



MINUTES

Council - Work Session Meeting

6:00 PM - Monday, February 22, 2021
City Hall, 8 Summit Drive, Blackduck MN

The Council - Work Session of the City of Blackduck was called to order on Monday, February 22, 2021, at 6:00 PM, in the City Hall, 8 Summit Drive, Blackduck MN, with the following members present:

COUNCILORS PRESENT: Councilor Jason Kolb, Mayor Maxwell Gulette, Councilor Sheldon Ostlund, and Councilor Nicholas Seitz

COUNCILORS EXCUSED:

STAFF PRESENT: City Administrator Christina Regas, Police Chief Jace Grangruth, Public Works Supervisor Mike Schwanke, and Assistant Liquor Store Manager Melissa Gulette

OTHERS PRESENT:

1 CALL TO ORDER

- a) Roll Call
Administrator Regas took roll call of those in attendance.
- b) Pledge of Allegiance
Mayor Gulette dispensed with the pledge of allegiance.

Sheldon Ostlund moved to approve the agenda as presented Jason Kolb seconded the motion.

Carried 4 to 0

Jason Kolb	For
Maxwell Gulette	For
Sheldon Ostlund	For
Nicholas Seitz	For

2 APPROVAL OF AGENDA

- a)

3 OLD BUSINESS

- a) Public Works / Police Facility & Liquor Store Expansion
Regas and Schwanke provided an update on the public facilities building. Regas stated Stephen Rose is still waiting on finalizing architect plans and stage 2 documents for USDA. Regas stated the bidding dates were thought to happen in March but that will be pushed back potentially into April. Regas further stated Liquor Store plans are still finalizing and bonding process has started with Ehlers. Regas stated it is the plan to try to bid both projects together to save building costs

and mobilization. Regas further stated results of the soil boring is still waiting too. Regas stressed the importance of what the bids come out to and if they are within the parameters of the estimates and what funding the City can attain. Nothing further.

b) Blackduck Hot Water AIS Station

Schwanke had no updates for this project at this time.

c) Local Sales Tax - 2021 Legislative Process

Regas had no updates on this project at this time.

d) Blackduck Special Election - April 13, 2021 - Absentee Balloting (February 26 - April 12)

Regas reported absentee balloting begins on February 26, 2021 for the Special Election and the Council will approve the slate of election judges for 2021 elections at the next regular meeting. Regas further informed the board members that if the seat is not filled after the April 13th election the City returns to the same procedure it is in at this time and another special election is called. Nothing further.

e) Hazardous Commercial Structures Project

Regas reported the application was submitted on February 1, 2021 and supplied the document and demolition estimate for board review. Regas stated the BDC has plans to seek interested parties to develop the property once cleared and look for interested contractors to complete the demolition. Regas stated BDC is working to retain clear title to 32 Main Street. Mayor Gullette asked if there is anything of value in the buildings. Regas stated other than 32 Main Street all buildings have been stripped of all valued equipment. Nothing further at this time.

f) Property Owner Petition for Detachment - Joseph Wilhelmi - 81.00061.00

Mayor Gullette stated the vote to approve the petition for detachment would be on the March regular council meeting again since the split vote on February 8, 2021 provides no approval. Regas further stated that discussing the detachment with City Attorney Langel brought insight including the case for the city is not a strong one to win. Councilor Seitz asked if a judge is going to side with the property owner allowing the lake to be split up. Regas stated the property owner does not own the lake, and further stated there are several areas that have lakes inside cities and townships too. Councilor Ostlund stressed his concern for other property owners detaching too. Councilor Kolb stated if the city denies the request what is the possibility of a potential business he owns leaving the city too. Kolb stated the property owner would still be supporting the City with fire protection funds as part of Summit. Ostlund stated the need to continue having the city boundaries expand to grow. Kolb agreed. Regas stated that A-1 zone has not had any future planned development since it was established so that allows continued argument for detachment. Ostlund asked if the A-1 still brings in tax capacity. Regas stated yes, however the point was made that zone had no plans to change in the future since it was established. Regas stated for future development there are other directions the city could consider to grow towards. Councilor Seitz asked to be connected with the City Attorney for additional questions. Regas offered to put Seitz in touch with Langel. Seitz asked what happens after the next vote if it too is a split vote. Regas stated the township has not met officially on the request and won't until March; the property owner has not filled any request with the state; the city will still have to make an official position before the request is turned into the state. Regas further stated if the city has no problem with the detachment the township does not need to vote. Regas stated since the council has no official position on the detachment at this time nothing has happened. Board members agreed to have the resolution on the agenda in March for another vote. Nothing further.

4 NEW BUSINESS

a) Petition for Vacation of all that part of Universal Drive SW, Southern Duck Estates, according to the recorded plat thereof, not previously vacated by City of Blackduck

Resolution 2021-03

Regas provided an updated certificate of survey from Matt Sparby to petition to approve an additional section of Universal Drive SW to vacate and the proposed new property lines for the preliminary plat of Southern Duck Estates. Regas stated the planning commission met on the request and moved to approve by the city council. Regas will have the resolution for council consideration on the March agenda and schedule the public hearing for the April meeting. Nothing further.

b) Public Sale of 2005 Public Works Truck

Schwanke requested the city list it for public sale beginning March 1. Council had no objection. Regas will place it in the paper beginning February 27, 2021. Nothing further.

c) Donation Request - North Country First Responders - Letter submitted

Regas presented a donation request from the North Country First Responders to consider. Board members did not request the donation request for consideration be placed on the March agenda. Nothing further.

d) Kitchigami - Blackduck Library Report - Nick Seitz

Report from Council Seitz from the last Kitchigami Board meeting reported the regional library has a surplus of funding that is being considered to return to the branch governing entities. Board members agreed to request the surplus be return to Blackduck and to form a committee to decide the proper way to put the funding back into the Blackduck Library. Regas stated she would facilitate the meeting for March 16, 2021 @ 6pm @ City Hall. Board members and staff present had several great ideas how to utilize the funding to improve the library and/or to expand services to the building for the community. Seitz stated once the funding ideas were formulated he would bring those to the Kitchigami Board for approval. Nothing further.

e) Council Chromebook Security - Sheldon Ostlund

Councilor Ostlund stated he would like to have someone review the security of the councilor chromebook as he has been receiving junk mail. Regas suggested bringing to her to scrub and reformat. Nothing further.

f) Golf Course vs. Seasonal RV Rental -

Schwanke suggested the City consider using the a portion of the Golf Course for seasonal RV rentals to assist the City in funding an entity that does not cash flow. Schwanke's initial suggestion is to take the property that has holes #3 & #4 and turn them into seasonal RV rentals, hook them into the existing well and sewer lines that service the course and rent them out. Schwanke stated that he recently came across possible funding to improve on parks and although understands the idea will not be popular with a section of the community/city he wants to see the bleeding to stop so the City can stop losing money. Board members present were interested in looking into the concept and funding and how the property would need to be improved. Schwanke stated the idea of the seasonal rentals would still be able to maintained by the city. Schwanke further provided his ideas to provide volleyball tournaments, boche ball, corn hole, horse shoes; and revamp the property to have a smaller miniature golf and/or driving range on the land instead. Regas stated she would like to see Pine Tree Park become seasonal rentals first and add septic to the spots. Schwanke stated that is possible but he would want to start over and limit the number of spots to do it correctly. Schwanke believes there is more revenue in the camping concept than keeping a golf course that is not growing enough to keep it. Councilor Ostlund asked if the course can get bigger. Regas stated it could not since it is landlocked. Schwanke asked the council if the idea is worth his time looking into funding before moving forward. Board members present were interested in researching the potential changes and any funding that could be applied for. Schwanke stated the revenue potential for the seasonal rentals would be much larger than what the golf course does now. Nothing further at this time.

g) Deputy Registrar -

Regas stated she would like to look into the potential option of becoming a limited deputy registrar. Regas stated the possibility of the Mizpah location closing in the future has been discussed and the need for a registrar in the northern area of the county could pose to be a huge benefit. Regas stated she did not know if the City would need to hire an additional staff member for the service at this time; what hours/days the service would be offered; or if it creates any conflicts with other offices but would look into the option. Board members present were very positive with the idea and suggested Regas look into the possibility more and report back. Nothing further.

5 ADJOURNMENT

a)

Jason Kolb moved to adjourn the meeting at 8:00pm Sheldon Ostlund seconded the motion.

Carried 4 to 0

Jason Kolb	For
Maxwell Gullette	For
Sheldon Ostlund	For
Nicholas Seitz	For

Christina Regas, City Administrator

Maxwell Gullette, Mayor