

Cloquet Council Chambers
6:00 P.M. March 15, 2022

Regular Meeting

Roll Call

Councilors Present: Carlson, Lamb, Swanson, Kolodge, Jaakola, Wilkinson, Mayor Maki

Councilors Absent: None

Pledge of Allegiance

AGENDA

MOTION: Councilor Lamb moved and Councilor Swanson seconded the motion to approve the March 15, 2022 agenda. The motion carried unanimously (7-0).

MINUTES

MOTION: Councilor Carlson moved and Councilor Wilkinson seconded the motion to approve the Regular Meeting minutes of March 1, 2022 as presented. The motion carried unanimously (7-0).

PUBLIC COMMENTS

There were none.

CONSENT AGENDA

MOTION: Councilor Swanson moved and Councilor Lamb seconded the motion to adopt the Consent Agenda of March 15, 2022, approving the necessary motions and resolutions. The motion carried unanimously (7-0).

- a. Resolution No. 22-19, Authorizing the Payment of Bills
- b. Ordinance No. 499A, Amending Chapter 17 of the Municipal Code to Allow Child Care Centers in the OM-Office/Manufacturing District – First Reading
- c. Resolution No. 22-20, Approving the Conditional Use Permit for Carlton County for Outside Storage in the Farm Residential District
- d. Resolution No. 22-21, Approving the Conditional Use Permit for Aaron Young for Apartments in the City Center District
- e. Old Main Street Closure Request – Northeastern Hotel, Saloon & Grille
- f. Approval of Temporary On-Sale Liquor License – Queen of Peace School

PUBLIC HEARINGS

Mayor Maki announced that now is the time and place for the public hearing to consider public comments related to the initiation of city acquisition by condemnation of 915 Cloquet Avenue/Solem Hotel.

MOTION: Councilor Kolodge moved and Councilor Jaakola seconded the motion to open the public hearing. The motion carried unanimously (7-0). The time is 6:11 p.m.

Community Development Director Holly Hansen read an email received David Guckenberger, grandson of the original Solem Hotel owners, encouraging the redevelopment of the building.

Hearing no further comments, the public hearing was closed.

MOTION: Councilor Wilkinson moved and Councilor Carlson seconded the motion to close the public hearing. The motion was carried unanimously (7-0). The time is 6:12 p.m.

MOTION: Councilor Swanson moved and Councilor Lamb seconded the motion to adopt **RESOLUTION NO. 22-22, ADDING A CONTINGENCY FOR INSPECTION/ANALYSIS BY A STRUCTURAL ENGINEER TO ANY**

PURCHASE AGREEMENT FOR 915 CLOQUET AVENUE. The motion carried unanimously (7-0).

WHEREAS, in accordance with Resolution No. 21-79 passed on December 21, 2021, the City approved the acquisition of 915 Cloquet Avenue (“Property”) by direct purchase through good faith negotiation (pursuant to Minn. Stat. § 117.036) for no more than the appraised value (plus costs pursuant to Minn. Stat. § 117.232) unless further approved by this Council, or if an agreement cannot be reached, by condemnation through the exercise of the City’s power of Eminent Domain subject to further approval following a public hearing on March 15, 2022 at 6:00 p.m.

WHEREAS, in accordance with Resolution No. 22-16 passed on March 1, 2022, the City authorized the EDA to determine further good faith offers for negotiations with Felipe A. Mata and the Estate of Carlos G. Villareal without requiring further approval from the City Council.

WHEREAS, Felipe Mata has made a counteroffer for the purchase of the Property of \$192,800.00, which is equal to the tax assessed value as determined by the County, and indicates he is ready to proceed with demolition if the City does not accept his offer.

WHEREAS, EDA staff, following a discussion by the EDA Board, believes that any further offer for the purchase of the Solem Hotel property at 915 Cloquet Avenue, as determined by the EDA as authorized by the City Council, which is greater than the City’s appraised value of \$8,000, should be contingent upon a determination that the building is structurally sound, following an inspection and analysis by a structural engineer.

WHEREAS, EDA staff further believes that such contingency should be made a part of any purchase agreement for the purchase of the Property from the owners, and that the costs for such analysis should come out of EDA funds designated for this project if so ordered by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLOQUET, MINNESOTA, as follows:

1. The City declines to accept Felipe Mata’s offer of \$192,800.00 as unreasonable in light of the City’s appraisal of \$8,000.00 and relies on the EDA to determine an appropriate counteroffer.
2. The City hereby orders the EDA to make any further counteroffer and purchase agreement for the Solem Hotel property at 915 Cloquet Avenue contingent upon a determination that the building is structurally sound, following an inspection and analysis by a structural engineer, and that the costs for such analysis would come out of EDA funds designated for this project.
3. The City Attorney working with the City Administrator and Community Development Director are authorized to proceed with the preparation of all documents and the taking of all actions necessary for negotiating the purchase price, confirming said price as hereafter approved by the EDA, and preparing a purchase agreement.

PRESENTATIONS

- a. Mayor’s Proclamation – Arbor Day

APPOINTMENT TO PARK COMMISSION

MOTION: Councilor Kolodge moved and Councilor Carlson seconded the motion to appoint Matthew Collins to the Parks Commission to fill a vacancy with a term expiring December 31, 2022. The motion carried unanimously (7-0).

INTENT TO REIMBUSE EXPENDITURES FROM PROCEEDS OF BONDS ISSUED FOR 2022 STREET AND UTILITY PROJECTS

MOTION: Councilor Wilkinson moved and Councilor Lamb seconded the motion to approve **RESOLUTION NO. 22-24, DECLARING THE OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES FROM THE PROCEEDS OF BONDS TO BE ISSUED BY THE CITY FOR 2022 STREET AND UTILITY PROJECTS.** The motion carried unanimously (7-0).

POLICE DEPARTMENT VEHICLE

MOTION: Councilor Jaakola moved and Councilor Lamb seconded the motion to approve the purchase of one 2022 Ford Interceptor SUV for a purchase price of \$32,468.38 in 2022. The motion carried unanimously (7-0).

MINNESOTA MAIN STREETS AS A NETWORK COMMUNITY FOR 2022

MOTION: Councilor Lamb moved and Councilor Kolodge seconded the motion to authorize the City to join Minnesota Main Streets as a Network Community for 2022. The motion carried unanimously (7-0).

WHEREAS, Minnesota Main Streets by RETHOS is recognized by Main Street America as the official statewide coordinating program in Minnesota. This project has been financed in part with funds provided by the State of Minnesota from the arts and Cultural Heritage Fund through the Minnesota Historical Society.

WHEREAS, the City's 2007 Comprehensive Plan recognizes the policy importance of preservation and restoration of historic places and the City's 2009 Zoning Ordinance provides historically sensitive design guidelines for structures and sites.

WHEREAS, the City Council adopted 2017 Downtown Cloquet Revitalization Strategy's vision is to: Revitalize Downtown Cloquet as a vibrant mainstreet with strong connectivity between the Historic West End Business District, Cloquet Avenue Business District, and St. Louis Riverfront Parks corridor. The plan provides a framework of concepts, policies, and action steps to guide decision making for local boards to improve the economic vitality of Downtown Cloquet. Downtown objectives for Cloquet include:

- embracing strong pride in local history
- offering quality gathering places
- providing retail attractions
- providing economically vibrant business destinations
- offering quality housing options
- enhancing downtown district visibility and aesthetic improvements
- Supporting and promoting Downtown Cloquet with businesses and community partners

WHEREAS, the Cloquet Economic Development Authority's annual work plan for 2022 identifies the goal of downtown revitalization with the strategy to increase the number and variety of restaurants, breweries/cideries/taprooms etc., retail, office, commercial, and housing mixed-use destinations to maintain Downtown as a vibrant destination and place of commerce. Work to implement the 2017 Downtown Cloquet Revitalization Strategy with detailed recommendations for the Cloquet Avenue and Historic West End Districts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLOQUET, MINNESOTA, as follows:

1. The City hereby authorizes the submission of the attached Network Community application to Minnesota Main Streets for 2022.

ACCEPTANCE OF DONATION FROM THE FRIENDS OF CLOQUET PARKS

MOTION: Councilor Jaakola moved and Councilor Swanson seconded the motion to accept a \$1,000 donation from the Friends of Cloquet Parks for construction of Phase III of the Pine Valley single track trail. The motion carried unanimously (7-0).

HIGHWAY 33 REDUCED CONFLICT INTERSECTION BIDS

MOTION: Councilor Wilkinson moved and Councilor Lamb seconded the motion to approve **RESOLUTION NO. 22-25, AUTHORIZING AWARD FOR SAP 112-010-005**. The motion carried unanimously (7-0).

WHEREAS, A resolution of the Council adopted on January 4, 2022, authorized advertising the project for bid.

WHEREAS, The City of Cloquet advertised and received the following bids for the project:

No.	Bidder	Total
1	KGM Contractors, Inc.	\$ 1,192,676.02
2	Northland Constructors of Duluth, Inc.	\$ 1,196,350.00
3	Veit & Company, Inc.	\$ 1,243,733.00
4	KTM Paving	\$ 1,248,800.00
5	Ulland Brothers, Inc.	\$ 1,298,200.00
	Engineer's Estimate	\$ 1,117,007.88

AND WHEREAS, The apparent low bid from KGM Contractors, Inc. was found to meet the minimum bid requirements.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CLOQUET, MINNESOTA, That the bid from KGM Contractors, Inc. in the amount of \$1,192,676.02 is hereby accepted for SAP 112-010-005.

COUNCIL COMMENTS, ANNOUNCEMENTS, AND UPDATES

Councilor Swanson commented he appreciates the work of the city staff and members of boards and commissions.

City Administrator Peterson stated the city will be seeking members for the Landfill Host Community Fees Trust Fund Committee for the purpose of distributing fees from the trust fund. The Council will appoint three members. Once the funds have been depleted, the committee will dissolve.

ADJOURNMENT

On a motion duly carried by a unanimous yea vote of all members present on roll call, the Council adjourned.

Tim Peterson, City Administrator