

COMMITTEE OF THE WHOLE ST. LOUIS COUNTY BOARD OF COMMISSIONERS

September 6, 2022

Location: St. Louis County Courthouse, Duluth, Minnesota

Present: Commissioners Jewell, Boyle, Grimm, Musolf, Nelson, Jugovich and Chair McDonald

Absent: None

Convened: Chair McDonald called the meeting to order at 10:27 a.m.

CONSENT AGENDA

Musolf/Jugovich moved to approve the consent agenda. The motion passed. (7-0)

- Minutes of August 9, 2022
- Request to Apply for FY2022 HUD NOFO and Special NOFO Planning Grants Funding for the St. Louis County Continuum of Care [22-379]
- Detour Agreement with MnDOT for SP 6929-21 [22-380]
- State Contract Purchase of Portable Traffic Signals [22-381]
- Transfer of Motor Grader from Public Works to Arrowhead Regional Corrections for NERCC [22-382]
- Acquisition of Right of Way for CP 0187-555605 [22-383]
- Award of Bids: Deliveries of Gasohol, Fuel Oil and Diesel Exhaust Fuel [22-384]
- Public Works Countywide Improvement Project – Building Automation Controls Installation [22-385]
- Abatement List for Board Approval [22-386]
- Wireless Infrastructure Replacement Project [22-387]
- Authorize an Amendment to the Agreement with Karpel Solutions [22-388]
- Renewal of Lease Agreement with Mining Resources, LLC [22-389]

Establishment of Public Hearings

Nelson/McDonald moved that the St. Louis County Board will convene a public hearing on Tuesday, November 15, 2022, at 9:35 a.m., McDavitt Town Hall, Zim, MN, to consider the adoption of the Fee Schedule for various county services for the year 2023. [22-390]. The motion passed. (7-0)

Musolf/Boyle moved that the St. Louis County Board establishes a public hearing on September 27, 2022, at 9:35 a.m., at the Fine Lakes Town Hall, 3726 Prairie Lake Road, Wright, MN, to solicit public input on the proposed Zoning Ordinance 62 amendments regarding Chronic Wasting Disease. [22-391]. The motion passed. (7-0)

Nelson/Jewell moved that the St. Louis County Board establishes public meetings to gather comment on the proposed property tax levy and operating budget for year 2023 on Monday, November 21, 2022, 7:00 p.m., at the St. Louis County Courthouse, Virginia, MN, and Monday, November 28, 2022, 7:00 p.m., at the St. Louis County Courthouse, Duluth, MN. [22-392]. The motion passed. (7-0)

Finance & Budget Committee

Nelson/Jugovich moved that the St. Louis County Board authorizes the purchase of 2022 and 2023 fleet vehicles from the recommended vendors in accordance with the bid specifications, inclusive of additional fees and taxes for a total amount of \$1,988,701.14. [22-393]. The motion passed. (7-0)

Central Management & Intergovernmental Committee

Jugovich/Nelson moved that the St. Louis County Board supports the efforts of the Department of Iron Range Resources and Rehabilitation, the City of Chisholm, and Essentia Health to build a new clinic and public health and social services facility in the City of Chisholm to replace the outdated clinic in that city and authorizes a lease with Iron Range Real Estate, LLC for the leasing of space in a new public health and social services facility to be constructed at the intersection of Iron World Road and Highway 169 in the City of Chisholm, Minnesota. St. Louis County will commit, through its social services or other public health providers, to lease a minimum of 1,500 square feet of space in this facility with a lease term of ten (10) years commencing upon the completion of the construction of the project, with a rental rate of \$25 per square foot plus Common Area Maintenance (CAM) charges of \$7 per square foot, for a monthly rate of approximately \$4,000 or \$48,000 annually. The Board will provide additional financing to cover the costs associated with the build out of the tenant space not to exceed \$225,000. The County Attorney is authorized to negotiate and enter such lease on behalf of the County with funding for annual rent to be identified by the County Auditor. [22-395]. Deputy County Administrator Brian Fritsinger commented that the original lease proposal from the developer was \$33 per square foot and \$7 for CAM charges. Range Mental Health expressed some interest in the space; however, they determined that the lease rates were too high for their financial model. A Request for Information (RFI) was sent out to approximately 120 entities and only 2 responses were received indicating that lease rates of \$8 to \$12 would fit their financial model. The developer was able to propose a reduced lease rate of \$25 per square foot and \$7 for CAM charge; however, the lease rates are still significantly above rates that providers can afford. Currently, there is a gap between what potential tenants can afford and actual lease rates. Commissioner Jugovich said that the community is underserved and stressed the importance of the clinic to the community. Commissioner Grimm asked if approval of the resolution would commit the county to a long-term lease. If so, what wording would need to be removed so that the county could express its support of the project, but not commit to a long-term lease until tenants could be found. County Attorney Kim Maki commented that specific language would have to be removed from the resolution including references to the per square foot charges and lease terms. Commissioner Grimm moved to amend the resolution and remove references to the per square foot charge and lease terms; no support was received for the amendment. A point of personal privilege was taken at 11:24 a.m. At 11:32 a.m., the Board reconvened with all members present. Jugovich/Nelson moved to amend the motion to consider the resolution at the October 11, 2022, Board meeting. After further discussion, the motion as amended passed without recommendation for consideration at the October 11, 2022 Board meeting. (7-0)

Public Safety and Corrections Committee

Jugovich/Nelson moved that the St. Louis County Board authorizes the Sheriff's Office to execute a three-year contract renewal with Independent School District 2142 to continue School Resource Officer assignment. [22-396]. Commissioner Grimm said that she would like a report on the success of the project and was unable to connect with the Sheriff's Office for additional information, so she would be abstaining from the vote. Commissioner Nelson asked Attorney Maki for clarification on abstaining from a vote. Attorney Maki commented that according to the rules, Commissioners should vote unless they have a conflict of interest. Commissioner Jewell suggested that the resolution be passed without recommendation. After further discussion, the motion passed without recommendation. (7-0)

Grimm/Jugovich moved that the St. Louis County Board authorizes the purchase of a Taser 7 bundle from Axon Enterprise, Inc., in the amount of \$677,425 payable over five years from Fund 100, Agency 129003, Object 642700 for the Sheriff's Office, along with Fund 100, Agency 137002, Object 642700 for the Jail. [22-397]. The motion passed. (7-0)

COMMISSIONER DISCUSSION ITEMS AND REPORTS

Commissioner Musolf noted that school is back in session and urged drivers to use care and caution when driving.

Commissioner Nelson said that the Wirtanen Farm Fall Festival will be held on September 10, 2022, from 10:00 a.m. to 4:00 p.m.

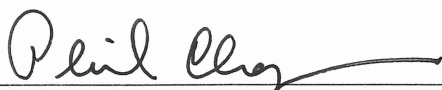
Commissioner Jewell commented that on his morning bike ride he observed a dad taking pictures with two girls commemorating the first day of school.

Commissioner McDonald said that the SISU Heritage Community Night Out will be held in Waasa Township on September 11, 2022, from 4:00 p.m. to 6:30 p.m. Music will be provided by Preston Gunderson. Commissioner McDonald acknowledged the efforts of Public Works employees Dave Molitor, Todd Eisner, Tim Aune, and Gar Fosso for assisting with a traffic accident on Highway 1 and Highway 73.

At 11:59 a.m., Nelson/Jugovich moved to adjourn the Committee of the Whole meeting. The motion passed. The motion passed. (7-0)



Paul McDonald, Chair of the County Board



Phil Chapman, Clerk of the County Board