



AGENDA

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

Tuesday, June 2, 2020, 9:30 A.M.

**St. Louis River Room
Government Services Center
320 West 2nd Street
Duluth, Minnesota**

NOTE: This meeting is being conducted by telephone or other electronic means as it is not feasible to have commissioners, staff, and/or members of the public present at the regular meeting location due to the COVID-19 pandemic and the declared emergencies. Some or all members of the St. Louis County Board will attend the meeting by telephone or other electronic means.

Because this meeting is closed to public attendance, for information on how to view or participate in the County Board meeting, please visit the county website at www.stlouiscountymn.gov, scroll to the County Board Meeting section, and click on the meeting date.

FRANK JEWELL
First District

PATRICK BOYLE
Second District

BETH OLSON – VICE CHAIR
Third District

PAUL McDONALD
Fourth District

KEITH MUSOLF
Fifth District

KEITH NELSON
Sixth District

MIKE JUGOVICH - CHAIR
Seventh District

County Auditor
Nancy Nilsen

County Administrator
Kevin Gray

County Attorney
Mark Rubin

Clerk of the Board
Phil Chapman

The St. Louis County Board of Commissioners welcomes you to this meeting. This agenda contains a brief description of each item to be considered. The Board encourages your participation. Because all meetings are closed to public attendance until further notice, citizens can 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 or by raising your “virtual hand” while using the WebEx software during the Board meeting. When using the “virtual hand” feature, wait for the Board Chair to recognize you. Once the Chair yields the floor to you, state your name and home address at the beginning of your comment or testimony. Except as otherwise provided by the Standing Rules of the County Board, no action shall be taken on any item not appearing in the agenda.

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
June 2, 2020
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Meetings Attended by Telephone due to COVID-19 Pandemic: Overview by County Attorney Mark Rubin.

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.

9:40 A.M. Pursuant to Resolution No. 20-168, dated March 24, 2020, the St. Louis County Board is requested to consider bids received for the SALE OF SURPLUS FEE OWNED LAND and authorize the sale of the land to the party submitting the highest bid (Hermantown). {20-205}

CONSENT AGENDA

Approval of business submitted on the consent agenda.

REGULAR AGENDA

ADJOURNED:

BOARD LETTER NO. 20 – 205

FINANCE & BUDGET COMMITTEE CONSENT NO.

JUNE 2, 2020 BOARD AGENDA 9:40 A.M.

DATE: June 2, 2020

**RE: Sale of Surplus Fee Land: That
Part of the SW ¼ of NW ¼, Section
31, Township 50 North, Range 15
West, lying west of the Rocky Run
Creek (Hermantown)**

FROM: Kevin Z. Gray
County Administrator

Jerry Hall
Interim Property Management Director

RELATED DEPARTMENT GOAL:

To facilitate county fee land purchase, sale and easement activities.

ACTION REQUESTED:

The St. Louis County Board is requested to consider bid(s) received for the sale of surplus fee owned land and authorize the sale of said land to the person(s) submitting the highest bid.

BACKGROUND:

The St. Louis County Board by Resolution No. 20-168 dated March 24, 2020, set the time for bid consideration to be at 9:40 A.M. on Tuesday, June 2, 2020, for a parcel of surplus county fee land. The property was advertised according to the requirements of Minn. Stat. § 373.01, the minimum bid was set at \$60,500. One bid was received for the property at the minimum bid amount of \$60,500.00 from Juliann and Thomas Sandstedt, Hermantown, MN.

RECOMMENDATION:

It is recommended that the St. Louis County Board approve the sale of surplus fee owned county land to Juliann K. Sandstedt and Thomas E. Sandstedt as Joint Tenants and authorize the appropriate county officials to execute and deliver a quit claim deed for the property for the bid amount of \$60,500.00 payable to Fund 100, Agency 128014, Object 583202. Buyer is also responsible for deed tax and recording fees.

Sale of Surplus Fee Land: That Part of the SW ¼ of NW ¼, Section 31, Township 50 North, Range 15 West, lying west of the Rocky Run Creek (Hermantown)

BY COMMISSIONER_____

WHEREAS, The St. Louis County Property Management Team had identified the following described property as surplus county fee owned land and said property was advertised for sale and bids were received; said property is legally described as follows:

The Southwest ¼ of the Northwest ¼ of Section 31, Township 50 North, Range 15 West, lying west of the Rocky Run Creek,

Parcel Code 395-0010-09210; and

WHEREAS, Juliann K. Sandstedt and Thomas E. Sandstedt submitted the minimum bid of \$60,500.00 for said parcel.

THEREFORE, BE IT RESOLVED, That pursuant to the requirements of and procedures of Minn. Stat. § 373.01, the appropriate county officials are authorized to execute a quit claim deed conveying the above listed property to Juliann K. Sandstedt and Thomas E. Sandstedt as joint tenants, for the bid amount of \$60,500.00, payable to Fund 100, Agency 128014, Object 583202. Buyers are also responsible for deed tax and recording fees.



Sale of County Fee Owned Property St. Louis County Property Management Dept.

Parcel Code(s): 395-0010-09210

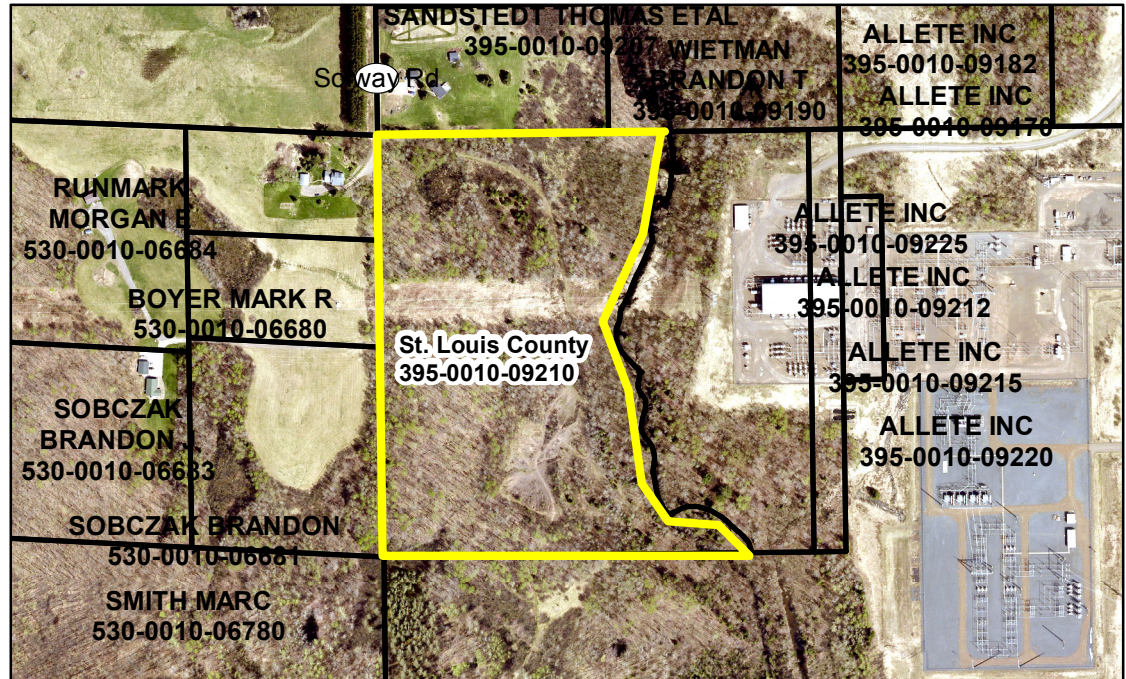
Address: 35XX Solway Rd County Road 889

Acres: Approximately 25.8 Acres

Commissioner District # 5

Maintenance District # 5

Legal Description: That part of SW 1/4 of NW 1/4 lying west of the Rocky Run Creek in Section 31, Township 50 North, Range 15 West.



Parcel Specifications: This parcel is rectangular in shape and is bounded on the east side by Rocky Run Creek. Gravel was mined on the southeasterly side of the property. The property is served by a road into the gravel pit which runs from the NW corner of the property. The property is encumbered by a power line which runs east and west bisecting the parcel. The easement is recorded as document 262933 and was granted in 1977 120 feet in width. A large Minnesota substation is directly east of this parcel.

Acquisition History: This parcel was acquired by the county from a private party in 1951. The original parcel was 40 acres in size and since that time two parts of it have been sold to the power company.

Zoning: Parcel is under City of Hermantown Zoning. Zoning map indicates this is S-1 Rural/ Suburban district which require a minimum acreage of 5 acres and 300 feet of lot width.

Valuation Information: Current assessed value is \$93,200 for 2018, taxable value in 2016 was \$75,200.

Recommendation: This parcel appears to be a good candidate for sale. Public works has not mined gravel from this location in 25+ years. Limited test pitting was done in 2010 with limited gravel potential discovered. The proximity to a stream would make any development of a gravel pit difficult. Minnesota Power was contacted directly about interest in purchase or trade since it is adjacent to their substation and they were not interested. All adjoining neighbors will be notified prior to advertisement. Minimum bid recommended to be set at \$80,500 which is the median value of 10 year assessment data.

2/20/2019

Recommendation: There has been little interest in this parcel and no Bids were submitted. The Property Mgt. Department recommends re-advertising at the minimum bid amount of \$60,500.

3/12/2020

Mark J. Hudson Right of Way Agent
St. Louis County Property Management
100 North 5th Avenue West Rm 515
218-726-2356 Office 218-343-3505 Cell



Proposed Fee Land Sale Location Map

35XX County Road 889 (Solway Road) Sec. 31, Township 50 Range 15



**Saint Louis County
Planning Department
GIS Division**

Road Surface Class. Twp

SURF_TYPE

- Paved Road
- Gravel Road
- sde.STLOUIS.ENVIRO_Lakes
- sde.STLOUIS.CDSTRL_ParcelInfo
- mcd polygon



0 0.0750.15 0.3 0.45
Miles

Property Management

(218) 725-5085
www.stlouiscountymn.gov

Source: St. Louis County, DNR

Map Created: 6/4/2019

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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For Sale

Minimum Bid \$60,500. Bids Due May 22, 2020.

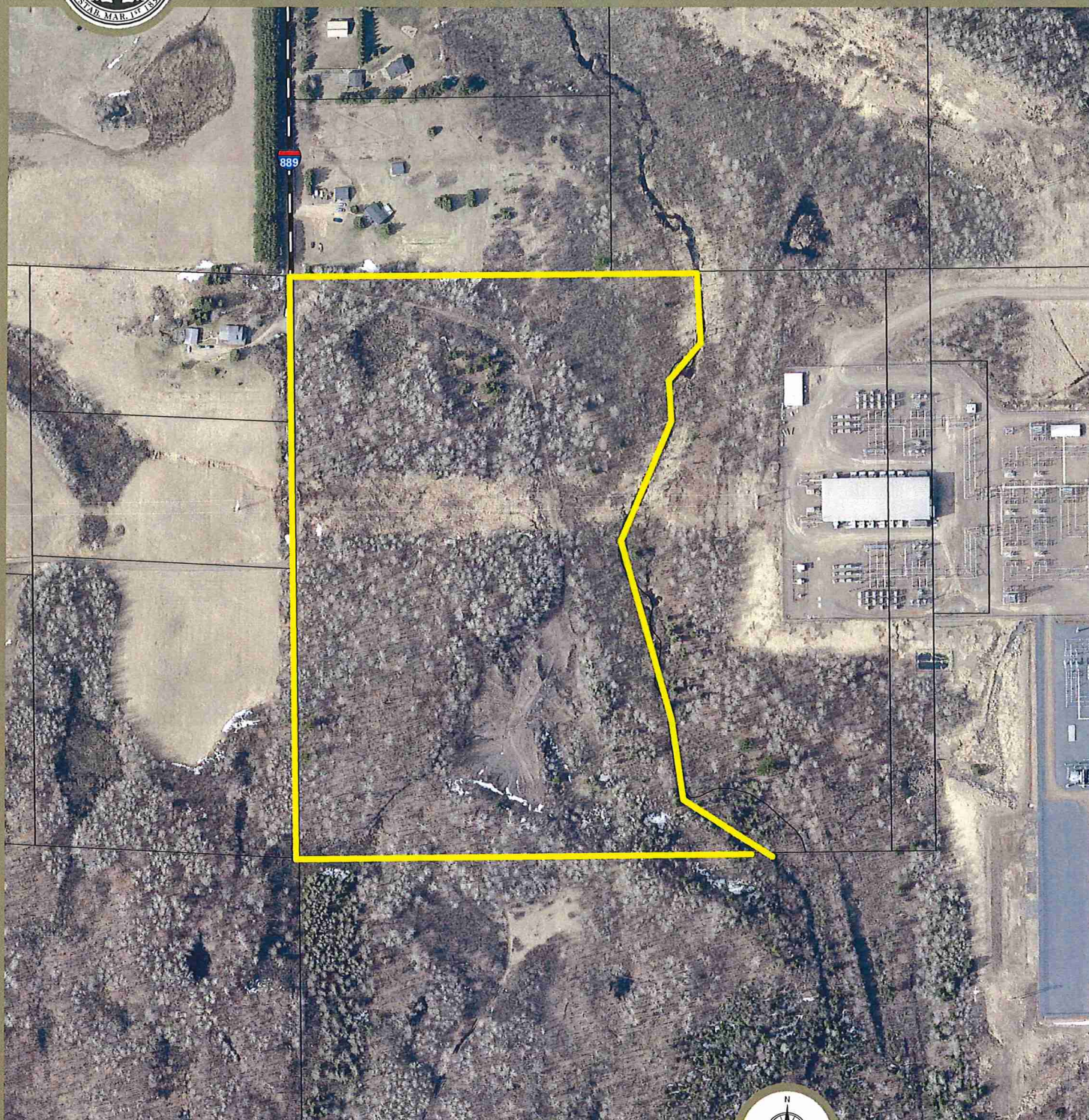
For Information call 218-725-5085 or 218-343-3505

35XX Solway Road Parcel 395-0010-09210

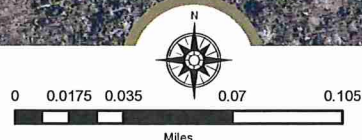
www.stlouiscontymn.gov under Property Management



St. Louis County MN



Parcel is approximately 25.8 acres in size with limited frontage on Solway Road. Site was used as a gravel pit but has not been used in many years. There is a road which runs along the N'y side and connects to the area of the inactive gravel pit. There is a east west powerline which bisects the property. Utilities: Parcel has electricity available. There are no known wells on the property. Zoning: Hermatown Zoning S - 1.



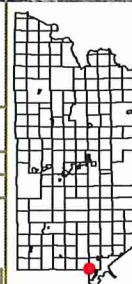
Prepared By: **St. Louis County
Property Management**

Source: St. Louis County, DNR

Map Created: 4/7/2020

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Saint Louis County

Property Management Department • Duluth Courthouse, 100 North 5th Ave. W., Room 2
Duluth, MN 55802-1209 • Phone: (218) 725-5085 • Fax: (218) 725-5086

St. Louis County Property Management Bid Form

St. Louis County is offering for sale (fee) land at 35XX Solway Road in the City of Hermantown. Property is approximately 25.8 acres located in Section 31, Township 50 North, Range 15 West. (Parcel Code 395-0010-09210).

The property has a minimum bid value of \$60,500. All bids shall be considered and the one most favorable to the County accepted. The County Board may, in the interest of the County, reject any or all bids. Upon acceptance and payment receipt, a quit claim deed will be executed. Deed tax and a recording fee of \$46.00 are the responsibility of the purchaser. Do not include payment with this bid form. You will be contacted for payment upon County Board approval. Unless mutually agreed, payment will be due within 60 days of acceptance.

Bid form and /or proposal will be accepted by the Property Management Director, until 4:00 p.m. Friday May 22, 2020.

Send bid form to:
St. Louis County Property Management Dept.
Attn: Jerry Hall - Parcel 395-0010-09210 Property Bid
100 North 5th Avenue West, Room 515
Duluth, MN 55802

Bidders may use only 1 form of bidding: *Firm Bid or Proxy Bid* (check one).

☐ **FIRM BID:** I have read the above and agree to the direct purchase as outlined above for (Parcel Code 395-0010-09210). I / we submit a bid of \$ _____
(written bid amount) for this parcel.

☐ **PROXY BID:** I have read the above and agree to the direct purchase as outlined above for (Parcel Code 395-0010-09210). I / we submit the Minimum Bid Amount of \$60,500.00 (Sixty Thousand Five Hundred dollars) for this parcel and bid \$500 (five hundred dollars) over any bid received for said property up to \$ _____ Dollars.
(written maximum bid amount)

I understand that this purchase is contingent upon the approval of the St. Louis County Board of Commissioners, and the County Board may, in the interest of the County, reject any or all bids.

Signed: _____ Date: _____
Printed Name: _____ Contact Phone: _____
Address: _____
Email (Optional) _____



Parcel Specifications: Parcel is approximately 25.8 acres in size with limited frontage on Solway Road. Property was used in the past as a gravel pit. Parcel is bounded on the east by Rocky Run Creek.

Site slopes toward creek and has an entrance and roadway constructed to gravel pit site. Property is crossed by an east- west powerline.

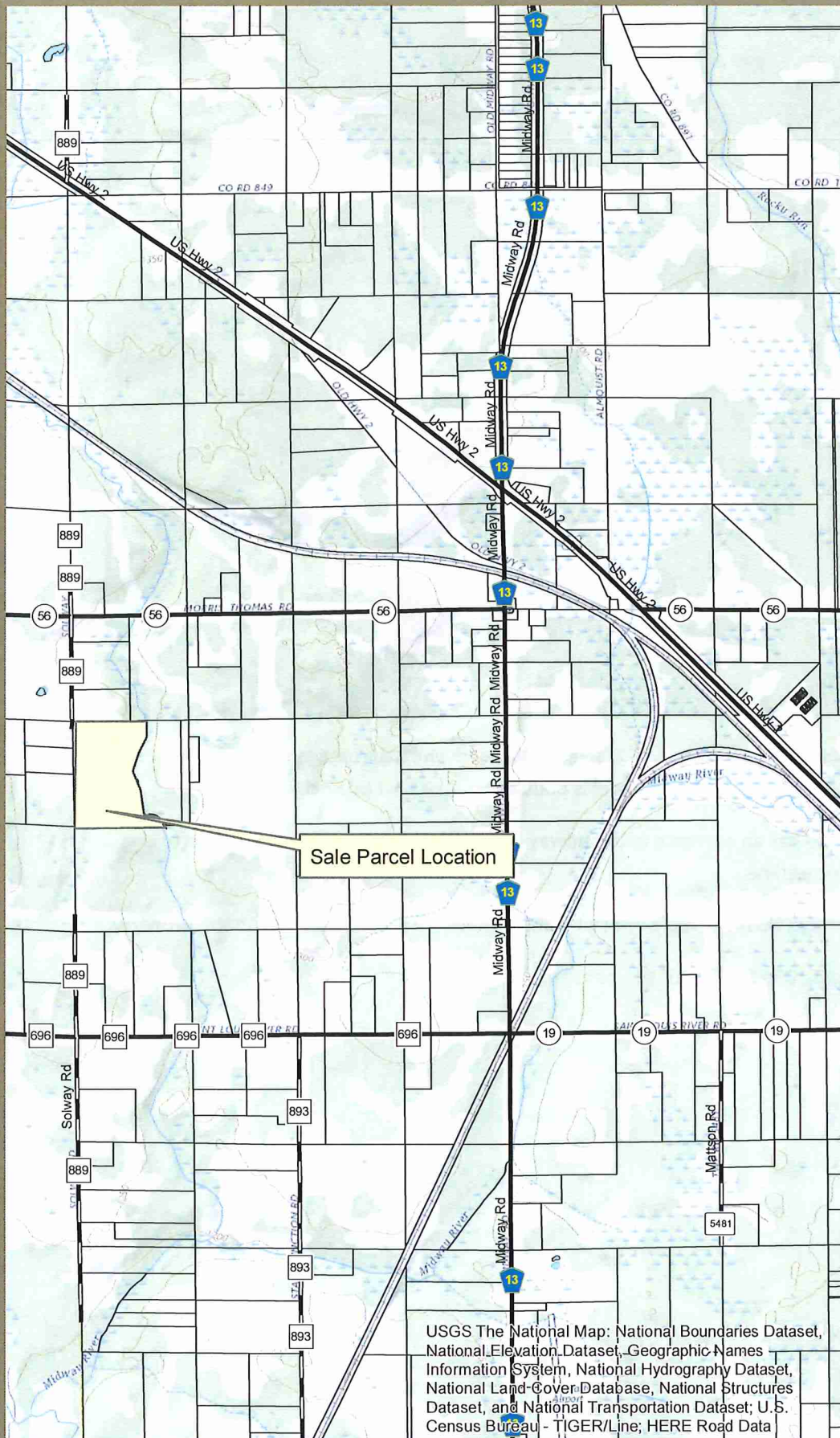
Utilities: Parcel has electricity. No municipal sewer or water. There are no known wells on the property.

Zoning: Parcel is in Zoning District S-1 City of Hermantown.



Proposed Fee Land Sale Location Map

35XX County Road 889 (Solway Road) Sec. 31, Township 50 Range 15



Saint Louis County
Planning Department
GIS Division

Road Surface Class. Twp

SURF_TYPE

- Paved Road
- Gravel Road
- sde.STLOUIS.ENVIRO_Lakes
- sde.STLOUIS.CDSTRL_ParcelInfo

Sale Parcel Location



0 0.0750.15 0.3 0.45
Miles

Property Management

(218) 725-5085
www.stlouiscountymn.gov

Source: St. Louis County, DNR

Map Created: 7/2/2019

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USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data



