

Cloquet City Hall Council Chambers  
6:00 P.M. May 7, 2024

Roll Call

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

Councilors Absent: None

Pledge of Allegiance

**AGENDA**

**MOTION:** Councilor Lamb moved and Councilor Keller seconded the motion to approve the May 7, 2024 agenda as presented. The motion carried unanimously (7-0).

**MINUTES**

**MOTION:** Councilor Kolodge moved and Councilor Carlson seconded the motion to approve the Regular Meeting minutes of April 16, 2024 as presented. The motion carried unanimously (7-0).

**PUBLIC COMMENTS**

There were none.

**CONSENT AGENDA**

**MOTION:** Councilor Lamb moved and Councilor Wilkinson seconded the motion to adopt the Consent Agenda of May 7, 2024, approving the necessary motions and resolutions. The motion carried unanimously (7-0).

- a. Resolution No. 24-33, Authorizing the Payment of Bills and Payroll
- b. Disposal of Surplus Equipment
- c. Consideration of WLSSD Board Reappointment - Schilling
- d. Approve Peddlers, Solicitors & Transient Merchants License – Marksman Trading Post
- e. Approve Peddlers, Solicitors & Transient Merchants License – Carlton Co. Farmers' Market

**PUBLIC HEARINGS**

There were none.

**PRESENTATIONS**

There were none.

**REVISED ARENA LEASE AGREEMENT WITH MN WILDERNESS**

**MOTION:** Councilor Kolodge moved and Councilor Jaakola seconded the motion to approve the revised Arena Lease Agreement between the City of Cloquet and Minnesota Wilderness. The motion carried unanimously (7-0).

**APPROVE APPOINTMENT OF PARKS MAINTENANCE PERSON**

**MOTION:** Councilor Keller moved and Councilor Lamb seconded the motion to approve the probationary appointment of Keith Wiley to the position of Parks Maintenance Person. The motion carried unanimously (7-0).

**APPROVE SALE OF VACANT SINGLE-FAMILY – 316 20<sup>TH</sup> STREET**

**MOTION:** Councilor Carlson moved and Councilor Wilkinson seconded the motion to approve **RESOLUTION NO. 24-34, APPROVING THE SALE OF A VACANT SINGLE-FAMILY RESIDENTIAL LOT AT 316 20<sup>TH</sup> STREET FROM THE CITY OF CLOQUET TO 3W PROPERTIES INC FOR THE DEVELOPMENT OF HOUSING.** The motion carried unanimously (7-0).

**WHEREAS,** the vacant single-family residential lot at 316 20th Street was purchased by the Cloquet Economic Development Authority (EDA) in December 2023 and conveyed to the City of Cloquet in January 2024; and

**WHEREAS,** the purpose of said conveyance was for the City of Cloquet to sell this parcel for \$1,000 to a local contractor for a housing redevelopment project; and

**WHEREAS,** the legal description for 316 20<sup>th</sup> Street is as follows:

**Lot 4, Block 1, LALONDE’S SECOND ADDITION to Cloquet, according to the plat thereof on file and of record in the office of the County Recorder, Carlton County, Minnesota.**  
(PID No. 06-210-0080, ABSTRACT).  
Hereinafter “the Property.”

**WHEREAS,** after a second re-issued Request for Proposals for the Property, the Cloquet EDA received two viable contractor proposals for the purpose of housing redevelopment into one single-family; and

**WHEREAS,** the Cloquet EDA conducted contractor interviews at their May 1, 2024 Board meeting and recommends the Council sell the Property to 3W PROPERTIES INC for the purpose of housing redevelopment for single-family ownership; and

**WHEREAS,** the conveyance of a residential property for residential use has no effect on the comprehensive plan and does not require planning commission review.

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CLOQUET, MINNESOTA,** that the City of Cloquet approves the sale of the property described above for \$1,000 plus costs to 3W PROPERTIES INC. The property may not be resold by 3W PROPERTIES INC until an approved residential structure has been constructed on the property, which construction must be substantially completed

within by April 30, 2025 or the City reserves the right to repurchase the property for its costs of sale herein.

**CALLING FOR A PUBLIC HEARING ON THE PROPOSED ESTABLISHMENT OF A LOCAL HOUSING TRUST FUND**

**MOTION:** Councilor Wilkinson moved and Councilor Jaakola seconded the motion to approve **RESOLUTION NO. 24-35, CALLING FOR A PUBLIC HEARING ON THE PROPOSED ESTABLISHMENT OF A LOCAL HOUSING TRUST FUND.** The motion carried unanimously (7-0).

**BE IT RESOLVED** by the City Council (the "Council") of the City of Cloquet, Minnesota (the "City"), as follows:

1. Public Hearing. This Council shall meet on May 21, 2024, at approximately 6:00 p.m., to hold a public hearing on the following matter: the proposed establishment of a local Housing Trust Fund, by ordinance, for the purpose of developing and preserving affordable rental and ownership housing within the city and to keep families from losing housing and to help those experiencing homelessness find housing per Minnesota Statutes Section 462C.16.
2. Notice of Hearing. The City Clerk is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A.

**ORDINANCE NO. 511A – SECOND READING**

**MOTION:** Councilor Kolodge moved and Councilor Carlson seconded the motion to adopt **ORDINANCE NO. 511A, AN ORDINANCE TO AMEND CHAPTER 17, BY AMENDING THE ZONING MAP OF THE CITY OF CLOQUET FROM “LI-LIGHT INDUSTRY” TO “R2-ONE AND TWO-FAMILY RESIDENCE”.** The motion carried unanimously (7-0).

The City Council of the City of Cloquet does hereby ordain as follows:

**Section 1.** The Zoning Map of the City of Cloquet is hereby amended to change the zoning designation of the following described property from LI – Light Industry to R2 – One- and Two-Family Residence:

Lots 1-5, Block 1, City of Cloquet Colburns Addition, Carlton County, Minnesota.

**Section 2.** **Effective Date.** This ordinance shall take effect and be in force from and after its passage and publication in accordance with law.

**APPROVING ROADWAY JURISDICTION TRANSFERS**

**MOTION:** Councilor Lamb moved and Councilor Keller seconded the motion to adopt **RESOLUTION NO. 24-36, APPROVING THE TRANSFER OF JURISDICTION AND OWNERSHIP OR A PART OF COUNTY ROAD 107 FROM CARLTON COUNTY TO THE CITY OF CLOQUET, AND FOR THE TAKING OVER OF A PART OF WHEATON ROAD (A CITY ROADWAY) AS A COUNTY ROAD BY**

**CARLTON COUNTY, AS AGREED TO HEREIN B THE CITY OF CLOQUET.**  
The motion carried unanimously (7-0).

**WHEREAS**, Minnesota Statue 163.11, subdivision 9, provides among other things, that a county board may transfer jurisdiction and ownership of a county highway to another road authority, upon agreement between the county and the authority to which the transfer is being made; and,

**WHEREAS**, Minnesota Statue 163.11, subdivision 1, provides among other things, that any public roadway within the county (with certain exceptions) may be taken over as a county road by resolution of the county board; and,

**WHEREAS**, Carlton County and the City of Cloquet have agreed to transfer jurisdiction and ownership of a part of County Road 107, a county roadway, from the County to the City, as legally described on **Exhibit A**, attached hereto and made a part hereof; and,

**WHEREAS**, Carlton County and the City of Cloquet have further agreed for Carlton County to take over a part of Wheaton Road (a city roadway), as a county road, as legally described on **Exhibit B**, attached hereto and made a part hereof; and,

**WHEREAS**, the City will receive jurisdiction of that part of County Road 107 in its existing condition; and,

**WHEREAS**, the County will take over jurisdiction of that part of Wheaton Road in its existing condition.

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CLOQUET, MINNESOTA**, that the City of Cloquet agrees to accept and receive jurisdiction and ownership of that part of County Road 107 as described on **Exhibit A**, upon transfer made by resolution of the County Board, and that said roadway shall thereafter be maintained and improved as a city roadway of the City of Cloquet, to be known as Moorhead Road.


**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLOQUET, MINNESOTA**, that the City of Cloquet agrees for Carlton County to take over that part of Wheaton Road, as described on **Exhibit B**, as a county road, upon resolution of the County Board, and that said roadway shall thereafter be maintained and improved as a county road of the County of Carlton, to be known as County Road 115 (Wheaton Road).

#### **COUNCIL COMMENTS, ANNOUNCEMENTS, AND UPDATES**

- Administrator Peterson recognized Boldt Construction for organizing a successful Cloquet River Front Clean Up event that took place on May 4<sup>th</sup>.
- Mayor Maki would like Council to be aware of the rising housing rental rates and to give some thought to possibly establishing rent control. Councilor Wilkinson commented that the housing study will include some information on this.

**ADJOURNMENT**

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

A handwritten signature in black ink, appearing to read 'T. Peterson', written over a horizontal line.

Tim Peterson, City Administrator