

## AGENDA



### **REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF ST. LOUIS COUNTY, MINNESOTA**

**Tuesday, July 26, 2022, 9:30 A.M.**

**Rice Lake City Hall  
4107 West Beyer Road  
Rice Lake, Minnesota**

*DIRECTIONS: Rice Lake City Hall is located at the corner of Howard Gnesen Road and West Beyer Road, two miles north of the intersection of Martin Road and Howard Gnesen Road.*

**FRANK JEWELL  
First District**

**PATRICK BOYLE-VICE CHAIR  
Second District**

**ASHLEY GRIMM  
Third District**

**PAUL McDONALD-CHAIR  
Fourth District**

**KEITH MUSOLF  
Fifth District**

**KEITH NELSON  
Sixth District**

**MIKE JUGOVICH  
Seventh District**

County Auditor  
Nancy Nilsen

County Administrator  
Kevin Gray

County Attorney  
Kimberly Maki

Clerk of the Board  
Phil Chapman

Citizens can appear at the meeting in person or submit comments for the public comment portion or for specific Board agenda items prior to the meeting by e-mailing them to [publiccomment@stlouiscountymn.gov](mailto:publiccomment@stlouiscountymn.gov).

Comments to individual Commissioners or staff are not permitted. The St. Louis County Board promotes adherence to civility in conducting the business of the County. Civility will provide increased opportunities for civil discourse in order to find positive resolutions to the issue before the Board. Tools of civility include: pay attention, listen, be inclusive, do not gossip, show respect, be agreeable, apologize, give constructive criticism and take responsibility [County Board Resolution No. 560, adopted on September 9, 2003]. Speakers will be limited to five (5) minutes.

**\*\*In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Administration Department 72 hours prior to the meeting at (218) 726-2450.\*\***

All supporting documentation is available for public review in the County Auditor's Office, 100 North 5th Avenue West - Room No. 214, St. Louis County Courthouse, Duluth, MN, during regular business hours 8:00 A.M. - 4:30 P.M., Monday through Friday. Agenda is also available on our website at <http://www.stlouiscountymn.gov/GOVERNMENT/BoardofCommissioners.aspx>

**AGENDA**  
**St. Louis County Board of Commissioners**  
**July 26, 2022**  
**Page 2**

9:30 A.M.      Moment of Silence  
                    Pledge of Allegiance  
                    Roll Call

AT THIS TIME CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD ON ITEMS NOT ON THE AGENDA. [Speakers will be limited to 5 minutes each.]

FOR ITEMS LISTED ON THE BOARD AGENDA OR COMMITTEE OF THE WHOLE AGENDA, CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD AT THE TIME A MOTION IS ON THE FLOOR.

9:35 A.M.      PUBLIC HEARING, pursuant to Resolution No. 22-362, adopted June 28, 2022, to hear the cartway petition of Michael Clement (Unorganized Township 56-16). {22-327}

9:40 A.M.      PUBLIC HEARING, pursuant to Resolution No. 22-392, adopted July 12, 2022, to consider the issuance of an Off-Sale Intoxicating Liquor License to Kabetogama Outdoor Sports, LLC dba Kab Outdoors (Kabetogama Township). {22-328}

**CONSENT AGENDA**

Approval of business submitted on the consent agenda.

**REGULAR AGENDA**

**Finance & Budget Committee – Commissioner Nelson, Chair**

1. Approve the use of American Rescue Plan Act funding for the construction of two (2) 12-unit emergency housing units in Duluth by One Roof Community Housing. {22-323}

**Central Management & Intergovernmental Committee – Commissioner Jewell, Chair**

2. Reappoint Tedd Ells as the St. Louis County Veterans Service Officer for a four-year term beginning July 30, 2022, through July 29, 2026. {22-326}

**ADJOURNED:**

# BOARD LETTER NO. 22 - 327

## CENTRAL MANAGEMENT & INTERGOVERNMENTAL COMMITTEE

JULY 26, 2022 BOARD AGENDA 9:35 A.M.  
PUBLIC HEARING

**DATE:** July 26, 2022

**RE:** Public Hearing, Determination  
of Cartway Alignment  
for Clement Cartway Petition  
(Unorganized Township 56-16)

**FROM:** Kevin Gray  
County Administrator

James T. Foldesi  
Public Works Director/Highway Engineer

### **RELATED DEPARTMENT GOAL:**

To provide for efficient, effective government.

### **ACTION REQUESTED:**

In accordance with Board Resolution No. 22-362 adopted on June 28, 2022, the St. Louis County Board, acting as the Town Board of Unorganized Township 56-16, is requested to hear public and staff testimony as scheduled on July 26, 2022, determine the basic alignment of the requested cartway, order a survey and appraisals as needed, and set a future hearing date for determination of damages and costs associated with establishment of this cartway.

### **BACKGROUND:**

On or about March 18, 2022, St. Louis County Administration and Attorney's Office received a cartway petition from Michael Clement (Petitioner) regarding property he owns in Unorganized Township 56-16 North, Range 16 West in St. Louis County, attached. The Clement property contains at least five (5) acres of land which has no established legal access to it from a public road except over the lands of others. Petitioner is requesting that a cartway be established two (2) rods in width across at least one parcel of private property.

In accordance with Minn. Stat. § 164.08 and the County Board Policy pertaining to Cartway Procedures in Unorganized Townships, a public hearing on the Petition has been scheduled for the County Board meeting of July 26, 2022.

At this hearing, testimony will be provided which supports the following:

- That the Petitioner's land meets the statutory requirement for a cartway
- The Petition is sufficient
- The affected property owners were provided sufficient notice
- The recommended alignment from St. Louis County Public Works for the proposed cartway.
- Also at this hearing, all parties interested in the matter will be given adequate opportunity to be heard.

The Petition, with attachments, as well as Exhibits A and B showing potential alignments evaluated by Public Works and the recommended route are attached.

**RECOMMENDATION:**

It is recommended that, upon the conclusion of the hearing, the St. Louis County Board determine and act on the following matters:

- The sufficiency of the petition.
- The basic alignment of the cartway
- The need for any additional legal survey to establish the exact alignment of the cartway.
- The need for appraisals to determine damages to the parcels the cartway will cross.
- The need for a future hearing to determine damages and costs owed by the Petitioner related to establishment of a cartway.

**Public Hearing, Determination of Cartway Alignment for Clement Cartway Petition  
(Unorganized Township 56-16)**

BY COMMISSIONER \_\_\_\_\_

WHEREAS, A legally sufficient cartway petition was presented to the St. Louis County Board by Michael Clement; and

WHEREAS, By adoption of Resolution No. 22-362 on June 28, 2022, the Board scheduled a public hearing on the Clement Cartway Petition to occur at 9:35 a.m. on Tuesday July 26, 2022, at the Rice Lake City Hall, 4107 Beyer Rd., Rice Lake, MN 55803; and

WHEREAS, On July 26, 2022, the Board held a public hearing on the Petition, receiving testimony from St. Louis County Public Works, affected landowners, and other interested parties; and

WHEREAS, The Board agrees with Public Works the alignment denoted by the red hatch marks in Exhibit B, attached, is the least disruptive and damaging, and in the best interest of the public; and

WHEREAS, A survey for the aforementioned route is needed in order to provide the exact alignment of the cartway for recording and appraisal purposes; and

WHEREAS, Appraisals of the three impacted parcels will be required in order to establish damages owed the respective owners; and

WHEREAS, A separate hearing to determine damages and costs will be needed upon completion of the survey and appraisals.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board hereby determines the alignment of the requested cartway is as set forth in Exhibit B, attached.

RESOLVED FURTHER, That the St. Louis County Board hereby authorizes appropriate County employees and officials to enter into agreements causing a survey of the cartway alignment to be completed.

RESOLVED FURTHER, That upon completion of the aforementioned survey, the Board authorizes appropriate County officials to enter into and execute any agreement(s) and associated documents causing appraisals of the relevant parcels to be completed.

RESOLVED FURTHER, That upon receipt of the completed survey and appraisals, a public hearing regarding damages and costs associated with establishment of this cartway will be scheduled.



**KLUN LAW FIRM**  
**Direction. Guidance. Results.**

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Ely, MN 55731

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(1951-2006)

♦ MSBA Certified Real  
Property Specialist  
† Also admitted in  
Nebraska and Iowa

March 14, 2022

St. Louis County Board  
100 N. 5<sup>th</sup> Ave W., #202  
Duluth, MN 55802

St. Louis County Attorney  
100 N. 5<sup>th</sup> Ave W., #501  
Duluth, MN 55802

St. Louis County Administrator  
100 N. 5<sup>th</sup> Ave W., #202  
Duluth, MN 55802

Re: Michael Clement Cartway Petition  
Our Matter No. 18931

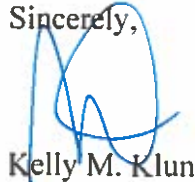
Dear County Board, County Attorney, and County Administrator:

On behalf of my client, Michael Clement, enclosed, please find the following:

1. Cartway Petition; and
2. Check in the amount of \$4,000.00.

Per County Board policy, we are submitting this Petition, for review by the County Attorney to determine that it is legally sufficient. If you would please let us know at your earliest convenience. Thank you.

Sincerely,



Kelly M. Klun

KMK:arr  
Enclosures

cc: client

St Louis County  
Attorney's Office

**MAR 18 2022**

Duluth



COUNTY OF ST. LOUIS

UNORG. T.56N-R.16W, 4<sup>TH</sup> PM

STATE OF MINNESOTA

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In the Matter of the Petition of  
Michael Clement, for the  
Establishment of a Cartway  
pursuant to Minnesota Statute  
Section 164.08, subd. 2.

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**PETITION FOR CARTWAY**

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TO: St. Louis County Board, St. Louis County, Minnesota

1. Petitioner, Michael Clement, is the owner of a tract of land in an Unorganized Township, St. Louis County, Minnesota described as follows:

**E ½ of SE ¼ of NE ¼ and NE ¼ of SE ¼, Section 8, Township 56N, Range 16W, UNORGANIZED 56-16**

2. Said tract contains at least five acres of land and has no established access to it except of a navigable waterway, over the lands of others, or whose only access is less than two rods wide.

3. Petitioner, as the owner of the landlocked tract of land, I hereby petition the St. Louis County Board to establish a cartway pursuant to Minnesota Statute Section 164.08, subd. 2 at a width of two-rods across the following described properties:

a. Roberta E. Bouley, 5003 53<sup>rd</sup> Ave N., Minneapolis, MN 55429;

**The West 300 feet of the NW ¼ of NW ¼, Section 9, Township 56 North, Range 16 West**

b. Northland Constructors of Duluth, LLC, 4843 Rice Lake Road, Duluth, MN 55803;

Southwest Quarter of Northwest Quarter (SW1/4 of NW1/4), in Section Nine (9), Township Fifty-six (56) North of Range Sixteen (16) West of the Fourth Principal Meridian, according to the United States Government Survey thereof.

-AND-

Southeast Quarter of Northwest Quarter (SE1/4 of NW1/4), in Section Nine (9), Township Fifty-six (56) North of Range Sixteen (16) West of the Fourth Principal Meridian, according to the United States Government Survey thereof.

at the following described location:

In, on, over, under, across, and along the proposed road, located in Section Eight (8) and Nine (9), Township Fifty-six (56), Range Sixteen (16) in St. Louis County, Minnesota, the Centerline of which is shown in yellow, on the attached sketch, Exhibit "A".


The purpose and necessity for this petition is to seek the establishment of a legal access that is thirty-three (33) feet wide to a tract of property that is landlocked. Other attempts to secure a permanent access to the property have been unsuccessful. In order to make use of the property and increase its value, I ask the county board to establish a cartway connecting the tract of land to a public road.

I request that the St. Louis County Board of Commissioners pass a resolution fixing the time and place where it will meet and act upon the petition.

I understand and agree that as the petitioner, I am responsible for: (1) paying all costs associate with the establishment of the cartway which may include, but is not limited to, the county board's attorney fees, hearing costs, surveying fees, appraiser fees, compensation to the owners of the property over which the cartway is established for the taking of their property, administrative costs, court and defense costs if an appeal is brought, and any other costs legitimately associated with the cartway establishment; (2) constructing the cartway; and (3) maintaining the cartway.

Dated this 14 day of March, 2022.

  
Michael Clement

  
Kelly M. Klun,  
Klun Law Firm, P.A.  
Attorney for Petitioner



**Exhibit "A"**  
**Description of the Centerline**



**RESOLUTION DESIGNATING A CARTWAY  
A PRIVATE DRIVEWAY**

**WHEREAS**, the St. Louis County Board, St. Louis County, Minnesota established a cartway as provided in Minn. Stat. § 164.08, subd. 2 upon a petition from Michael Clement;

**NOW, THEREFORE, BE IT RESOLVED** by the St. Louis County Board, St. Louis County, Minnesota that said cartway is hereby designated a private driveway for the benefit of the named affected owner and adjacent property owners;

**BE IT FINALLY RESOLVED**, that the cartway shall be maintained privately as provided in Minn. Stat. § 164.08, subd. 3, that no town road and bridge funds shall be expended for the maintenance of the driveway, and that said driveway may only be vacated by the town board using the procedures contained in Minn. Stat. § 164.07.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By the St. Louis County Board

Attest: \_\_\_\_\_  
Clerk

\_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Clerk

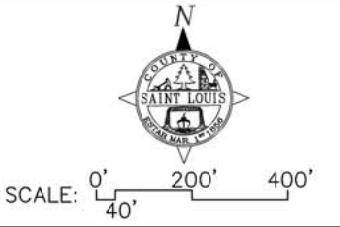
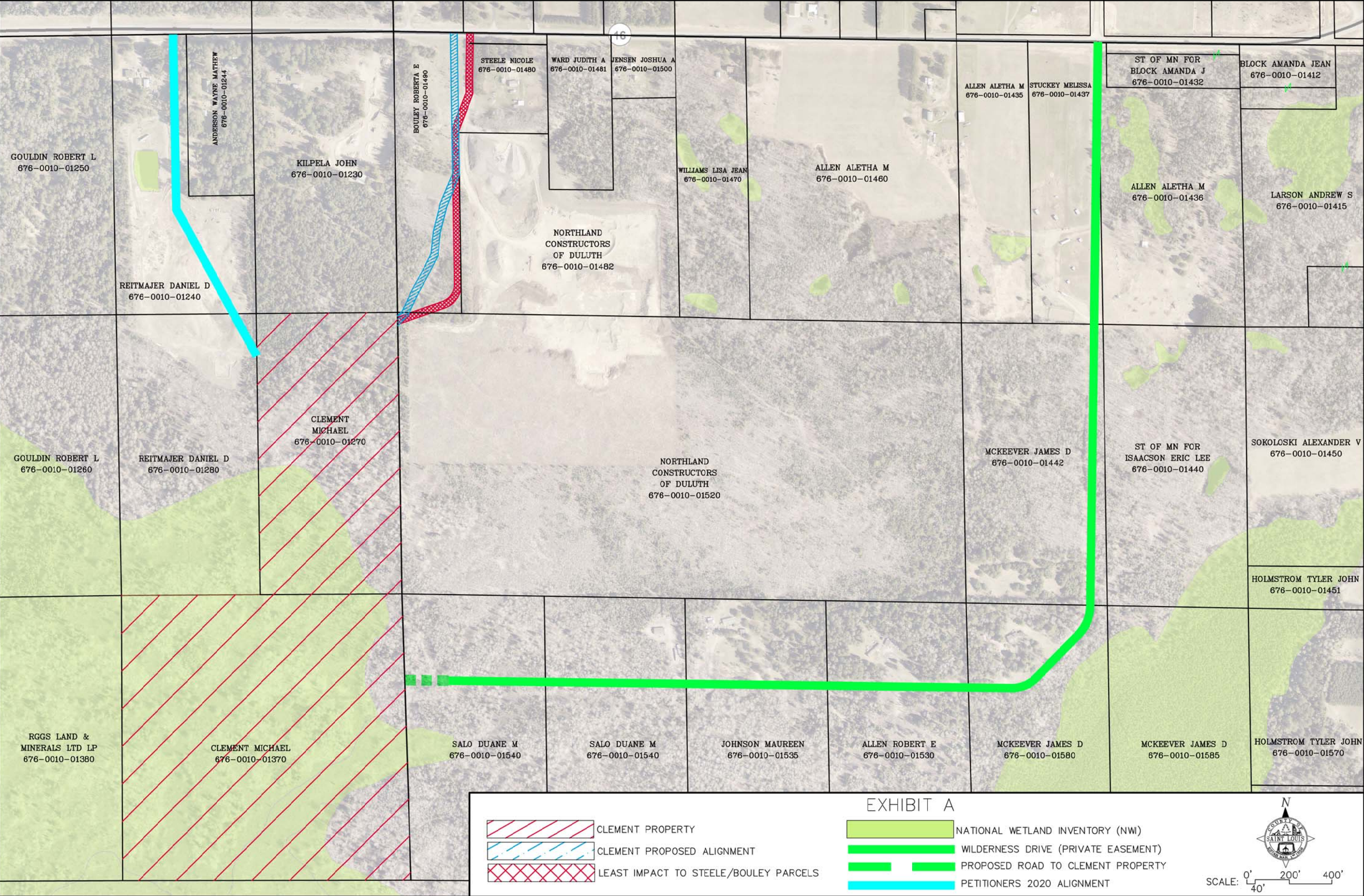
\_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Clerk

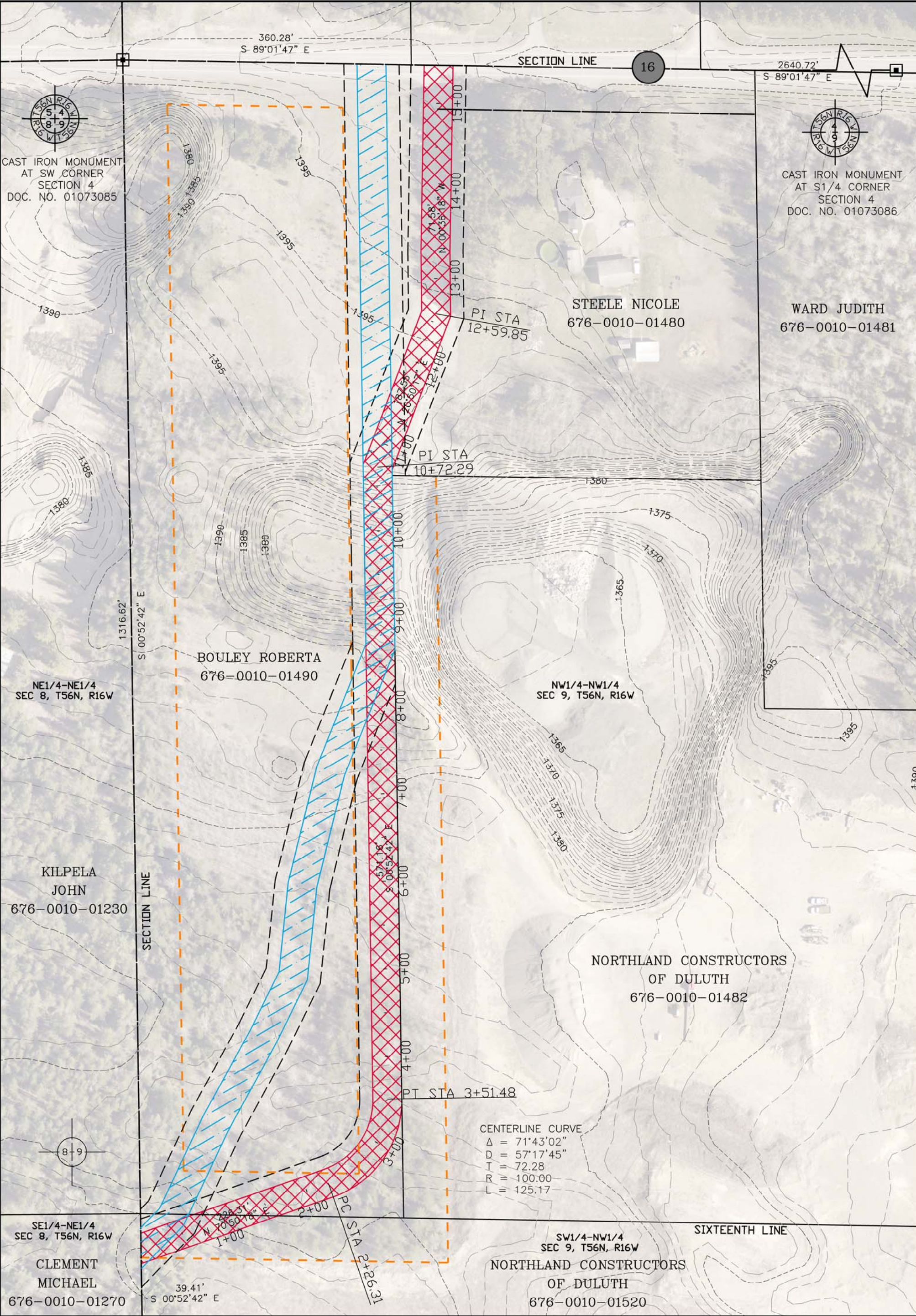
\_\_\_\_\_  
Chairperson



V:\Projects\OTHER\CP 0000-547471 Clement Cartway\Maps\cartway options 3.DWG Jul 11, 2022 - 12:20 pm







CLEMENT PROPOSED ALIGNMENT

LEAST IMPACT TO STEELE/BOULEY PARCELS

SETBACK 15 FEET

SETBACK 50 FEET

EXHIBIT B

SCALE: 0' 50' 100'  
10'



# BOARD LETTER NO. 22 - 328

## FINANCE & BUDGET COMMITTEE

JULY 26, 2022 BOARD AGENDA 9:40 A.M.  
PUBLIC HEARING

**DATE:** July 26, 2022                      **RE:** Public Hearing to Consider Off-Sale Intoxicating Liquor License (Kabetogama Township)

**FROM:** Kevin Z. Gray  
County Administrator

Nancy J. Nilsen  
County Auditor/Treasurer

### **RELATED DEPARTMENT GOAL:**

To provide mandated and discretionary licensing services in a timely manner.

### **ACTION REQUESTED:**

The St. Louis County Board is requested to consider an Off-Sale Intoxicating Liquor License for Kabetogama Outdoors Sports, LLC dba Kab Outdoors, Kabetogama Township.

### **BACKGROUND:**

Kabetogama Outdoors Sports, LLC has made application for an Off-Sale Intoxicating Liquor License for the establishment known as Kab Outdoors, Kabetogama Township. Minn. Stat. § 340A.405, Subd. 2(d), relating to the issuance of off-sale intoxicating liquor licenses provides that "No license may be issued under this subdivision unless a public hearing is held on the issuance of the license. Notice must be given to all interested parties and to any city located within three miles of the premises to be licensed. At the hearing the county board shall consider testimony and exhibits presented by interested parties and may base its decision to issue or deny a license upon the nature of the business to be conducted and its impact upon any municipality, and the character and reputation of the applicant, and the propriety of the location."

The County Liquor Licensing Committee considered and approved the application and recommends Board approval. According to the St. Louis County Fee Schedule, this establishment is applying for an Off-Sale Intoxicating Liquor License located in Area 3 and the annual license fee is \$500.00.

### **RECOMMENDATION:**

It is recommended that the St. Louis County Board consider the testimony at the public hearing and barring any valid objection, approve the issuance of the off-sale license.

**Public Hearing to Consider Off-Sale Intoxicating Liquor License  
(Kabetogama Township)**

BY COMMISSIONER \_\_\_\_\_

WHEREAS, Kabetogama Outdoors Sports, LLC dba Kab Outdoors, Kabetogama Township, St. Louis County, Minnesota, has applied for an Off-Sale Intoxicating Liquor – Exclusive Liquor Store license; and

WHEREAS, Minn. Stat. § 340A.405, Subd. 2(d), requires that a public hearing be held prior to the issuance of an Off-Sale Intoxicating Liquor License; and

WHEREAS, A public hearing was held on July 26, 2022, at 9:40 a.m., in the Rice Lake City Hall, 4107 Beyer Road, Rice Lake, MN, for the purpose of considering the granting of the Off-Sale Intoxicating Liquor License; and

WHEREAS, With regard to the application for said license, Kabetogama Outdoors Sports, LLC has complied in all respects with the requirements of Minnesota Law and St. Louis County Ordinance No. 28; and

WHEREAS, The Liquor Licensing Committee of the St. Louis County Board of Commissioners has considered the nature of the business to be conducted and the propriety of the location and has recommended approval of the application.

THEREFORE, BE IT RESOLVED, That an Off-Sale Intoxicating Liquor – Exclusive Liquor License shall be issued to Kabetogama Outdoors Sports, LLC dba Kab Outdoors, Kabetogama Township, located in Area 3, and in accordance with the St. Louis County Fee Schedule the annual fee is \$500.00.

RESOLVED FURTHER, That said liquor license shall be effective through June 30, 2023.

RESOLVED FURTHER, That said license is approved contingent upon payment of real estate taxes when due.

RESOLVED FURTHER, That if the named license holder sells the licensed place of business, the County Board may, at its discretion and after an investigation, transfer the license to a new owner, but without pro-rated refund of license fee to the license holder.

# BOARD LETTER NO. 22 - 323

## FINANCE & BUDGET COMMITTEE NO. 2

JULY 26, 2022 BOARD AGENDA NO. 1

**DATE:** July 12, 2022      **RE:** One Roof Community Housing  
New Model Plover Place  
Housing Project, American  
Rescue Plan Act Funds

**FROM:** Kevin Z. Gray  
County Administrator

Brian Fritsinger  
Deputy Administrator

**RELATED DEPARTMENT GOAL:**

To provide efficient and effective government.

**ACTION REQUESTED:**

The St. Louis County Board is requested to approve the use of \$1,600,000 of American Rescue Plan Act (ARPA) funding for the New Model Plover Place housing project.

**BACKGROUND:**

The County Board previously adopted Resolution No. 21-582 approving its framework associated with the use of ARPA monies. Included and identified in that framework was funding for housing projects. Further, the Board at its March 15, 2022, Board Workshop expressed support for the efforts of staff to develop a collaborative New Housing model project with One Roof and the City of Duluth.

When first discussed with the Board, the expected ask was \$1.3 million. Due to changes in the construction market and lending challenges the request has increased slightly. One Roof Community Housing (One Roof) would like to use up to \$1.6 million in ARPA funding to develop and support construction of housing for people experiencing homelessness. The City of Duluth has agreed to match the County's contribution at \$1.6 million to further support this project.

One Roof is a non-profit organization committed to providing housing services and building and sustain affordable homes and healthy neighborhoods. The organization was formed in 2012 after the merger of the Northern Communities Land Trust and Neighborhood Housing Services. One Roof has developed 315 permanently affordable land trust homes, provided homebuyer education for over 7,000 households, rehabilitated over 1,500 units of housing, developed 233 units of multifamily rental housing, and assisted over 3,100 clients under the County funded Tenant landlord Connection program.

The New Housing Model for Homeless is an innovative solution developed in 2020 by a working group of regional and Duluth professionals in social services, low-income housing, architecture, and construction industries. The aim was to research, rethink, and redesign the homeless housing model, striving to find harmony in amount of service and support, number of occupants/density, low development costs and an operating cost model that achieves some profit while providing important services to ensure success for occupants and the community. This concept has also been discussed with representatives of Range Transitional Housing and AEOA both of whom have been evaluating and considering similar or related project strategies that could be replicated in northern St. Louis County.

In March 2021, the County staff provided a presentation and information to the County Board related to the Homeless Response System in the County and the Continuum of Care. One of the key aspects of these recent conversations has been an acknowledgement that the pandemic had significant impact on disadvantaged groups under which ARPA funds are to be directed. Community advocates have identified a need for smaller affordable housing units scattered throughout the County with low barrier entry and harm reduction missions. Homeless individuals that would occupy the proposed units are typically the households that have the highest barriers and make up the majority of the population on the County's coordinated entry system priority list. The proposed project will directly address these needs and be a critical component of the Stepping On Up effort that is underway to address unsheltered and sheltered homelessness in the area.

Over the past 5-7 years, the number of people experiencing homelessness in St. Louis County has increased by 25%. Emergency shelters have been over capacity and the County has continued to work with our partners in both Duluth and Iron Range communities to identify shelters, facilities and agencies that can partner to provide housing to address this homeless challenge. The goal of this project is to create a pilot that can be replicated in communities across the County.

One Roof led design of the New Housing Model and will be the developer. One Roof is working with the City of Duluth to purchase county property on W Palm Street and S Robin Avenue in the Duluth Heights neighborhood as shown in attached Exhibit A. The Salvation Army will provide services and manage the buildings.

The New Housing Model will consist of two phases, each phase being a two-story structure with twelve (12) single occupancy units with in-suite bathrooms, one of which will be a fully accessible unit. Priority will be given to homeless veterans for two units per building. Specific language pertaining to this priority and how it will operate will be drafted and placed in contractual documents. The micro space reduces overall footprint and costs while providing safe and private units for tenants. In addition to sleeping units, each building will provide a flexible quiet room, open gathering space with a common kitchen, open lounge with TV, outdoor patio, laundry room, storage room and private office for staff.

COVID-19 further exposed the need for additional Emergency Housing units in the County. The Centers for Disease Control and Prevention (CDC) has promoted the need to identify additional sites and resources for continuing homeless services and for



homeless sheltering. Throughout the pandemic, St. Louis County staff and local providers have worked hard to identify and secure additional sites, but there is still not enough and some of the sites have not been available for the duration.

Under the terms of its agreement with the City, One Roof will be entering a project labor agreement for the construction of the project. The County has transferred funds into a new agency within the Economic Development Fund to be used for projects which would otherwise qualify for ARPA funding. Pending Board approval of the request, additional analysis with the applicant will be needed to determine if funds should come directly from Fund 239 and the Housing component previously approved by the Board or the Economic Development Fund.

Under the U.S. Treasury's Final Rule guidance, as it relates to the American Rescue Plan Act (ARPA), the costs associated with the construction of these units is considered an eligible use.

**RECOMMENDATION:**

It is recommended that the County Board approve the use of \$1,600,000 of American Rescue Plan Act funding for the construction of 2 – 12-unit emergency housing units by One Roof Community Housing, payable from Fund 239, American Rescue Plan Act or if more appropriate Fund 178, Agency 178008.

**One Roof Community Housing New Model Plover Place Housing Project,  
American Rescue Plan Act Funds**

BY COMMISSIONER \_\_\_\_\_

WHEREAS, On March 11, 2021, the President of the United States signed into law the \$1.9 Trillion American Rescue Plan Act (ARPA) to provide continued relief from the impact of COVID-19 pandemic; and

WHEREAS, Approximately \$350 billion of the ARPA funding was allotted to assist state, local tribal, and territory governments in responding to the COVID-19 pandemic; and

WHEREAS, Funds received are required to be used in accordance with the Coronavirus Local Fiscal Recovery Fund (CLFRF) requirements as provided within the guidance issued by the United States Treasury:

- To respond to the public health emergency
- Top address its negative economic impacts
- To serve the hardest hit
- To make necessary investments in water. sewer, or broadband infrastructure; and

WHEREAS, St. Louis County has been awarded \$54,536,596 in ARPA funds to be used in accordance with the above requirements; and

WHEREAS, One Roof Community Housing has addressed homeless needs in St. Louis County since 2012; and

WHEREAS, The COVID-19 pandemic and its lingering effects has put additional stresses on both family units and individuals; and

WHEREAS, One Roof submitted documentation seeking funding assistance from the County's ARPA funds to develop up to 2 – 12-unit housing buildings; and

WHEREAS, At the request of St. Louis County, the City of Duluth on June 27, 2022, considered and approved the provision of \$1.6 million of its American Rescue Plan Act matching funds for the proposed project.

THEREFORE, BE IT RESOLVED, That after the review of the Project Eligibility form, application and other submitted materials, the New Model Plover Place homeless housing project proposed by One Roof is eligible under the following categories of the US Treasury Final Rule guidance:

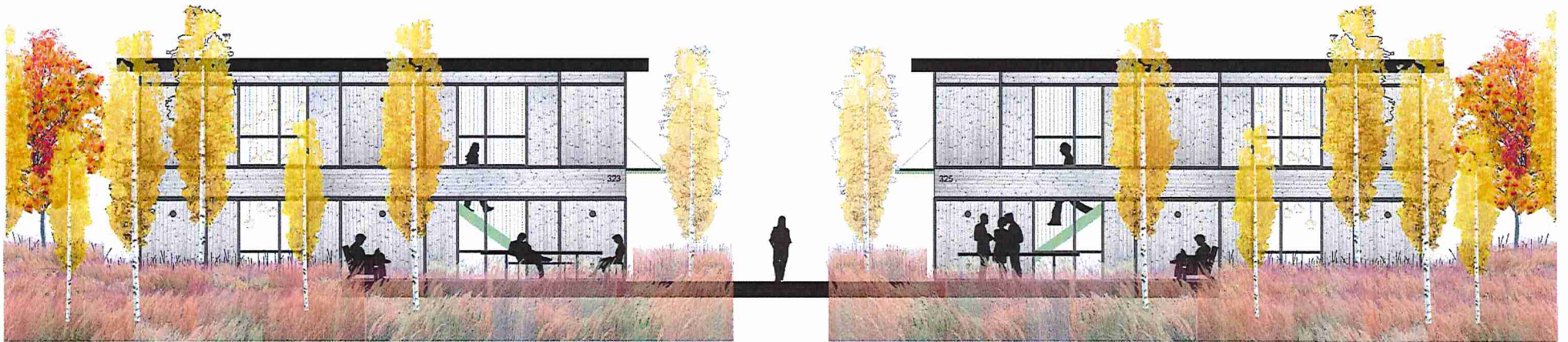
- The project would provide services to disproportionately impacted communities as defined under Housing Support: Services for Unhoused Persons.

RESOLVED FURTHER, That the St. Louis County Board approves the use of \$1.6 million of American Rescue Act Plan funding to One Roof Community Housing the construction of 2 – 12-unit homeless housing units.

RESOLVED FURTHER, That all construction and renovations shall be in compliance with local zoning regulations and state building code.

RESOLVED FURTHER, That One Roof shall comply and submit all necessary information, documentation and reporting materials required by the County, State or US Treasury to ensure that the project meets any and all conditions as required under the American Rescue Plan Act or the County.

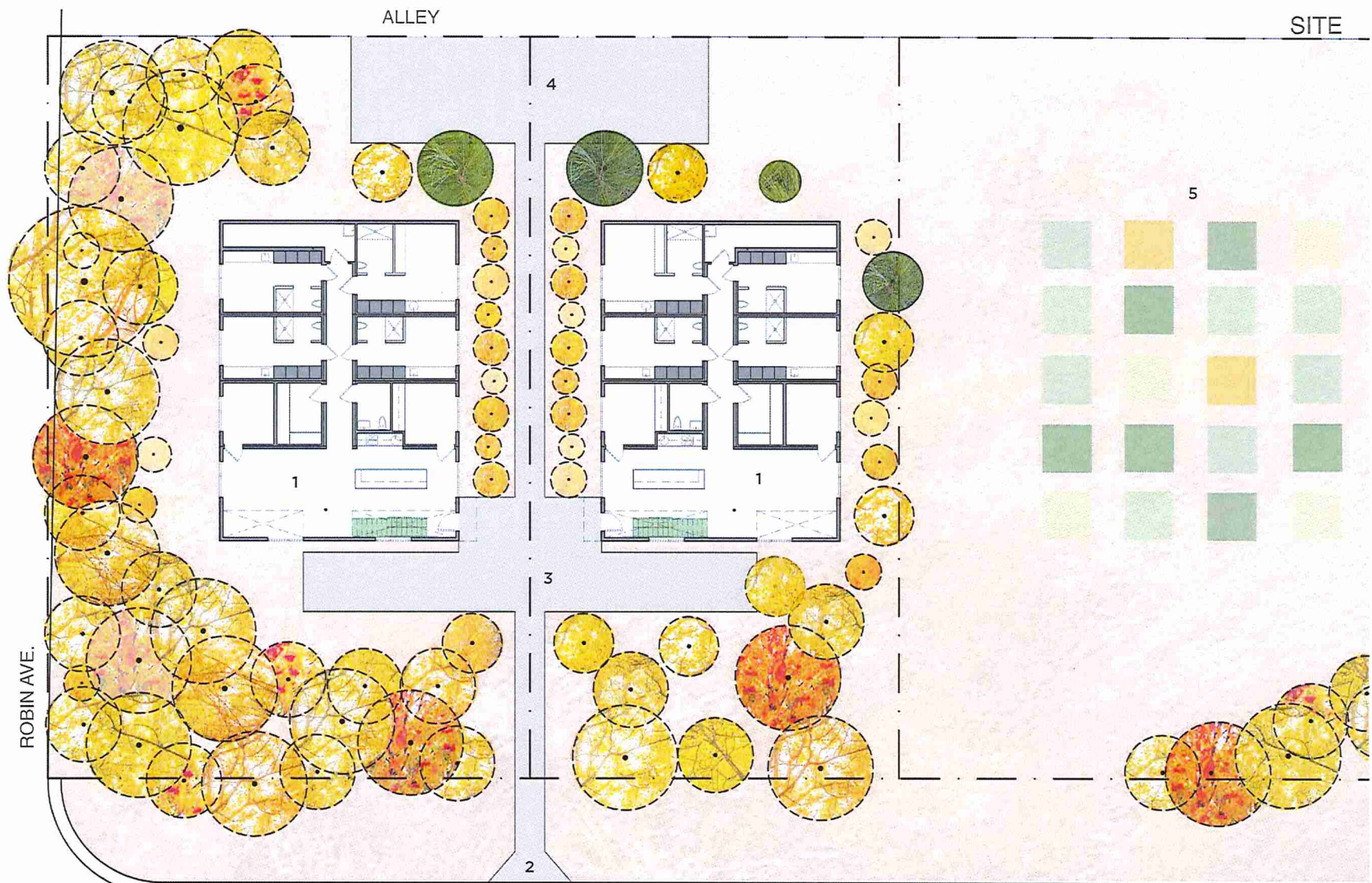
RESOLVED FURTHER, That the above project be payable from either Fund 239, American Rescue Plan Act or if more appropriate, Fund 178, Agency 178008.



SOUTH EXTERIOR ELEVATION @ SHARED ENTRY TERRACE w/ WEATHERED CEDAR SIDING

1/8" = 1'-0" 11x17





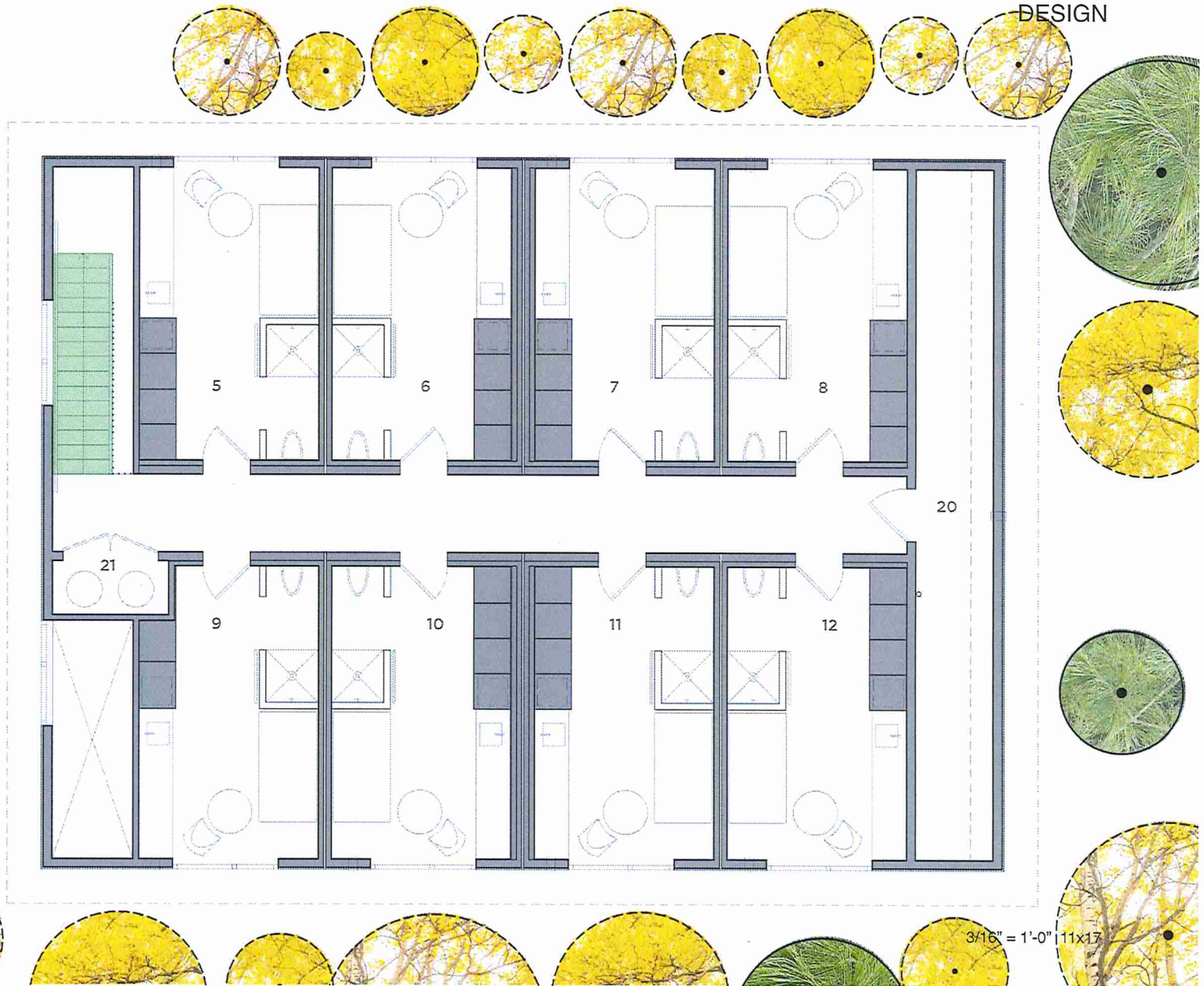
- 1 40' x 54' 2 Story R-3 Building  
 2 Accessible Sidewalk  
 3 Accessible Common Terrace & Building Entry  
 4 4 Off-street Parking Stalls, Waste & Recycling, Bike Storage  
 5 Construction Staging, Future Housing Development, Optional Resident Garden Plots

SITE - PROPOSED DESIGN

1/16" = 1'-0" 11x17



DESIGN



SECOND FLOOR PLAN



DESIGN

GROUND FLOOR PLAN

3/16" = 1'-0" 11x17



## 1 - 12 Sleeping Unit w/ Sanitary Facilities

12 total sleeping units. Units 1 thru 3 are Type B. Unit 4 is Fully Accessible. Units 5 thru 12 are Basic.

Single occupancy with in-suite shower, toilet, and sink. Countertop, table, chair, twin bed, and built-in storage cabinets for food, clothing, linens, hamper, toiletries, and personal items. Small mini-fridge/freezer and microwave inside storage cabinet.

The micro space reduces overall footprint and costs but must prioritize methods to make the room feel larger, peaceful, and humane: large window connects to the outdoors/sunlight/views, use of built-ins to efficiently store items and maximize open floor space.

## 13 Private Office

Secure private office for staff, file storage, and consultation meetings. Large window creates a serene space with daylight and exterior views. Proximity to the entry allows staff to monitor activity of indoor and outdoor gathering spaces.

## 14 Quiet Room

Flexible quiet room used as library, den, and private meeting space for visiting consultations. Large window creates a serene space with daylight and exterior views.

## 15 Open Gathering Space w/ Common Kitchen & Lounge

The heart of the home is a large island for informal gathering, classes, activities, crafts, and cooking. The open stair has additional countertop seating under it. The common shared kitchen includes a sink, oven, induction cooktop, and coffee maker. A locked undercounter fridge/freezer for staff is located in the island. The lounge has a long built-in seating bench, coffee table, and lounge chairs with views of a large wall-mounted TV and surrounding natural landscape.

## 16 Outdoor Terrace

Outdoor dining tables, grille, edible gardening raised containers, accessible walkway to off-street parking and street.

## 17 Staff Restroom

Locked bathroom for staff and visitors.

## 18 Laundry Room

Two ventless combo washer-dryer units, countertop for folding.

## 19 Equipment & Storage Room

Janitor's closet with service sink and cleaning supplies, main electrical panel and all controls, misc storage.

## 20 Storage Room

Misc storage, supplies to: repair/replace fixtures and furnishings, items for activities/classes, food pantry, extra clothing/personal items, tools/devices available for check-out. Also staff files and office supplies.

## 21 Equipment Closet

Closet for domestic hot water tanks. Utilizing heat pump intake air from south-facing common areas below to heat the hot water



# BOARD LETTER NO. 22 - 326

## CENTRAL MANAGEMENT & INTERGOVERNMENTAL COMMITTEE NO. 1

JULY 26, 2022 BOARD AGENDA NO. 2

**DATE:** July 12, 2022 **RE:** County Veterans Service  
Officer Reappointment

**FROM:** Kevin Z. Gray  
County Administrator

James R. Gottschald, Director  
Human Resources and Administration

### **RELATED DEPARTMENT GOAL:**

To maintain effective management of St. Louis County's services to its military veterans in compliance with applicable statutes and regulations.

### **ACTION REQUESTED:**

The St. Louis County Board is requested to confirm the reappointment of Tedd Ells to the position of St. Louis County Veterans Service Officer.

### **BACKGROUND:**

Tedd Ells has served as St. Louis County's Veterans Service Officer since July 30, 2018. Minn. Stat. § 197.60, Subd. 2, requires that the position be reappointed by the County Board every four years. Further, before entering upon these duties, Mr. Ells must take and subscribe to the oath required of public officials under Minn. Stat. §197.60, Subd. 5.

Over the last four years, Mr. Ells has been instrumental in locating benefits and obtaining back pay for St. Louis County veterans. He has reached out through veteran associations, paid television and other in-kind advertising to inform veterans and their families of the benefits available to them and has worked to get those benefits to county veterans.

### **RECOMMENDATION:**

It is recommended that the St. Louis County Board reappoint Tedd Ells as the St. Louis County Veterans Service Officer for a four-year period beginning July 30, 2022, and ending July 29, 2026, at his current biweekly compensation rate, with an increase to Grade 20, Step L1, effective his anniversary date on August 1, 2022, with all benefits at his current level and as provided in the St. Louis County Management Compensation Plan, payable from Fund 100, Agency 124001. The resolution should be moved without recommendation to the July 26, 2022 Board meeting to allow administration of the oath of office to Mr. Ells.

## **County Veterans Service Officer Reappointment**

BY COMMISSIONER \_\_\_\_\_

RESOLVED, That the St. Louis County Board reappoints Tedd Ells as the St. Louis County Veterans Service Officer for a four-year period beginning July 30, 2022, and ending July 29, 2026, at his current biweekly compensation rate, with an increase to Grade 20, Step L1, effective his anniversary date on August 1, 2022, with all benefits at his current level and as provided in the St. Louis County Management Compensation Plan, payable from Fund 100, Agency 124001.

RESOLVED FURTHER, That before entering upon these duties, Mr. Ells will take and subscribe to the oath required of public officials under Minn. Stat. §197.60, Subd. 5.