

AGENDA ADDITIONS
October 15, 2024 at 5:30pm
Regular Meeting Ely City Council – City Hall, Council Chambers

1. CALL TO ORDER
2. ROLL CALL: Council members A.Forsman, Kess, Debeltz, Callen, Campbell, Bisbee, and Mayor Omerza
3. APPROVAL OF MINUTES:
 - A. (3-16) Approve minutes from the October 1, 2024 Regular Council Meeting and the August 27, 2024 Study Session.
4. ADDITIONS OR OMISSIONS TO AGENDA:
 - A. Addition 8. C Projects Committee
 - B. Addition 11. B AE2s Invoice # 98298 for \$3,126.00 for the Waste Water Treatment Plant Mercury Project and Invoice #98187 \$3,150 For General Consulting Services
 - C. Addition 13. D Request for continued support of HVAC and snowplowing services at the Ely Area Community Hub
 - D. Addition 13. E Request from Mary Groeninger-Helms for Open Seat on Tree Board expiring January 31st, 2027
5. MAYOR'S REPORT:
6. CONSENT AGENDA:
 - A. Motion to waive readings in entirety of all ordinances and resolutions on tonight's agenda.
7. REQUESTS TO APPEAR:
 - A. (17-20) Ian Francis Lah- Ely Cultural Alliance and Ely for Ely Conference
8. COMMITTEE REPORTS:
 - A. Standing/Special
 - a. (21) Library Board
 - b. (22-24) Range Association of Municipalities & Schools (RAMS)
 - c. (Addition 8C) Projects Committee
 - i. Recommendation from the Projects Committee to direct City Staff and Attorney to investigate possible deed transfer of property at 334 and 350 W Chapman to the City
 - ii. Recommendation from the Projects Committee for City Council to approve the proposal for a reconnaissance level survey totaling \$7,866.97 from Duluth Archeological Survey for the construction of the ambulance and fire buildings as required by SHPO

d. Other Committee Meetings

9. DEPARTMENTAL REPORTS:

A. Clerk-Treasurer

B. Fire Chief

C. Library Director

D. Police Chief

i. Recommendation from the Police Commission to hire Bradley Roy as sergeant.

E. City Attorney

F. City Engineer

10. COMMUNICATIONS:

A. (25) EBCH Northeast Regional Ambulance Initiative Next Steps Meeting – Friday, October 18, 2024 at 2pm at the Grand Ely Lodge

B. (26) Lodging Tax Report through July

C. (27) Public Meeting on Harvey Street Central – 9th Avenue Reconstruction Project on October 28, 2024 at 6pm at Ely City Hall Council Chambers.

11. CLAIMS FOR PAYMENT:

A. (28-39) City and EUC Claims for October 15, 2024 for \$227,270.72

B. (Addition 11B) AE2s Invoice # 98298 for \$3,126.00 for the Waste Water Treatment Plant Mercury Project and Invoice # 98187 for \$3,150.00 for General Consulting Services

12. OLD BUSINESS:

13. NEW BUSINESS:

A. (40-42) Resolution 2024-038 Resolution Making Levy and Assessment Against Taxable Properties for Delinquent Blight Violations

B. (43-44) Resolution 2024-039 Resolution Authorizing Application to DEED for the Cleanup of the Depot Site

C. (45-46) Resolution 2024-040 Resolution Authorizing Application to DEED for the Investigation of Contamination of the Depot Site

D. (Addition 13D) Request for continued support of HVAC and snowplowing Services at the Ely Area Community Hub

E. (Addition 13E) Request from Mary Groeninger-Helms for Open Seat on Tree Board expiring January 31st, 2027

14. OPEN FORUM:

15. ADJOURN:

October 14th, 2024

City of Ely Projects Committee Meeting
City Hall Council Chambers

Committee member attendees: Harold Langowski, Mayor Heidi Omerza, Mike Banovetz, Ryan Callen, Warren Nikkola, Emily Roose,

Absent: Kris Winkelman, Rob Wilmunen, Tommy Teigen

Also attending: John Jamnick, John Fedo, Eva Sabesta

Meeting called to order 5:00 p.m. by Mayor Omerza

- I. Additions or Deletions to Agenda: Under old business an update to the VNO project, under communications the letter from MN Housing concerning the work force housing grant, under new business the proposal from Duluth Archaeology Center for a reconnaissance survey for the fire and ambulance buildings and the preapplication for CDBG for Harvey Street under new business. **Motion (MB/WN) to approve additions. Passed unanimously.**
- II. Approval of Minutes from September 9th, 2024 Meeting.
 - a. **MOTION (MB/WN) to approve the minutes from the September 9th, 2024 meeting. Passed unanimously.**
- III. Special Appearances: None
- IV. Communications:
 - a. We received a letter from the owners of 350 W. Chapman concerning their property and wanting to remove their name from the property to not be responsible for utilities and taxes going forward. HL reported that there is a small loan owed on the property from improvements made to the house utilizing a city loan. The committee discussed opportunities to subdivide the lot and provide for additional housing units. The **MOTION (WN/MB) to recommend the City Council direct City staff and attorney to investigate possible deed transfer of property at 334 and 350 W. Chapman to the City. Passed unanimously.**
 - b. A letter was received from MN Housing concerning the workforce housing project not receiving funding.
- V. Unfinished Business
 - a. Reviewed the project list. No revisions were made.
 - b. The trailhead is the only active 2024 project under construction.
 - c. We continue to work with PFA and the MNDOH concerning the Burntside water line project. It appears that we will not be eligible for a WIF grant due to our current lack of debt and our water rates not exceeding 1.2% of MHI. We will work towards determining how we phase the project to ensure we get available grant funds on the project with increased rates and additional debt.
 - d. We received review comments back on the Ambulance and Fire projects that require additional environmental review concerning the Area of Potential Effect (APE). SHPO requires a reconnaissance survey be completed concerning the possible visual impact on building that may be eligible to be on the Historic Place Register. A proposal was received from Duluth Archaeological Center for \$7,866.97 to complete this required work in the next two to three months. The SHPO comments come as we are ready to put the project out for bids. **MOTION (RC/ER) to recommend the City Council approve the proposal for a reconnaissance level survey totaling \$7,866.97 from Duluth Archeological Survey for the construction of the ambulance and fire buildings as required by SHPO. Passed unanimously.**
 - e. A \$200k grant was received for renovations of the community center for the hotel project.
 - f. A development agreement is being drafted for the swap of City property on the north side of the depot project for the old Ford garage property on Conan for parking at the Hotel. A draft of the

agreement was provided and a map showing the property needed for the Depot project. Planning and Zoning will be reviewing the proposal for compliance with zoning. No action made.

VI. Clerk/Treasurer Report

VII. New Business

- a. The bid for Conan and 9th and 10th was awarded to Mesabi Bituminous by the Council at the last meeting. The total bid was \$320,340. It does not appear
- b. The Chamber of Commerce provided a letter outlining the cost to provide staffing and resources at the trailhead facility following completion of construction. This request was discussed at the Lodging Tax Board meeting earlier in the day as well. HL explained the original plan to incorporate the Chamber into the facility but due to an issue at the time concerning promotion of businesses that were not Chamber members the plans changed. The building will have an information window attached to an office area that is flexible to be used for club meetings or other administrative work for tourism and trail-based groups. The City had never planned to staff the building but to provide a space and maintain the facility for other groups looking for shared space for trail and community promotion. After a lengthy discussion a motion by MB and supported by ER to end discussion. Passed unanimously.
- c. A possible grant is being looked at for MPCA assistance concerning planning grants for storm sewer improvements and resiliency efforts concerning changing climate. HL will continue to work with AE2S on the opportunity.
- d. The preapplication for CDBG funding for Harvey, 1st Ave E, and Conan from 2nd E to 3rd E. is being submitted tomorrow. The request is for \$200,000.

VIII. Bills:

- a. None

IX. Adjourned at 6:13p.m. No opposition
Respectfully submitted, Harold R. Langowski



Mr. Harold Langowski
 City of Ely, MN
 209 E Chapman St
 Ely, MN 55731-1471

October 08, 2024
 Project No: P05184-2020-001
 Invoice No: 98298

Project Manager Jayme Klecker
 Project P05184-2020-001 WWTF Improvements Project
Professional Services for the period: August 31, 2024 to September 27, 2024

Phase	030	Preliminary Engineering			
Contract Maximum			Current Billing Against Maximum	Previous Billings Against Maximum	Total Billings To Date
Total Billings			0.00	214,168.86	214,168.86
Maximum					215,000.00
Remaining					831.14
Phase Total					

Phase	040	Final Design			
Contract Maximum			Current Billing Against Maximum	Previous Billings Against Maximum	Total Billings To Date
Total Billings			0.00	269,523.32	269,523.32
Maximum					440,000.00
Remaining					170,476.68
Phase Total					

Phase	050	Bidding/Negotiations			
Contract Maximum			Current Billing Against Maximum	Previous Billings Against Maximum	Total Billings To Date
Total Billings			0.00	45,568.61	45,568.61
Maximum					49,000.00
Remaining					3,431.39
Phase Total					

Phase	060	Construction Services - Admin			
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Please make checks payable to: Advanced Engineering and Environmental Services, LLC • 4050 Garden View Dr, Ste 200, Grand Forks, ND 58201

We accept most major credit cards for payment; a 3.5% convenience fee will be added to all credit card transactions.
 To pay by credit card please call 701-746-8087.



Professional Services

	Hours	Rate	Amount
Robertsen, Alexander	11.25	140.00	1,575.00
Schaefer, Scott	2.50	282.00	705.00
Totals	13.75		2,280.00
Professional Services Total			2,280.00

Contract Maximum	Current Billing Against Maximum	Previous Billings Against Maximum	Total Billings To Date
Total Billings	2,280.00	353,017.19	355,297.19
Maximum			358,600.00
Remaining			3,302.81
Phase Total			2,280.00

Phase 061 Construction Services - RPR

Professional Services

	Hours	Rate	Amount
Klecker, Jayme	3.00	282.00	846.00
Totals	3.00		846.00
Professional Services Total			846.00

Contract Maximum	Current Billing Against Maximum	Previous Billings Against Maximum	Total Billings To Date
Total Billings	846.00	116,339.94	117,185.94
Maximum			145,800.00
Remaining			28,614.06
Phase Total			846.00

Phase 070 Post-Construction/Warranty

Contract Maximum

	Current Billing Against Maximum	Previous Billings Against Maximum	Total Billings To Date
Total Billings	0.00	76,978.92	76,978.92
Maximum			77,600.00
Remaining			621.08
Phase Total			

Project Invoice Total 3,126.00

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Mr. Harold Langowski
 City of Ely, MN
 209 E Chapman St
 Ely, MN 55731-1471

October 08, 2024
 Project No: P05184-2023-002
 Invoice No: 98187

Project Manager Jason Kosmatka
 Project P05184-2023-002 General Consulting Services
Professional Services for the period: August 31, 2024 to September 27, 2024

Phase	010	General Consulting		
Professional Services				
		Hours	Rate	Amount
Cooper, Jessica		10.50	168.00	1,764.00
Kosmatka, Jason		5.25	244.00	1,281.00
Viou, Ellie		.75	140.00	105.00
	Totals	16.50		3,150.00
	Professional Services Total			3,150.00
Contract Maximum		Current Billing Against Maximum	Previous Billings Against Maximum	Total Billings To Date
Total Billings		3,150.00	15,249.24	18,399.24
Maximum				20,000.00
Remaining				1,600.76
			Phase Total	3,150.00
			Project Invoice Total	3,150.00

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Billing Backup

Tuesday, October 8, 2024

AE2S

Invoice 98187 Dated 10/8/2024

11:52:07 AM

Project	P05184-2023-002	General Consulting Services		
Phase	010	General Consulting		

Professional Services

			Hours	Rate	Amount
13720	Cooper, Jessica Meeting w/Jason Kosmatka re: scenarios to analyze for CT scenario/sensitivity analysis	9/16/2024	.50	168.00	84.00
13720	Cooper, Jessica August Flow Data into Excel. Scenario definition/spreadsheet updates.	9/16/2024	3.00	168.00	504.00
13720	Cooper, Jessica August Flow Data into Excel. Scenario definition/spreadsheet updates.	9/17/2024	3.50	168.00	588.00
13720	Cooper, Jessica August Flow Data into Excel. Scenario definition/spreadsheet updates.	9/18/2024	3.50	168.00	588.00
12698	Kosmatka, Jason CT calcs. Prepping for Ely staff and MDH. Meeting with Ely staff. Email response for MDH.	9/3/2024	3.00	244.00	732.00
12698	Kosmatka, Jason Prepping for meeting. Meeting w/Ely staff and George R.	9/5/2024	1.25	244.00	305.00
12698	Kosmatka, Jason CT calcs update w/JC. Info request to Ely.	9/16/2024	.50	244.00	122.00
12698	Kosmatka, Jason Volume and flow info from Joe.	9/20/2024	.50	244.00	122.00
13822	Viou, Ellie communication with operator (flow information)	9/3/2024	.25	140.00	35.00
13822	Viou, Ellie Ely wtp flow CT mdh approval meeting	9/5/2024	.50	140.00	70.00
	Totals		16.50		3,150.00
	Professional Services Total				3,150.00
				Phase Total	3,150.00
				Project Total	3,150.00
				Total this Report	3,150.00

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October 9, 2024

Mayor Heidi Omerza
Members of the Ely City Council
City of Ely
205 E. Chapman Street
Ely, MN 55731

RE: Support of Ely Area Community Hub (EACF)

Members of the City Council,

This letter is to formally request continued support for the HVAC and snowplowing services that the City has provided to the EACF since our purchase of the building in December 2022.

The EACF is extremely grateful for the support shown by the City of Ely to the EACF. The City initially facilitated the sale of the building by the State of Minnesota to our non-profit organization and since that time the City has continued the requested services. During this past two years we have focused upon our remodeling of the building into the Hub that it is today, with Northwoods Partners, Well Being Development, Functional Fitness, and Happy Days Learning Center as our tenants.

The EACF remains a fully volunteer run organization and our Board is engaged in our next steps of building out our community space as a separate committee explores options for the long-term goal of providing a pool for the region. We believe that we have become an asset to the community and hope that you will continue to provide the HVAC and snowplowing services.

In exchange, during the past year, the EACF granted \$7,500 to Happy Day Learning Center on behalf of the City – the estimated value of the services provided - and will continue to provide this credit in 2025.

Please consider this request as you continue your budget discussions.

Sincerely,



Jeff Sundell
EACF Board Chair

CC: EACF Board of Directors





Harold Langowski <elyod@ely.mn.us>

Tree Board

Mary Will Groeninger-Helms <helmsfamily5@gmail.com>

Mon, Oct 14, 2024 at 11:06 AM

To: Harold Langowski <elyod@ely.mn.us>, Casey Velcheff <casey.velcheff@ely.mn.us>

I am writing to declare my interest in rejoining the Tree Board for another term. As a founding member of the Board and a leader of the Friends of the Trees of Ely, I have knowledge and experience that can continue to benefit the city as we plant and maintain our young trees.

Thanks,

Mary Groeninger