

Cloquet City Hall Council Chambers
6:00 P.M. September 17, 2024

Roll Call

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

Councilors Absent: Mayor Maki

Pledge of Allegiance

AGENDA

MOTION: Councilor Lamb moved and Councilor Keller seconded the motion to approve the September 17, 2024 agenda as presented. The motion carried unanimously (6-0).

MINUTES

MOTION: Councilor Jaakola moved and Councilor Carlson seconded the motion to approve the Regular Meeting minutes of September 3, 2024 as presented. The motion carried unanimously (6-0).

PUBLIC COMMENTS

There were none.

CONSENT AGENDA

MOTION: Councilor Kolodge moved and Councilor Lamb seconded the motion to adopt the Consent Agenda of September 17, 2024, approving the necessary motions and resolutions. The motion carried unanimously (6-0).

- a. Resolution No. 24-58, Authorizing the Payment of Bills
- b. Authorize the Purchase of 3,000 Cubic Yards of Class 5 Gravel from DeCaigny Excavating
- c. Resolution No. 24-62, Approving Exempt Permit for the North Shore Wrestling Club
- d. Approve Minnesota Cycling Association's Request for City Sponsorship

PUBLIC HEARINGS

There were none.

PRESENTATIONS

There were none.

2025 PRELIMINARY PROPERTY TAX LEVY

Administrator Peterson reviewed the proposed levy documents and reminded Council that there can be a decrease of the proposed levy by the December adoption but not an increase to the proposed levy. Peterson mentioned that the main reason for such an increase in 2025 is due to wages and benefit increases due to the most recent contract negotiations.

Discussion took place on how the city could lower the levy from an 11.53% increase to a 5-6% increase and how that would impact the city as a whole. Peterson stated that to maintain the same level of service that the city currently provides, the proposed levy at this time is an 11.53% increase which totals \$3,937,922.

Further discussion was had regarding the expenses of operating the hockey arenas. Peterson mentioned that the costs are quite high and the city has worked with the different users including the school district, Cloquet Amateur Hockey Association, and Wilderness to raise the lease amounts to help offset some of the rising costs we are experiencing.

MOTION: Councilor Keller moved and Councilor Lamb seconded the motion to set the Truth in Taxation meeting for December 3, 2024. The motion carried unanimously (6-0).

MOTION: Councilor Carlson moved and Councilor Kolodge seconded the motion to set the 2025 property tax levy at \$3,937,922.00 or 11.23%. The motion passed unanimously (6-0).

SECOND READING – ORDINANCE NO. 513A, AMENDING CHAPTER 10

MOTION: Councilor Carlson moved and Councilor Kolodge seconded the motion to approve **ORDINANCE NO. 513A, AMENDING CLOQUET CITY CODE CHAPTER 10, BUILDING AND HOUSING BY REPLACEMENT IN ITS ENTIRETY, TO INCLUDE THEREIN THE ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, AND OTHER MINOR CORRECTIONS AND MODIFICATIONS.** The motion carried unanimously (6-0).

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

Section 1. City Code Amendment. That the Cloquet City Code be amended by replacing in its entirety City Code Chapter 10 – Building and Housing, with the following Chapter 10 – Building and Housing, attached hereto as **Exhibit A** as amended according to the Summary of Ordinance No. 513A attached hereto as **Exhibit B**.

Section 2. Publication of Summary of Ordinance. That the Summary of Ordinance No. 513A attached hereto as **Exhibit B** is approved for publication as a proper summary of the amended Ordinance.

Section 3. Effective Date. This ordinance shall take effect and be in force from and after its passage publication of the approved Summary in accordance with law.

MOTION: Councilor Lamb moved and Councilor Keller seconded the motion to approve **RESOLUTION NO. 24-59, AUTHORIZING THE PUBLICATION OF A SUMMARY OF ORDINANCE NO. 513A.** The motion carried unanimously (6-0).

On September 17, 2024, at its regular City Council meeting, the City of Cloquet adopted Ordinance 513A. The purpose of the Ordinance is to adopt the International Property Maintenance Code, and minor modifications to Chapter 10 of Cloquet City Code.

The specific title of the Ordinance adopted is *“An Ordinance Amending Cloquet City Code Chapter 10 – Building and Housing by Replacement in its Entirety, to Include Therein the Adoption of the International Property Maintenance Code, and Other Minor Corrections and Modifications”*.

The purpose of the new Ordinance is to adopt the International Property Maintenance Code (IPMC) to provide widespread property maintenance standards for all properties – residential, rental, commercial, industrial and provide ongoing amendments by the International Code Council (ICC). Maintenance codes regulate and govern conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures are provided issuance of notices and collection of fees. The policy objective of a municipality adopting the IPMC increases the tools in their toolbox across departments to cite property maintenance issues seeking enforcement. Other minor edits to Chapter 10 of Cloquet City Code correct state statutory references, remove outdated sections that no longer apply to City Code or are covered in other sections of existing City Code, or reflect structural changes to state building code.

The full copy of Ordinance 513A is available to the public at the City Clerk’s Office during regular business hours.

HOUSING TRUST FUND POLICIES AND GUIDELINES, MARKETING FLYER AND UPDATED APPLICATION

MOTION: Councilor Keller moved and Councilor Jaakola seconded the motion to approve the Cloquet Housing Trust Fund (#207) Policies and Guidelines, Housing Trust Fund program/marketing flyer, and the updated Cloquet Revolving Loan Application with additional housing related language. The motion carried unanimously (6-0).

CONDITIONAL USE PERMIT - JAMES NORDQUIST

MOTION: Councilor Lamb moved and Councilor Keller seconded the motion to approve **RESOLUTION NO. 24-60, APPROVING THE CONDITIONAL USE PERMIT FOR JAMES NORDQUIST, FOR A CLASS “B” MANUFACTURED HOME IN THE R-2 ONE-AND TWO-FAMILY RESIDENCE DISTRICT.** The motion carried unanimously (6-0).

WHEREAS, James Nordquist is proposing a Conditional Use Permit for a Class “B” Manufactured Home in the R-2 – One- and Two-Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot on August 30, 2024, and property owners within 350 feet were sent notice. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on September 10, 2024, at which time Zoning Case / Development Review No. 24-16 was heard and discussed; and

WHEREAS, the property of the proposed Conditional Use Permit is located at 410 Broadway Street:

South 18 feet of Lot 2 and North 32 feet of Lot 3, Block A, City of Cloquet Original Plat, Carlton County, Minnesota; and

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CLOQUET, MINNESOTA, that it approves Zoning Case 24-16

for James Nordquist for Class "B" Manufactured Home in the R-2 – One- and Two-Family Residence District subject to the following conditions:

1. A Building Permit be issued prior to beginning any work.
2. A permit for sewer and water service is required along with associated fees and charges before any work may take place to extend service to the new building

SETTING PUBLIC HEARING DATE ON PROPOSED 2025 IMPROVEMENT OF ARMORY ROAD

MOTION: Councilor Kolodge moved and Councilor Carlson seconded the motion to adopt **RESOLUTION NO. 24-61, SETTING A PUBLIC HEARING DATE ON THE PROPOSED 2025 IMPROVEMENT OF ARMORY ROAD** with a proposed hearing date of October 15, 2024. The motion carried unanimously (6-0).

WHEREAS, In accordance with the City of Cloquet's Capital Improvement Program and approved budget, preliminary plans and a feasibility study have been prepared for the improvement of Armory Road; and

WHEREAS, The feasibility study provides information regarding whether the proposed improvements are necessary, cost-effective and feasible; and

WHEREAS, It is anticipated that benefitted properties will be assessed for a portion of the project costs, pursuant to Minnesota Statutes, Chapter 429 and Chapter 12 of City Code.

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

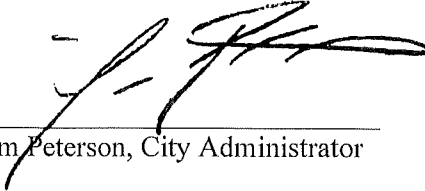
1. That the Council will consider the reconstruction of Armory Road in accordance with said feasibility study and the possible assessment of abutting property for a portion of the cost of the improvements pursuant to Minnesota Statute, Chapter 429 at an estimated total cost of \$1,847,663
2. A public hearing shall be held on October 15, 2024, at 6:00 p.m.
3. The City Administrator shall give mailed and published notice of such hearing and improvement as required by law.

COUNCIL COMMENTS, ANNOUNCEMENTS, AND UPDATES

Councilor Keller commented that the West End Celebration was a fun event with a great turnout.

ADJOURNMENT

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



 Tim Peterson, City Administrator