



# MINUTES

## Council - Work Session Meeting

6:00 PM - Monday, January 25, 2021  
City Hall, 8 Summit Drive, Blackduck MN

---

The Council - Work Session of the City of Blackduck was called to order on Monday, January 25, 2021, at 6:00 PM, in the City Hall, 8 Summit Drive, Blackduck MN, with the following members present:

**COUNCILORS PRESENT:** Councilor Jason Kolb, Mayor Maxwell Gullette, Councilor Sheldon Ostlund, and Councilor Nicholas Seitz

**COUNCILORS EXCUSED:**

**STAFF PRESENT:** City Administrator Christina Regas, Police Chief Jace Grangruth, and Public Works Supervisor Mike Schwanke

**OTHERS PRESENT:** Joseph Wilhelmi

### 1 CALL TO ORDER

- a) Roll Call  
Administrator Regas took roll call of those present to the meeting.
- b) Pledge of Allegiance  
Mayor Gullette dispensed with the pledge of allegiance.

### 2 APPROVAL OF AGENDA

- a)

Sheldon Ostlund moved to approve the agenda with an addition to new business for Police Chief Grangruth Jason Kolb seconded the motion.

Carried 4 to 0

Jason Kolb	For
Maxwell Gullette	For
Sheldon Ostlund	For
Nicholas Seitz	For

### 3 OLD BUSINESS

- a) City Building Remodeling & Rebuilding  
Regas and Schwanke provided updates from the planning committees of recent meetings. Regas reminded the board of the public hearing scheduled for February 8, 2021 and has updated funding schedules to review from Ehlers. Schwanke stated he is working on locates and soil boring companies. Regas reported some updates to the interior of City Hall including new lighting and ceiling tiles; paint; updated ADA door; tinting of windows; and carpeting. Regas stated much of the work is being completed

by city staff. Mayor Gullette reported the new furnaces are installed and running at The Pond. Nothing further.

- b) Public Works Trucks  
Schwanke stated he took delivery of one truck today and the second will be delivered later in the week. Nothing further.
- c) Blackduck Hot Water AIS Station  
nothing to report at this time.
- d) Local Sales Tax - 2021 Legislative Process  
Regas reported that due to the new requirements of the legislature for proving regional significance and the January 31, 2021 deadline it is recommended the City work on the approval of the resolution with updated requirements to approve in January 2022 to make the General Election deadline in 2022. Nothing further.
- e) Hazardous Commercial Structures Project  
Regas reported the grant application is due February 1 and the BDC has entered into a purchase agreement for 32 Main Street. Regas further reported the structural engineers toured all 3 properties on January 22 and found additional areas of the roof that is failing due to improper drainage. Regas will have the purchase agreements for council to review in the February 8, 2021 agenda packet. Nothing further.
- f) 2021 Special Election Process - Report of Filings  
Regas reported the filing period for the Special Election on April 13, 2021 ended on January 19, 2021 with no filings. Regas further stated the ballot will have one space for one write-in. Regas encouraged qualified residents work on write-in campaigns. Mayor Gullette asked how the City can get more people to the polls. Councilor Kolb asked what process the City has to take if the Special Election results with another vacancy. Regas stated at that point the City may be able to postpone the election again to the General Election of 2022 but recommended consulting the City Attorney for clarification. Nothing further.

#### **4 NEW BUSINESS**

- a) Property Owner Petition for Detachment - Joseph Wilhelmi - 81.00061.00  
Joe Wilhelmi introduced himself and stated he is petitioning the City of Blackduck to detach his property from the City. Wilhelmi stated two of his parcels are in Summit and his house is on a parcel in the City of Blackduck. Wilhelmi stated he crosses municipal boundaries on his driveway to access his home. Wilhelmi pointed out on the Blackduck Zoning Map where he properties are located. Regas asked if Wilhelmi has addressed Summit Township with the attachment request. Wilhelmi stated not formally to the full board but has spoken to one board member and that board member was in favor of the attachment. Wilhelmi stated Summit Town board does not meet until March. Wilhelmi reviewed for the City Council his feedback from Star Holman from MN State. Wilhelmi stated if both the city and township support the detach/attachment then it is approved and sent on to the state for final recording. However, if the city does not support and the township does then the property owner has the right to request to take the detachment to court of which both the City and property owner pay 50% of the legal fees. Wilhelmi provided answers to the City Council regarding questions for and against the detachment including a forming a rural taxing district, the property being on the municipal boundary; when the parcel became a part of the City; the ownership of Stoner Lake; and annexing in Wihelmi's other 2 parcels instead of detaching one. Councilor Kolb asked if there are residents inside the City that do not have city water or sewer. Regas and Gullette stated yes. Councilor Ostlund asked what happens to the other parcels surrounding Wilhelmi's property once the City approves the detachment. Ostlund asked what other property owners will request the detachment. Wilhelmi stated his neighbor has a slightly different situation in that City has been maintaining his road already and his has not

been maintained by the City but by Summit. Mayor Gullette asked if Wilhelmi knows the taxes on the property. Mayor Gullette stated to Wilhelmi the action for the detachment would be on the February 8, 2021 agenda and thanked Wilhelmi for attending the meeting to discuss the request.

*Councilor members further discussed the detachment after Wilhelmi left the meeting.*

Regas stated the City attorney recommend the City council review MN State Statute 414.06 subd. 3 before making a decision on the detachment. Regas reviewed the statute with the council. Regas further stated the City and Wilhelmi have arguments for both approving and denying the detachment. Points discussed included the property taxes and market value of the home/property; plowing of driveways; the hardship to the City if the detachment is allowed; the municipal boundary line; and the option of forming a rural taxing district; and the costs incurred with going to court.

Nothing further at this time.

- b) Police Department Staffing -  
Police Chief Grangruth stated he is working on on-boarding another part-time officer for the department.

## **5 ADJOURNMENT**

a)

Maxwell Gullette moved to adjourn the meeting at 7:40pm Jason Kolb seconded the motion.

Carried 4 to 0

Jason Kolb	For
Maxwell Gullette	For
Sheldon Ostlund	For
Nicholas Seitz	For

---

Christina Regas, City Administrator

---

Maxwell Gullette, Mayor