



MINUTES

COHASSET CITY COUNCIL

305 NW FIRST AVENUE, COHASSET, MN 55721

TUESDAY, MAY 28, 2024 – 7:00 P.M.

6:30 PM Work Session

Blackwater Banks

Project Development Specialist for ICS, Kent Koerbitz, spoke on the current status of the Blackwater Banks Project. Minnesota Power took samples from the mooring area to check for heavy metals on May 28, 2024, this will take about two to three weeks to hear back on the results. On April 24, 2024, TNT completed the mooring project. There was only one bid received for the second part of Phase One which was about \$180,000.00 over budget, this bid was rejected by council.

The next phase was infrastructure and replacement of storage garages, broken up into two work scopes. Work Scope 1 is earthwork, utilities and demolition. Excavation and utilities are scheduled to happen in fall of 2024. Until a developer is in place, asphalt, curb, and gutter are to be determined, this part is planned for spring 2025 at the earliest. Work Scope 2 is construction, including site work of property and replacement of storage buildings. There is a pre-bid meeting scheduled on May 31, 2024 at 11:00 AM in the City Hall Council Chambers for the infrastructure and replacement of storage garages. The bid opening meeting is scheduled for June 6, 2024 at 2:00 PM in the City Hall Council Chambers. Council review is scheduled for June 11, 2024 at 7:00 PM at the regularly scheduled City Council meeting.

There is approximately 1000 square feet of tile that contains asbestos in the showroom of the old Cohasset Lumber building. ICS received three quotes for asbestos removal, the low quote, good for 30 days was AbateTek at \$4,600.00.

Building drawings were completed by Hawk Construction on April 29, 2024. Site drawings were completed by Boston & Menk on May 10, 2024. There was review with the current landowners on May 6, 2024. Final agreement is pending upon acceptance of infrastructure bids. The project is at or under the original budget presented in November 2023 and February 2024.

7:00 PM City Council Meeting

1. Call to Order: Mayor Andy MacDonell called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Mayor Andy MacDonell, Councilors Kevin Tinquist, and Kevin Ott

Absent with Notice: Andy Haarklau and Terry Bartz

Non-Officio Members: City Administrator; Max Peters, Zoning Officer, Tony Valtinson, Security Officer, Dean Scherf

Other: None

3. Resident Input:

Gary Lovaaasen thanked Cohasset Fire Department and First Responders for their excellent job in providing the help he needed when he was having a heart attack. He publicly thanked Kailee and Mitchell, two Cohasset residents, stopping their vehicle to assist in reviving him and calling 911.

4. Council Info / Liaison Reports:

5. Approve Agenda

Additions: Item 6E: Blackwater Banks Mooring Final Payment

Deletions: None

A motion was made by Councilor Kevin Tinquist to approve the agenda with the addition of Item 6E: Blackwater Banks Mooring Final Payment. Councilor Kevin Ott seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, and Kevin Tinquist; Voting against: None; Absent: Terry Bartz & Andy Haarklau; Motion carried.

6. Administration

A. Seasonal Part-Time Employees

Public Works/Public Utilities Supervisor, Walter Shadley is requesting approval to hire three seasonal part-time employees. Starting June 3, 2024 pending a criminal background check and a pre-employment drug test. The three candidates are Nikolas Casper, Jaxon Rabbers, and Lucie Casper.

A motion was made by Councilor Kevin Ott to approve the hire of three seasonal part-time employees, Nikolas Caper, Jaxon Rabbers, and Lucie Casper at up to \$16.00 per hour starting June 3, 2024. Councilor Kevin Tinquist seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, and Kevin Tinquist; Voting against: None; Absent: Terry Bartz & Andy Haarklau; Motion carried.

B. Beier Road & NE 4th Street Culvert Repairs

Walter Shadley is requesting review and approval of bid from Hawkinson Construction Co. in the amount of \$6,980.00 for culvert repairs on Beier Road and NE 4th Street. Bid includes mobilization, excavation for materials to be installed and furnish and install of 2" hot mix base and wear.

A motion was made by Councilor Kevin Tinquist to approve the bid from Hawkinson Construction Co. in the amount of \$6,980.00 for culvert repairs on Beier Road and NE 4th Street. Councilor Kevin Ott seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, and Kevin Tinquist; Voting against: None; Absent: Terry Bartz & Andy Haarklau; Motion carried.

C. Set Public Hearing – Cannabis Use in Public Ordinance

Zoning Officer, Tony Valtinson gave a suggested public hearing date of July 9, 2024 at 7:05 PM for Cannabis Use in Public Ordinance. A work session was suggested for info regarding this ordinance on July 9, 2024.

A motion was made by Councilor Kevin Ott to approve the public hearing date to July 9, 2024 at 7:05 PM for Cannabis Use in Public Ordinance. Councilor Kevin Tinquist seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, and Kevin Tinquist; Voting against: None; Absent: Terry Bartz & Andy Haarklau; Motion carried.

D. Set Public Hearing – Rezone of Rural Residential Properties

Tony Valtinson suggested a public hearing date of June 25, 2024 at 7:05 PM for rezone of rural residential properties. The rezone would allow the properties to be of more use, it would lower minimum lot dimensions and affect lot coverage limits and setbacks. A work session was suggested for info regarding the rezone on June 25, 2024.

A motion was made by Councilor Kevin Tinquist to approve the public hearing date to June 25, 2024 at 7:05 PM rezone of rural residential properties. Councilor Kevin Ott seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, and Kevin Tinquist; Voting against: None; Absent: Terry Bartz & Andy Haarklau; Motion carried.

E. Blackwater Banks Development Mooring

On February 13, 2024, City Council approved a bid from TNT Construction Group, LLC in the amount of \$179,800.00 for mooring project at the Blackwater Banks Development site. Requesting City Council approval for a partial payment to TNT Construction Group, LLC in the amount of \$161,310.00 for Blackwater Banks mooring on April 24, 2024.

A motion was made by Councilor Kevin Tinquist to approve the partial payment to TNT Construction Group, LLC in the amount of \$161,310.00 for the Blackwater Banks mooring project. Councilor Kevin Ott seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, and Kevin Tinquist; Voting against: None; Absent: Terry Bartz & Andy Haarklau; Motion carried.

7. Miscellaneous Announcements, Reports, and FYI'S:

Public Hearing reminder for June 11, 2024 at 7:05 p.m. for the sign ordinance.

All matters listed under consent agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

8. Consent Agenda

- A. Approve claims in the amount of \$552,562.42
- B. Approve May 14, 2024 City Council Minutes
- C. Acknowledge the Cemetery Deed for Darin Todd

A motion was made by Councilor Kevin Ott to approve the consent agenda as written. Councilor Kevin Tinquist seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, and Kevin Tinquist; Voting against: None; Absent: Terry Bartz & Andy Haarklau; Motion carried.

Adjourn: Mayor Andy MacDonell adjourned the meeting at 7:15 p.m.

Submitted by: Deputy Clerk, Emma Petermeier
Approved: 6/11/2024