as a lobbyist and also serves Essentia Health as a consultant. Sam Stone is the Vice President of Operations for Essentia Health. Stone recounted that Essentia Health has operated a clinic out of Virginia for over 20 years. Essentia leases the building owned by the City of Virginia and that will soon expire. The facility is in need of about 8 million dollars of repairs which, Stone says, the City of Virginia should have been maintaining. Stone said that a reasonable solution needs to be agreed upon for Essentia to continue at the current campus. If an agreement is unable to be met, Essentia Health needs to secure another option for its clinic.

Stone and Cerkvénik indicated that Essentia Health is interested in purchasing the 18.4 acres of City owned land off of Highway 53 (former Days Inn site) to construct a new clinic. Stone clarified that this is just a contingency. Essentia's lease ends in October 2025, and they are looking at a place to continue their clinic services. Stone explained that Essentia would want to be respectful to Eveleth and is not trying to tie up land and

would not hinder Eveleth's economic goals in any way. If the improvements, which are needed in Virginia, can be adequately completed, Essentia would rather stay in its existing space next to the hospital in Virginia.

Mayor Roen indicated the City of Eveleth is not trying to contest the Queen City, but said, "Our doors are open." City Clerk Administrator Monahan-Junek said the agreement should be ready for the next regular City Council Meeting. The purchase agreement would include a one-year option with contingency. Roen said that Essentia Health has been very forthcoming and that he looks forward to working with them.

Councilor Rauzi said that if this particular project does not work out, Essentia should keep the City of Eveleth in mind for future developments.

Stone said that Essentia is committed to the Range and appreciates the energy and passion of the Eveleth City Council.

2. Introduction and First Reading of an Ordinance Regulating Parking on Fayal Road between Grant Avenue and Kimberly Avenue, and between Van Buren Avenue and Adams Avenue

St. Louis County maintains and plows Fayal Road. The County has had problems with vehicles parking on Fayal Road as there is not much of shoulder. This makes snowplowing during the winter months problematic.

Motion by Councilor Perpich, second by Councilor Rauzi to approve Introduction and First Reading of an Ordinance Regulating Parking on Fayal Road between Grant Avenue and Kimberly Avenue, and between Van Buren Avenue and Adams Avenue. Ayes – All.

3. Introduction and First Reading of an Ordinance Repealing and Replacing Ordinance No. 80, 2nd Series, Regulating the Use, Sale, and Operation of Cannabis in the City of Eveleth

Motion by Councilor Rauzi, second by Councilor Lillis to approve Introduction and First Reading of an Ordinance Repealing and Replacing Ordinance No. 80, 2nd Series, Regulating the Use, Sale, and Operation of Cannabis in the City of Eveleth. Ayes – All.

City Attorney Lewicki said the City has been working on this proposed ordinance since the State of Minnesota passed a statute allowing for the sale and use of cannabis.

4. Request for Out-of-Town Training for the Police Administrative Assistant

Motion by Councilor Koivunen, second by Councilor Lillis to approve out-of-town Terminal Agency Coordinators training for Police Administrative Assistant Michelle Harju in St. Paul, Minnesota on May 13, 2025. Ayes – All.

5. Easement Agreement between City of Eveleth and Iron Range Learning and Development Center, dba Apple Tree Learning Center

Motion by Councilor Perpich, second by Councilor Koivunen to approve the Easement Agreement between City of Eveleth and Iron Range Learning and Development Center, dba Apple Tree Learning Center. Ayes – All.

This agreement updates the easement to reflect changes of ownership from Brandie’s Day Care to Apple Tree Learning Center. The annual rate for the easement has also been lowered to \$1.

6. Land License Agreement between City of Eveleth and Iron Range Learning and Development Center, dba Apple Tree Learning Center

Motion by Councilor Perpich, second by Councilor Rauzi to approve the Land License Agreement between City of Eveleth and Iron Range Learning and Development Center, dba Apple Tree Learning Center. Ayes – All.

This land license permits Apple Tree Learning Center to use the parking lot, on City land, adjacent to their property. If the City decides to develop this parcel, the agreement allows for cancelation in a short amount of time. Discussion took place on insurance requirements for Apple Tree and it was the consensus of the Council that the indemnification clause in the agreement is sufficient.

7. Consider accepting quotation for garbage truck chassis from Ascendence Truck Center

Motion by Councilor Koivunen, second by Councilor Lillis to accept quotation for a garbage truck chassis from Ascendence Truck Center in the amount of \$140,364.09. Ayes – All.

Public Works Director Rosati reported that the City usually purchases a new refuse truck every six years. There is \$150,000 set aside for this purchase with an additional \$50,000 from refuse operations which will be allocated to that purchase. The City has the option to trade in or to sell the 2012 truck outright. Rosati clarified that the monies set aside are part of an enterprise fund and not the City’s general fund.

8. Consider accepting quotation for garbage truck packer from EJ Equipment

Motion by Councilor Perpich, second by Councilor Lillis to accept quotation for purchase and installation of a side-load packer on the cab and chassis garbage truck from EJ Equipment through Sourcewell Cooperative Purchasing in the amount of \$236,753.12 Ayes – All.

9. Resolution Accepting Donation for the Library from Friends of the Eveleth Public Library

Motion by Councilor Perpich, second by Councilor Rauzi to adopt Resolution No. 2025-12, “Resolution Accepting Donation for the Library from Friends of the Eveleth Public Library” and to send a letter of thanks. Ayes – All.

The Friends of the Eveleth Public Library donated \$2,100. Councilor Perpich thanked the group for their contribution.

10. Donation to the City of Eveleth from Craig Ritacco

Mayor Roen said that Craig Ritacco would like to donate some historical photos to be exhibited at the Hippodrome.

Motion by Councilor Perpich, second by Councilor Rauzi to accept donation from Craig Ritacco of photos to be displayed at the Eveleth Hippodrome. Ayes – All.

J. COUNCIL PRESENTATIONS/COMMITTEE REPORTS

Councilor Koivunen reported that there will be a Golf Course Commission meeting next week. The Golf Course is scheduled to open on Thursday.

Councilor Perpich reported on recent Eveleth-Virginia Airport Authority meetings. The airport is looking for a new airport manager.

K. ADMINISTRATIVE PRESENTATIONS

Public Works Director – Public Works Director Rosati said the street sweeper is out cleaning the streets. The City may have to post some signage to extend calendar parking in certain areas after May 1st. The Public Works Department was waiting for a part to arrive in order to fix the sweeper which caused a delay in getting started.

Councilor Perpich urged Eveleth residents to take advantage of the Spring Clean Up. He asked residents to bag up yard waste and not dump leaves in the alley or streets as the debris will get caught in the sweeper.

Mayor Roen reminded the public of the City-Wide Rummage Sale to be held May 2 & 3, 2025.

City Engineer – City Engineer Alan Johnson reported that the City is in the process of getting quotes for Phase 3 of the Fayal Pond Improvements. He hopes to have quotes available for the next Council Meeting.

City Clerk Administrator – City Clerk Administrator Monahan-Junek will be attending the next RAMS Meeting regarding the City’s participation with other communities regarding brownfields.

The Eveleth City Council will hold a workshop meeting tomorrow at the Eveleth City Hall at 2:00 p.m. to discuss various City projects.

Mayor Roen reminded the public of the Town Hall Meeting to be held at the City Auditorium on Wednesday, April 30, 2025 at 5:30 p.m.

L. ADJOURN

The Meeting adjourned 6:26 p.m.