

MINUTES
Eveleth City Council Workshop Meeting
9:00 a.m., June 25, 2025
Council Chambers, City Hall, Eveleth, MN

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, Alan Johnson, Bolton & Menk Engineering; Consultant Bob Streetar; Rick Crumm, NTS

Mayor Roen called the meeting to order at 9:02 a.m.

1. Project updates

Streetar gave a project update to the Council.

School Property Acquisition/Bus Garage

Rick Crum, NTS, reported that the Phase 1 and Phase 2 studies have been completed on the Bus Garage property. The Council would like to use the existing underground fuel tank for fueling City vehicles. Crum recommended that a tightness test of the underground tank be conducted to determine whether or not there is any leaking. Additional recommendations include obtaining written document from the MPCA for protection for brownfields and to get a legal determination that the property is not associated with any high contaminates. Crum recommended the City have one more soil boring sample testing done to determine vapor levels.

Streetar advised that there is nothing in the purchase agreement that would obligate the school district to test the tank. Streetar said that if the City does not buy the property, the school may keep the property, or sell or rent out the site. The purchase price for the bus garage is \$218,940.

The Council would like City Clerk Administrator Monahan-Junek and Consultant Streetar to talk to the school district to address the concerns about the property. Mayor Roen would like a list prepared of what needs to be done so the City can offer a lower price to the school. Once the list is complete, Roen would like to review the proposal before discussions take place with the school.

Multi-Purpose Building

Streetar provided an estimated start up budget for the multi-purpose building to include cost estimates for the following:

General Condition (building repair, painting)	\$27,000
Phone & Fiber	\$20,000
Building Security	\$20,000
Deep Cleaning	<u>\$15,797</u>
Estimated Total:	\$82,795

Councilor Lillis said that security cameras are a priority as the building will be a target for people breaking in. The Council would like to have the building cleaned as soon as possible after the heating system has been installed. The general condition repair will be held off until the City can apply for grant money from the IRRRB. The estimate for general repairs, most likely, will increase to include floor tile repair. A possible IRRRB grant would also cover phone and fiber. City Clerk Administrator Monahan-Junek will look into getting a hotspot for the camera system and wait for permanent phone and fiber as grant money may be available.

Clubs and Lodges Strategy

Streetar defined the goal of a new ordinance as limiting the ability of clubs and lodges currently in the C-1 General Commercial and R-2 Residential zoning districts from expanding or relocating, and to prohibit new clubs and lodges from locating in the C-1 General Commercial and R-2 Residential zoning districts.

The Council would like to see some expediency in moving forward with the new ordinance. The City adopted a moratorium regarding clubs which will expire in about six to seven months.

Downtown Business and Property Owner Survey

Mayor Roen would like to add to the survey a question to ask property and business owners what they would like from the City. Roen would like this survey sent soon so that Eveleth residents and business owners know the City is working on addressing their concerns.

Cell Tower/Antenna Ordinance

The Council will soon have a new cell tower ordinance to consider. This will specify the areas where cell towers are allowed.

Jack Pine Business Park

St. Louis County has reported that some artifacts were found where the Wolverine Way roundabout and the new Progress Parkway are to be constructed. The roundabout will need to be shifted a couple hundred feet and the moving of the new Progress Parkway will impact the old City dump. This may delay the development of Progress Parkway to 2028.

Alice Location

The City received a grant from the IRRRB to evaluate the Alice Location site potential and to prepare for development. There are currently three business interested in expanding in that area.

Mayor Roen gave an update on the construction of the pickleball courts. The weather will be the determining factor on when construction will begin. Signage and security cameras are being worked on for the area.

The meeting adjourned of 11:39 a.m.