

**Study Session Minutes - November 24, 2015**  
**Study Session Meeting – Council Chambers, Ely City Hall**

**CALL TO ORDER**

The Ely City Council Study Session was called to order by Acting Mayor Debeltz at 6:10pm on November 24, 2015 at the City Hall Council Chambers

PRESENT: Council members A.Forsman, Kess, Omerza, Polyner, D.Forsman, Acting Mayor Debeltz, (6)  
ABSENT: Mayor Novak (1)

ADDITIONS OR OMISSIONS: None

OLD BUSINESS: None

**NEW BUSINESS**

**A. Spaulding Lots**

Langowski stated that since around 2001 the City of Ely has been trying to develop residential new home construction in the East Spaulding Area. The city was given a grant for \$10,000 for each lot that they developed, there were 30 lots planned in this area and the city received \$300,000 to run water and sewer to the East Spaulding Area and to each lot. The majority of the lots have sold; there are five lots that are still owned by the City of Ely, two lots are currently for sale by the owner, and four have not been built on. Within the covenants on the deed it was required that a home construction be started within three years. The city has the right to reentry if the lot has not been built on within the three years, which means the City would purchase the lot back at the current market value. In the past the City has chosen to not purchase these lots back, since the current owner intended to build on them, or they had them listed for sale.

Langowski stated that there is a party interested in purchasing the John Imsland lot that is for sale. John Imsland purchased in 2006 and did not build on the lot and the City did not reenter. We are asking the council to consider the restrictions on the deeds, whether the council would like to move forward on still requiring the lots to be built on within three years, and whether the City should allow the adjoining homeowners to purchase these lots.

Greg Cramer stated that the only lot that there are potentially any plans to be built on is the Richard Swenson lot.

Langowski stated that we need to make it as fair as possible, if we allow one adjoining home owner to purchase a lot we need to allow it for others.

Debeltz is concerned that as of now we do not have anyone interested in purchasing the land and the City could end up with this land for years with no structures being built.

Langowski stated to have Cramer send out letters to see if other homeowners are interested in purchasing an adjoining lot.

Kess stated that we do not have much City land, and does not think we should split lots or sell them to adjoining homeowners.

A.Forsman stated that we need to get additional water and sewer customers to support the Utilities Commission.

Polyner stated that at the Planning and Zoning Meeting they brought up a suggestion to develop a special assessment for the Spaulding Lots in violation of the City Code building requirements based upon the minimum required dimensions for the R-1 zoning district in which the properties are located.

Langowski stated many of these lots are privately owned, the only leverage we have on them is the right of reentry, if we were to assess the property there has to be value added to the property. Our option would be to do the right of reentry, and then the council can put additional covenants on the deed when we sold the lots again.

Klun stated that assessments are for local improvements, like a street coming in, so the City would not be able to assess for not building a home on the property. The right of reentry is our option right now, take the properties back and the City would pay the owners out of pocket costs on the property, which includes cost of the property and any improvements made on the property. In the future the council might want to look at putting a bond on the property rather than a right of reentry.

Cramer stated that the 2015 Maxfield Housing Study stated that the city is going to need 167 additional residential units and approximately 50 of those were for single and two family homes in the next 20-25 years. We are in a shortage of residential lots in the City of Ely, so if we could get some of these properties back, it would help us out in the future.

D.Forsman stated that he does not have a problem with selling the properties to adjacent home owners as long as the home owner would build something on the property.

#### B. EEDA Comp Plan

Langowski stated that the redlined version of the Comp Plan is attached in the packet.

Langowski suggested that the redlined version be brought up to the Planning and Zoning Commission and brought back to the EEDA meeting on December 15, 2015 with any changes. If anyone has any suggestions or changes to bring them up to Langowski, Cramer, or Polyner.

Polyner stated that she would like the Comp Plan to be more in depth, the current plan is to simplistic. She would like to see the Comp Plan to represent Ely more and not sound like any other town.

D.Forsman voiced concern that we did not want the Comp Plan to be too specific and result in there being little room for other opportunities to be considered.

Acting Mayor Debeltz adjourned the meeting at 6:50pm

Casey Velcheff  
Deputy Clerk