



**MINUTES
COHASSET CITY COUNCIL
305 NORTHWEST FIRST AVENUE
TUESDAY, JULY 30, 2024
7:00 P.M. REGULAR CITY COUNCIL MEETING**

5:30 PM Closed Work Session

- Labor/Contract Discussion

6:00 PM Open Work Session

- Ordinance Amendment Rural Residential Dimensional Standards

Zoning Officer Tony Valtinson presented the proposed ordinance amendment that would rezone some Rural Residential properties by changing some of the dimensional standards as opposed to changing Rural Residential to Suburban Residential.

There is an item on the agenda to set a public hearing to amend ordinance 10.07, ZONE DISTRICT DIMENSIONAL STANDARDS for Rural Residential Zoning District with a suggested Public Hearing Date of 08/20/2024.

Councilor Andy Haarklau explained that there was a Public Hearing requesting the rezone of a Rural Residential area to be rezoned to Suburban Residential area. Councilor Andy Haarklau added that some residents at that public hearing voiced concerns that if the rezone were to be approved the original intent of Rural Residential would no longer be upheld and other residents voiced concerns that if the rezone does not occur that those who own forty acres that are looking to give thirty eight of their forty acres to a relative and keep two for themselves would be prevented from doing so.

Councilor Kevin Ott asked Zoning Office Tony Valtinson to recap what the existing and proposed lot dimensions and maximum lot coverages. Zoning Officer Tony Valtinson states that the original lot dimensions are 5 acres and the proposed is 2.5 acres and the original lot coverage is 3% and the proposed is 20%. Councilor Kevin Ott brought up that at the public hearing residents voiced opinions that the lot coverage could be 15% and he supports that other options besides 20% should be considered. Zoning Officer Tony Valtinson stated that he would put some numbers together for the other lot coverage options for the public hearing.

Councilor Andy Haarklau added that Cohasset City Council wants to support the original intent of Rural Residential along with allowing residents the ability to split off 2.5 acres if they choose to do so. Councilor Haarklau stated that he feels like this option is a good middle ground compromise.

- Ordinance Amendment Building Height in CIP and LI

Zoning Officer Tony Valtinson presented the proposed ordinance amendment that would change the dimension standards maximum building height in the Cohasset Industrial Park and Light Industrial.

There is an item on the agenda to set a public hearing to amend ordinance 10.07, ZONE DISTRICT DIMENSIONAL STANDARDS, maximum building height in the COHASSET INDUSTRIAL PARK (CIP) and LIGHT INDUSTRIAL (LI) Zoning Districts with a suggested Public Hearing Date of 08/27/2024.

Zoning Officer Tony Valtinson stated that the request is to change the max building height in Light Industrial from 45 feet to 70 feet and Cohasset Industrial from 60 feet to 70 feet.

- Discussion on City Property South of Riverside

Requesting input from the Cohasset City Council regarding MUNICIPAL STREET RIGHT OF WAY RIVERFRONT PROPERTY ALONG RIVERSIDE STREET. There is approximately 650' to 700' of City owned riverfront property.

Discussion was held.

- City Planning/Discuss Item 6B, Blackwater Banks Infrastructure Bid

Requested price on shouldering for Great Sunset Road.

Discussion was held.

Meeting adjourned by Mayor Andy MacDonell

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, Kevin Ott, and Andy Haarklau

Absent with Notice: Terry Bartz

Ex-Officio Members: City Administrator, Max Peters, Zoning Officer, Tony Valtinson, Fire Chief, David Myers, and Security Officer, Dean Scherf

Other: None

3. Resident Input: None

4. Council Info / Liaison Reports: Noted Boswell Energy spill.

5. Approve Agenda

Additions: 6I Well 1 – Their Well and 6J Trout Enterprises estimate

Deletions: Table 6B – Asphalt Maintenance addition to original quote: Great Sunset Road & Sunset Point Road

A motion was made by Councilor Kevin Tinquist to approve the agenda as written with the deletion of 6B and the additions of 6I and 6J. Councilor Kevin Ott seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

6. Administration

A. Eide Bailly Representative John Hagen Presented the 2023 City of Cohasset Audit

- Unmodified opinion - financial statements are prepared using accounting principles generally accepted in the U.S. (GAAP)
- Financial statements do not contain material misstatements and are fairly presented
- Opinion is merely the auditor's professional opinion, based on audit work, on whether the financial statements were prepared in accordance with GAAP, free from material misstatement, and fairly presented

C. AWAIR Safety Awards

Act on recommendation from the Safety Committee to approve AWAIR safety award for first half of 2024.

BACKGROUND:

Excerpt from 2024 AWAIR program:

VI. Commitment and participation by all stakeholders is critical if the AWAIR program is to be effective.

A. An incentive program will encourage avoidance, elimination, and/or minimization of hazardous activities by:

1. an award for Office/Shop Staff, Fire Department personnel, and seasonal help (as recommended by the Employee Safety Committee and approved by the City Council) for no paid lost time Workers Compensation claims for the calendar year.

EMPLOYEE SAFETY COMMITTEE RECOMMENDATION for no paid lost time Workers Compensation claims in the first half of 2024:

1. \$100 for each permanent City Staff 16 = \$1,600.00
2. \$75 for each Fire Fighter x 19 = \$1,425.00
3. \$40 for each FD Trainee x 3 = \$120.00
4. \$30 for each Seasonal Employee x 4 = 120.00

TOTAL = \$3265.00

A motion was made by Councilor Andy Haarklau to approve the AWAIR Safety Awards totaling \$3,265. Councilor Kevin Tinquist seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

D. Set a Public Hearing to amend Ordinance 10.07 Rural Residential Dimensional Standards

Set a Public Hearing to amend ordinance 10.07, ZONE DISTRICT DIMENSIONAL STANDARDS for Rural Residential Zoning District. Suggested Public Hearing Date 08/20/2024.

A motion was made by Councilor Kevin Ott to approve setting a Public Hearing to amend ordinance 10.07, ZONE DISTRICT DIMENSIONAL STANDARDS for Rural Residential Zoning. Councilor Andy Haarklau seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

E. Set a Public Hearing to amend Ordinance 10.07 Building Height in CIP & LI

Set a Public Hearing to amend ordinance 10.07, ZONE DISTRICT DIMENSIONAL STANDARDS, maximum building height in the COHASSET INDUSTRIAL PARK (CIP) and LIGHT INDUSTRIAL (LI) Zoning Districts. Suggested Public Hearing Date 08/27/2024.

A motion was made by Councilor Andy Haarklau to set a Public Hearing to amend the 10.07 ZONE DISTRICT DIMENSIONAL STANDARDS, maximum building height in the CIP and LI Zoning Districts. Councilor Kevin Tinquist seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

F. Set a Public Hearing to amend Ordinance 5 concerning Regulations for all Park & Access Areas in CIP & LI

Set a Public Hearing to amend City of Cohasset Ordinance 5 concerning Regulations for all Park and Access Areas. Suggested Public Hearing Date 08/27/2024.

A motion was made by Councilor Kevin Ott to set a Public Hearing to amend the Cohasset City Ordinance to prevent conflict with the new cannabis ordinance. Councilor Andy Haarklau seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

G. Blackwater Banks Infrastructure Bid Award

Recommend the approval of the ICS Blackwater Banks, Combined Work Scope 1- Earthwork, Utilities, Exterior improvements & Demolition and Work Scope 2- General Construction by TNT Construction Group, LLC of Grand Rapids, MN.

COMBINED BASE BID: \$3,128,800.00

A motion was made by Councilor Kevin Ott to approve the quote from TNT Construction Group, LLC of Grand Rapids, MN for the ICS Blackwater Banks Project in the amount of \$3,128,800.00. Councilor Andy Haarklau seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

H. Industrial Park Mass Grading Payment Request

On February 26, 2024, the City Council approved a bid of \$417,000.00 for the Industrial Park Mass Grading bid from Casper Construction, Inc.

SEH is requesting City Council approval for the sixth payment request of \$18,703.60 to Casper Construction, Inc.

The total amount paid to date is \$462,914.10.

A motion was made by Councilor Kevin Ott to approve the bid of \$417,000.00 from Casper Construction and to approve the payment of \$18,703.60 to Casper Construction. Councilor Andy Haarklau seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

I. ADDITION: Well 1 – Their Well

At the February 26, 2024, City Council Meeting, a motion was made to put the quote from Their Well for Well 1 - Pull, Inspect, & Rehabilitate on hold until an additional quote could be obtained.

Competitive quotes were unable to be obtained, as this location falls under Their Wells territory and vendors prefer to not cross territories.

The scope of the project is summarized below, full details listed in the attached quote.

This would be a 4-day project that would cost an estimated total of \$18,550.00

Day 1 - Pull Pump Equipment

Day 2 - Pump Well to Waste

Day 3 - Continue pumping Well to Waste and install Chlorine & Acetic Acid into the Well.

Day 4 - Surge Well 2-3 hours and install permanent pump.

A motion was made by Councilor Andy Haarklau to approve the quote by Thein Wells in the amount of \$18,550.00 for the rehabilitation of the pump on Well I. Councilor Kevin Tinquist seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

J. ADDITION: Trout Enterprises Estimate

The City of Cohasset received the following three quotes for the demolition, cleanup and capping of utilities at 1210 Central Avenue, Cohasset.

Bids for the project included (1) Trout Enterprises, Inc. in the amount of \$13,500.00 (2) TNT Construction Group, LLC in the amount of \$14,500.00 and (3) Sawyer's Dirtworks in the amount of \$29,000.00

The estimate includes the demolition and clean-up of the storage building and burnt house debris, leveling of the site after the demolition, and capping of water and sewer.

A motion was made by Councilor Kevin Ott to approve the bid by Trout Enterprises, Inc. in the amount of \$13,500.00 for the demolition, clean-up and capping of utilities at 1210 Central Ave in Cohasset. Councilor Kevin Tinquist seconded the motion. Voting in favor: Mayor Andy MacDonell and Councilors Kevin Ott, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

2. Miscellaneous Announcements, Reports and FYIs:

Security Officer, Dean Scherf, reported that a no camping sign would be posted at Tiago. Camping is a violation of the City Ordinance. Scherf also reported that there have been black bear sightings within the City.

Tony Valtinson announced that the upcoming City Council meetings would be held on August 20th and August 27th due to the election. Valtinson also announced that St. Augustine's Church would be hosting an event and concert on August 28th.

Kevin Ott announced that National Night Out would be taking place in Grand Rapids on August 8th. The Cohasset Fire Fighters are participating. Kevin also reported that filing for public office opened and that two council positions and the Mayor position are open.

All matters listed under the 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.

3. Consent Agenda

- A. Approve Claims in the Amount of \$221,322.08
- B. Approve July 9, 2024, City Council Minutes

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, Andy Haarklau and Kevin Tinquist; Voting against: None; Absent: Terry Bartz; Motion carried.

Adjourn: Mayor Andy MacDonell adjourned the meeting at 8:17 p.m.

Submitted by: Senior Deputy Clerk Treasurer Dorie LaShomb

Approved: 08/27/2024