

**PUBLIC NOTICE**

**CITY OF HOYT LAKES  
Storage Lots**

Storage lots are available for purchase (\$3,000/lot) along County Road 666 near the cemetery. Please call or stop by the City Clerk's Office (206 Kennedy Memorial Drive; 218-225-2344) for further information which includes permitted uses and minimum requirements approved by the Planning Commission and adopted by the City Council in Ordinance No. 205 on June 23, 2014.

Thank you.

Rebecca Burich  
City Clerk-Treasurer

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Publish: East Range Shopper, April 25 and May 9, 2016 (small ad)  
Post: April 25, 2016

## ORDINANCE NO. 205

AN ORDINANCE AMENDING ORDINANCE NO. 110 KNOWN AS "AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF HOYT LAKES, MINNESOTA, IN PURSUANCE OF THE AUTHORITY GRANTED BY MINNESOTA STATUTES CHAPTER 462, TO PROMOTE THE HEALTH, SAFETY, CONVENIENCE, AND WELFARE OF THE INHABITANTS BY DIVIDING THE CITY INTO ZONES AND REGULATING THEREIN THE USES OF LAND AND CONSTRUCTION OF BUILDINGS AND TO ENCOURAGE THE MOST APPROPRIATE USE OF LAND IN THE CITY AND REPEALING ORDINANCE NO. 68 AND 99", AS PREVIOUSLY AMENDED BY ORDINANCE NO.116, NO.118, NO.121, NO. 128, NO.131, NO.133, NO.137, NO.138, NO.142, NO.143, NO.144, NO.145, NO. 147, NO.150, NO.151, NO. 154, NO. 155, NO. 158, NO. 160, NO. 161, NO. 162, NO. 163, NO. 164, 167, AND NO. 168, 172, 173, 175, 176, 179, 181,182, 183, 184, 186, 188, 191, 194, 195.

### THE CITY COUNCIL OF HOYT LAKES ORDAINS AS FOLLOWS:

Section 1. Hoyt Lakes Ordinance No.110 is hereby amended in accordance with the following provisions.

Subd. 1. Section 6 is amended to add the following:

6.1g. "S-1" Storage District.

Subd. 2 Section 6 is amended to add the following:

6.18. Storage District (S-1).

(a) Purpose. To provide for storage.

(b) PERMITTED USES. Within an S-1 Storage District, no structure or land shall be used except for the following uses:

1. Storage of personal property within storage buildings.
2. Outside storage of personal property.
3. Fencing, with no height restriction.

(c) Minimum Requirements

Maximum building size: 2800 square feet of ground coverage including buildings, driveway whether asphalt or gravel, and any cement areas.

Minimum building size: 576 square feet

Sidelot setbacks: 5 feet

Rear lot setback: 5 feet

Front lot setback: 20 feet

Front lot fence setback: 20 feet

Subd. 3. Rezoning District map is amended to rezone the following property from General Business District (B-2), to storage district (S-1):

That part of the Northwest Quarter of the Southwest Quarter, Section 9, Township 58 North, Range 14 West, described as follows:

Commencing at the southwest corner of said NW1/4-SW1/4; thence North 00 degrees 05 minutes 59 seconds East, along the west line of said NW1/4-SW1/4 and the west line of the Memorial Cemetery recorded in Book 13 Plats, Page 13 a distance of 410.00 feet to the point of beginning at the northwest corner of said Memorial Cemetery; thence South 89 degrees 54 minutes 01 second East, along the north line of said Memorial Cemetery a distance of 853.00 feet to the northeast corner of said Memorial Cemetery; thence North 00 degrees 05 minutes 59 seconds West a distance of 1075.75 feet to the point of intersection with a line drawn parallel with and distant 75.00 feet southeasterly of the centerline of County Road Number 666 (Kensington Drive); thence North 72 degrees 56 minutes 44 seconds East, along said parallel line a distance of 470.55 feet to the east line of said NW1/4-SW1/4; thence North 00 degrees 14 minutes 37 seconds East, along said east line a distance of 79.13 feet to the centerline of said County Road No. 666 (Kensington Drive); thence southwesterly, along a non-tangential curve in said centerline and concave to the northwest having a radius of 2864.79 feet, central angle of 01 degree 33 minutes 16 seconds (the chord of said curve at this point bears South 72 degrees 10 minutes 06 seconds West), a distance of 77.72 feet; thence South 72 degrees 56 minutes 44 seconds West, continuing along said centerline a distance of 919.95 feet; thence southwesterly, continuing along said centerline along a tangential curve concave to the northwest having a radius of 8594.37 feet, central angle of 02 degrees 46 minutes 53 seconds, a distance of 417.20 feet to the west line of said NW1/4-SW1/4; thence South 00 degrees 05 minutes 59 seconds West, along said west line a distance of 506.76 feet to the point of beginning.

Section 2. This Ordinance shall become effective upon its adoption and publication according to law.

Passed by the City Council this 23<sup>rd</sup> day of June, 2014.

ATTEST:

  
Rebecca Burich, City Clerk

  
Mark Skelton, Mayor

Published in the Range Times on July 3, 2014 (legals).

N89°02'33"E 1354.72'

N. LINE NW1/4-SW1/4

CO. RD. 666

S72°56'44"W 449.40'

S72°56'44"W 973.98'

NEW R/W LINE

TRACT C

S74°23'59"W 169.37'  
L=217.52' R=8669.37'  
Δ=01°26'15" CL=217.52'  
CB=S73°39'52"W

S13°52'48"E 66.93'

TR O  
6650 SF

TR N  
6250 SF

TR M  
6250 SF

TR L  
6250 SF

TR K  
6250 SF

TR J  
6250 SF

TR I  
6250 SF

TR H  
6250 SF

TR G  
6250 SF

TR F  
6176 SF

TR E  
5974 SF

TR D  
7175 SF

TRACT P PROP. ROAD

N75°30'20"E 422.74'

FUTURE LOTS

L=118.61'  
R=60.00'  
Δ=113°15'58"  
CL=100.22'  
CB=S75°30'20"W

TRACT B

10FT. DRAINAGE EASEMENT

R=123.00'  
CB=N59°11'14"W

N89°54'01"W 853.00'

N00°05'59"E 680.97'

386.48'

S00°05'59"W 1075.75'

**Minutes of Regular Council Meeting  
Monday, July 28, 2014  
City of Hoyt Lakes, Minnesota**

1. The Hoyt Lakes City Council met in regular session on Monday, July 28, 2014 at 6:30 p.m. Those present: Mayor Mark Skelton, Councilors: David Zins, Melissa Skelton, Chris Vreeland, Brian Ceglar. City staff also present: Michael Patchin, Floyd Nelson.
2. Councilor Zins moved, supported by Councilor Vreeland, to approve the following items from the consent agenda:
  - Item 3 Approval of City Council meeting minutes of June 23, 2014.
  - Item 7 Filing of correspondence:  
Animal Control Officer – June report  
Electrical Inspector – June report  
Mediacom – notification letter dated June 19, 2014; increase in returned payment charge.  
Planning Commission – meeting minutes of July 15, 2014  
State Demographic Center – letter dated June 1, 2014 – annual population estimate: 2,032; household estimate: 892.
  - Item 8A To approve the League of Minnesota Cities Insurance Trust Liability Coverage Waiver form and affirms that the City of Hoyt Lakes does not waive the monetary limits established by Minnesota Statutes 466.04.
  - Item 8C To approve the 2014 Bad Debt List dated July 15, 2014, for audit/accounting purposes.
  - Item 10 Approval of the following receipts, claims and payroll:  
Receipts: \$675,227.81  
Claims: \$297,987.26  
Payroll Earnings: \$145,765.43  
Payroll Employer Costs: \$21,147.99  
Payroll Total: \$166,913.42  
Total Claims & Payroll: \$464,900.68  
Motion carried unanimously.
3. Tom Rukavina addressed the City Council as a candidate for St. Louis County Commissioner and thanked the City of Hoyt Lakes and City Council for their support and stated he has enjoyed working with Hoyt Lakes for many years. Jeff Paulseth, Vice President – Generation Operations and Lainie Plotnik – Manager, Production Planning & Fleet Transition for Minnesota Power were present to report on the Laskin Energy Center Refueling Project, which they hope to operational by 2015 and provided a map of the natural gas pipeline route. At present, the Laskin Energy Center employs 40 full time jobs in Hoyt Lakes and after refueling that number will be reduced to 13. They reported projected property tax information as follows: City and township taxes were \$400,000 in 2013 and will increase to approximately \$700,000 by 2019 with total taxes paid in 2013 at \$1,100,000 and increase to approximately \$1,800,000 by 2019.
4. City Clerk Burich reminded the City Council and the public of the retirement coffee an' for Officer Mark Wippler to be held at the municipal building on Wednesday, August 6, 2014 from 2:00 to 4:00 p.m. Councilor Vreeland thanked everyone that attended the Planning and Zoning public hearing on blight and discussed the formation of a volunteer committee for citizens in town that need help maintaining their home or yard. A public notice will be placed in the shopper asking citizens to call City Hall if they need help. Councilor Zins discussed his concern about the feeding of deer in the City and asked the Council to think about an ordinance or a possible deer hunt within City limits. Zins will check with the DNR for their requirements. Councilor Skelton reported the Fire Department had two fire calls and 42 ambulance runs for the month of June and three fire calls and

49 ambulance runs to date for July. She also reported that due to staffing with the busy Water Carnival weekend and an increased number of people in town, an agreement was made with Biwabik Ambulance Service to take transfers from Northern Pines, which was the first time this was done and is great cooperation between departments to continue in the future. Mayor Skelton thanked City staff, volunteers and the committee for a very successful Water Carnival weekend.

5. Councilor Vreeland discussed the public hearing by the Planning Commission with regard to City of Hoyt Lakes Ordinance No. 207, which deals with public nuisances and blight conditions and establishes the procedure for administrative enforcement. The three sections include: Inoperative or inoperable vehicles parked in a yard and not moved for 30 consecutive days shall be considered inoperative and blight; nuisance abatement within 48 hours (currently seven days) with regard to weeds, grasses, garbage, refuse, or other materials accumulated on property; changing penalties from criminal to civil; if violation, person will pay fine directly to the City.

Councilor Vreeland moved, supported by Councilor Zins, upon recommendation of the Planning Commission at the public hearing on July 15, 2014, to adopt City of Hoyt Lakes Ordinance No. 207, "An Ordinance Relative to Public Nuisances and Blight Conditions, Establishing the Procedure for Administrative Enforcement, and Amending Ordinance No. 115 and 106" and to authorize the Mayor and City Clerk to execute the Ordinance and publish in legal newspaper (full ordinance on file with the City Clerk). Ordinance adopted unanimously.

Mayor Skelton thanked Councilors Zins and Vreeland, the Planning Commission, citizens and members of the Blight Committee for all their hard work.

6. Councilor Vreeland moved, supported by Councilor Skelton, to approve the Letter of Understanding between AFSCME Local 2780, Essential Unit and the City of Hoyt Lakes as it pertains to the retirement of Police Officer Mark Wippler and clarification on page 20 of the current agreement to be amended to be eligible for benefits with 29 years continuous employment at the age of 50. Motion carried unanimously.
7. Councilor Skelton moved, supported by Councilor Zins, to adopt Resolution 2014-009, "A Resolution Amending the Part-Time, Temporary and Seasonal Employee Wage Schedules" effective August 1, 2014 and to authorize the Mayor and City Clerk to execute the Resolution (full Resolution on file with the City Clerk). Resolution adopted unanimously.
8. Councilor Zins moved, supported by Councilor Vreeland, to approve the hiring of part time/seasonal staff as followings pending successful completion of the required City testing: Jordan Cuff – Arena Concession/Janitor; John Ronning – Lifeguard; Jordon Hronski – Firefighter/EMT. Motion carried unanimously.
9. Mayor Skelton moved, supported by Councilor Skelton, to approve the quotation of Duluth Sheet Metal & Roofing Company dated May 20, 2014 in the amount of \$4,316 to furnish labor and materials to fabricate, deliver and install a stainless steel countertop at the Arena (other quote: Sullivan Candy & Supply - \$4,350), budget item. Motion carried unanimously.

Councilor Vreeland informed the public that the replacement of this counter top was a Health Department issue as our current one did not meet code.

10.  The City Council discussed the proposed storage lots at the cemetery (24 total lots) to determine the price per lot and requirements of time to build. Public Works Director Nelson stated that a plan to bring electricity to the lots will not happen until next spring since it is very time consuming to clear the right of way. A cost estimate of \$38,000 was discussed which will include the cemetery. Attorney Patchin discussed the 100-foot wide strip near the highway in this area that had been owned by Minnesota Power. The purchase of the Minnesota Power strip by the City was completed, but the release of Minnesota Power's mortgage from the property will take some time. The surveyor has completed the Registered Land Survey, which is a mini-plat, and it has been submitted to the

County Surveyor for approval. Attorney Patchin informed the City Council that lots could be marketed and sold currently, under a written agreement that provides that the City will obtain and record the mortgage release and complete the process to obtain Certificates of Title in the near future. The lots would be open to sale to anyone, and not just residents of Hoyt Lakes. Mike Bowers addressed the City Council with concerns and questions with regard to his interest in the purchase of a lot.

Councilor Vreeland moved, supported by Councilor Zins, to set a price of \$3,000 per lot for each lot in the storage area near the cemetery pursuant to an agreement with purchasers requiring the City to complete the procedures for a clear title. Upon payment of the purchase price, the Mayor and City Clerk are authorized to execute a Warranty Deed which requires completion of the storage structure within two (2) years after the buyer receives a clear title, with a reversion of title to the City, with no refund of the purchase price if the buyer fails to complete construction of the building within the two-year time period. The warranty deed will also prohibit a sale or conveyance of the lot until construction of the building is completed. Motion carried unanimously.

11. Public Works Director Nelson discussed the plans and specifications for the storm sewer project that will begin this fall which will also include doing some wheelchair accessible sidewalks and lengths of sidewalks, replacing signs in those areas and hydrants. The original estimate is approximately \$600,000 and we will be utilizing approximately \$457,000 in funding from IRRRB and the legislature. The City's budgeted portion will be a minimum of approximately \$150,000 for this entire project. Intersections include: Dorchester/Andover; Hampshire/Arlington; Dorchester/Canterbury; Canterbury/Elmwood; Fairfax/Canterbury; Suffolk/Guilford. The City will publish notice in the East Range Shopper for citizen's information as these intersections will be closed for most of the construction period.

Councilor Skelton moved, supported by Councilor Vreeland, to approve the plans and specifications for the storm sewer project as submitted by Michael J. Miller, Project Engineer. Motion carried unanimously.

12. Attorney Patchin discussed the terms of the Minnesota Power easement and land acquisition at the Laskin Energy Park, as requested and presented by Tom Castle at the regular City Council meeting on June 23, 2014. The easement consists of both temporary and permanent easements and is intended to be part of the final recorded easement. The temporary easements are only needed and valid during the construction phase. The proposed land purchase is adjacent to MERC's border station and the Northern Natural Gas pipeline. The offer received for the temporary easement is \$1,500 per acre on 2.373 acres for a total of \$3,559.50 and \$3,000 per acre on the permanent easement and land purchase for an offer of \$10,229 on 3.433 acres at an overall total of \$13,788.50.

Mayor Skelton moved, supported by Councilor Skelton, to approve the purchase price of \$13,788.50 from Minnesota Power for the easement and land acquisition at the Laskin Energy Park, Government Lot Three (3) and Government Lot Four (4), Section Seven (7), Township Fifty-eight (58) North, Range Fourteen (14) West of the Fourth (4<sup>th</sup>) Principal Meridian, to direct funds for economic development, and to authorize the Mayor and City Clerk to execute the Easement subject to City Attorney approval. Motion carried unanimously.

13. Councilor Vreeland moved, supported by Councilor Zins, to table an Amendment to Land Lease Agreement for Cell Tower #311211 by and between the City of Hoyt Lakes and SpectraSite Communications, LLC for further information. Motion carried unanimously.
14. Matt Reid of SEH discussed the purchase agreement for the Nott Building and the request of IRRRB for a phase one prior to closing on the sale for environmental issues. A site visit is scheduled for Wednesday, July 30, 2014 and the consultant fee of \$4,900 is included in the Segetis loan.

Councilor Skelton moved, supported by Councilor Zins, to approve the Supplemental Letter of Agreement dated July 14, 2014 between the City of Hoyt Lakes and SEH for consultant work on the

Segetis Facility – Environmental Site Phase 1 Assessment for a lump sum fee of \$4,900 including expenses and equipment. Motion carried unanimously.

15. City Clerk Burich informed the City Council of a letter from Saint Louis County regarding classification of State tax forfeited land in Hoyt Lakes and the option to acquire the parcel(s). Councilor Vreeland asked Public Works Director to take a look at one of these properties on Coventry Road to make sure it is not hazardous and to contact St. Louis County Land Department with any issues, as they now own the property.
16. Councilor Zins moved, supported by Councilor Skelton, to adjourn at 7:50 p.m. Motion carried unanimously.



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Mark Skelton  
Mayor

ATTEST: 

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Rebecca J. Burich  
City Clerk-Treasurer